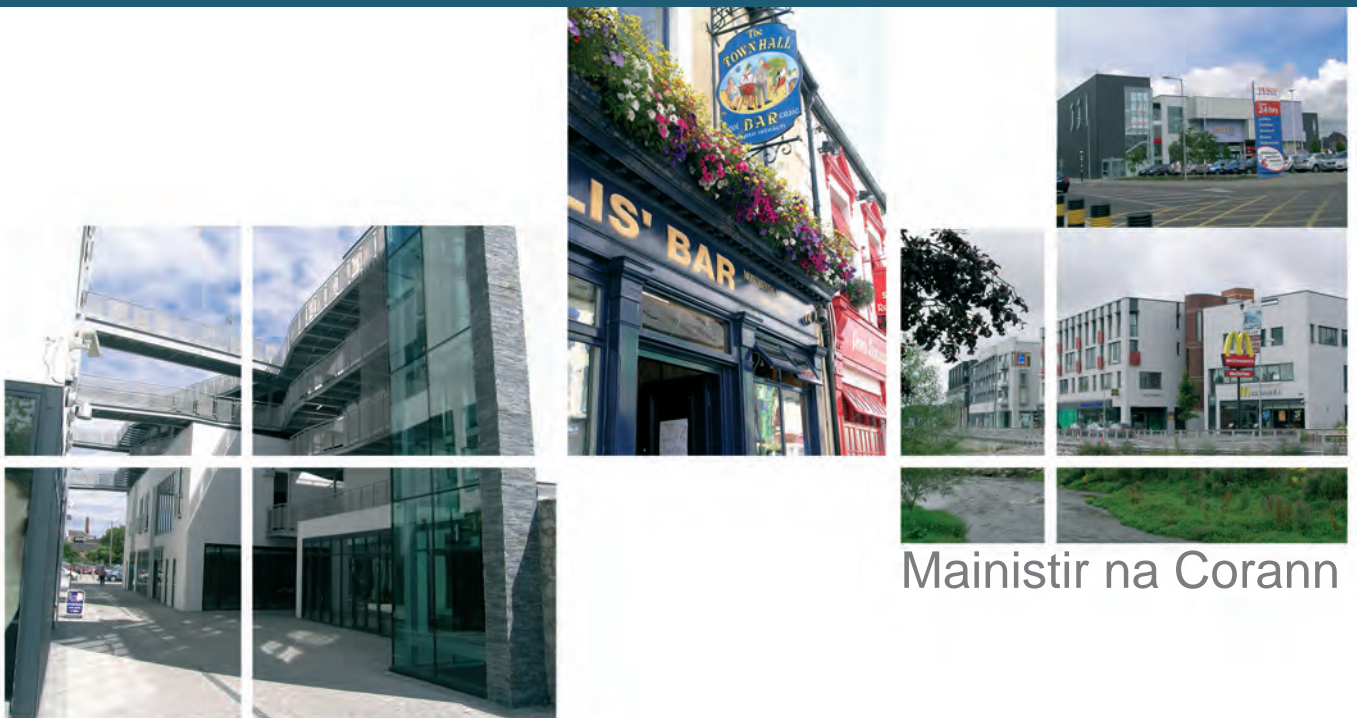




Midleton

Town Development Plan 2013



Mainistir na Corann

Volume 1

Written Statement and Maps

April 2013

Midleton Town Council Town Development Plan

April 2013



MIDELTON TOWN COUNCIL

This Development Plan has been prepared, so that it can replace the existing Plan that was made by Midleton Town Council in December 2003. The Plan has been prepared in accordance with the Planning and Development Acts. A separate 'Strategic Environmental Assessment Statement' and "Habitats Directive Assessment, Screening Statement", addressing how environmental considerations have been integrated into the Plan, are also available as part of Volume 2 of this plan.

This plan has been revised to incorporate the provisions of the Midleton Town Development Plan 2013 Direction 2013 issued by the Minister of State at the Department of the Environment, Community and Local Government on the 30th of April 2013.

Volume 1

Written Statement and Reference Maps

THIS DEVELOPMENT PLAN IS PRESENTED IN TWO VOLUMES AND SHOULD BE READ IN CONJUNCTION WITH THE MIDLETON RECORD OF PROTECTED STRUCTURES

Volume 1:

Midleton Town Development Plan 2013

Sets out the general objectives of the Development plan under a range of headings together with the planning principles that underpin them. It also sets out the zoning arrangement that exists within the Town Council area in a number of zoning maps. Additional reference maps also identify environmentally and architecturally sensitive areas within the town.

Volume 2

SEA Statement

This report provides a synopsis of the overall findings of the Strategic Environmental Assessment process in relation to the plan and outlines how environmental considerations have been integrated into the plan

Habitats Directive Assessment Screening Statement

This statement assesses the impact of the policies and objectives within the Midleton Town Plan on certain sites that are designated for the protection of nature.

Strategic Flood Risk Assessment

This SFRA provides a broad assessment of flood risk within the town council area and has informed land-use planning decisions within the development plan review process.

Midleton Record of Protected Structures

This report provide a pictographic reference for all buildings listed on the Record of Protected Structures within Midleton Town Council

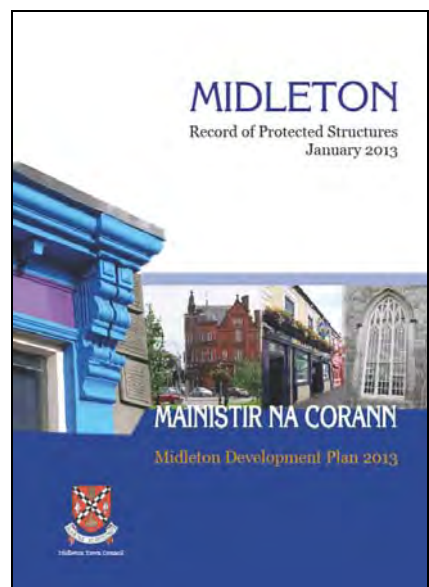
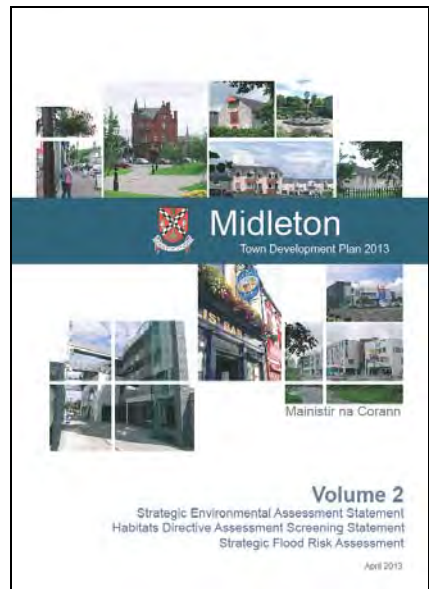
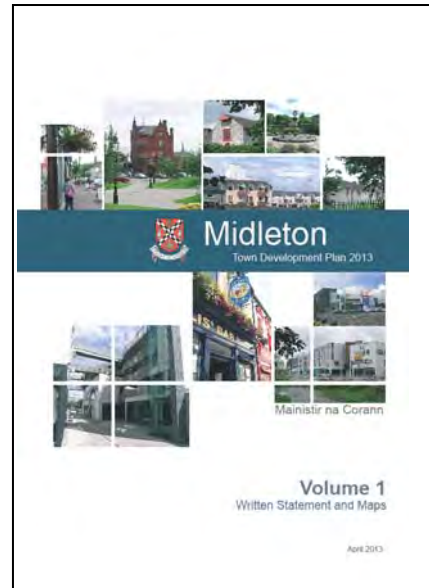


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1 Introduction to the Midleton Development Plan 2013

1.1 Introduction

- 1.1.1 This Development Plan has been prepared in accordance with the Planning and Development Acts and was formally made by Midleton Town Council on 21st January 2013. Following the adoption of the plan, the Minister of State at the Department of the Environment, Community and Local Government issued the Midleton Town Development Plan 2013 Direction 2013, April 2013. This required the zoning of certain lands to the south west of the town, to be changed from town centre use to Open Space (OS-2). The change required by the Direction has been reflected in this plan.
- 1.1.2 The plan as it is now presented, relates to lands within the functional area of Midleton Town Council. A separate Plan for the environs of the town has been adopted by the neighbouring planning authority, Cork County Council, and is contained within the Midleton Electoral Area Local Area Plan 2011.

1.2 Statutory Context

- 1.2.1 Under the Planning and Development Acts each Planning Authority is required to prepare a Development Plan for its functional area setting out its strategy for the proper planning and sustainable development of the area.
- 1.2.2 The Plan has been prepared in accordance with the Planning and Development Acts, which set out the matters (both mandatory and discretionary) to be included in a Development Plan and the requirements for consistency with higher level plans and with the planning guidelines issued by the Minister, and such national plans, policies or strategies as the Minister determines relate to proper planning and sustainable development.
- 1.2.3 As required by Section 28 of the Act, a statement is contained in Appendix C outlining how the Council has implemented the policies, objectives and guidelines of the Minister.

Core Strategy

- 1.2.4 Following the introduction of the 2010 Planning Act, the written statement of the plan must also now include a Core Strategy which shows that the development objectives of the plan are consistent with national and regional development objectives such as in the National Spatial Strategy and the Regional Planning Guidelines and takes account of any policies of the Minister in relation to population targets. The Core Strategy for Midleton is detailed in Chapter 2.

Housing Strategy

- 1.2.5 The Development Plan is also required to include a Housing Strategy in accordance with Section 94 of the 2000 Act, as amended and the preparation of the Housing Strategy needs to be informed by the Core Strategy and the requirements outlined therein with regard to overall levels of future population and housing land requirements. A copy of the Housing Strategy is included in Appendix B.

Conservation and Protection of the Environment

- 1.2.6 The Plan is also required to include a separate statement which shows that the development objectives in the development Plan are consistent, as far as practicable with the conservation and protection of the environment (Planning and Development Amendment Act 2010 section 10 (1) (d)). This Statement has been included in Appendix C of this plan.

Strategic Flood Risk Assessment

- 1.2.7 Under Section 28 of the Planning and Development Act 2000, as amended, statutory guidelines entitled "The Planning System and Flood Risk Management Guidelines for Planning Authorities" were published by the DoEHLG (November 2009). These guidelines require planning authorities

to introduce flood risk assessment as an integral and leading element of the development plan process. A Strategic Flood Risk Assessment for County Cork was prepared by Cork County Council as part of the review of the Local Area Plans in 2010 and this, together with information from the River Lee catchment Flood Risk Assessment and Management Study (Lee CFRAMS) and information obtained from the OPW, has informed the preparation of the Midleton Town Council Development Plan 2013. The approach to flooding is detailed in Chapter 7 of this Plan and a Strategic Flood Risk Assessment is included in Volume 2 of the Plan.

Strategic Environment Assessment (SEA)

- 1.2.8 Strategic Environmental Assessment (SEA) is the term which has been given to the environmental assessment of plans. It is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan in order to insure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.
- 1.2.9 The Strategic Environmental Assessment Directive (2001/42/EC) was transposed into Irish Law through the European Communities (Environmental Assessment of certain Plans and Programmes) Regulations 2004 (SI No 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No 436 of 2004). Consequently the Midleton Town Development Plan is required to undergo Strategic Environmental Assessment (SEA) in order to improve planning and environmental management of future development in the town. A Strategic Environmental Assessment, which is a formal systematic evaluation of the likely significant impacts of a proposed plan or programme, was carried out in parallel to the preparation of the Midleton Town Development Plan. The SEA Environmental Report and Statement are separate documents which can be read in conjunction with this Plan. The SEA Statement is included in Volume 2 of this Plan.

Habitats Directive Assessment / Appropriate Assessment (AA)

- 1.2.10 All land use plans are required to be 'screened' for any potential impact on areas designated as Natura 2000 sites. In any case where, following screening, it is found that the Development Plan may have an impact on the objectives of a Natura site, or such an impact cannot be ruled out, an Appropriate Assessment (AA) under the EU Habitats Directive must be undertaken. This AA process comprises the assessment, based on scientific knowledge, of the potential impacts of the plan on the conservation objectives of any Natura site and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of the Plan, considered with any current or proposed activities, developments or policies impacting on the site. It informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making. This Plan has been subject to screening for Appropriate Assessment in accordance with the requirements of the Habitats Directive and a Statement is included in Volume 2 of the Plan.

Midleton Electoral Area Local Area Plan 2011

- 1.2.11 A substantial part of the built area of the town as a whole is within the County Council administrative area and regard has also been had to the provisions of the Midleton Electoral Area Local Area Plan 2011 in preparing this Plan, in accordance with the requirements of Section 9(4) of the Planning and Development Act 2000, as amended.

Public Consultation

- 1.2.12 In addition to the statutory requirements and provisions of higher level plans, this Plan has also been influenced by the views expressed to the Council during the initial period of public consultation held in 2008 and further period of public consultation held in 2012.

1.3 The Purpose of the Plan

1.3.1 The purpose of the Midleton Town Plan Development Plan is:

- To identify development demands likely to arise over a period of approximately 10 years and over the next six years in particular.
- To provide a blueprint for the sustainable development of the plan area so it can realise its full potential for the benefit of the residents of the town and the County.
- To provide a detailed framework for the management and regulation of development and use of land that will guide day to day planning decisions.
- To include proposals for the development and use of land and to zone lands for specific purposes which will provide guidance and information for developers and the public.
- To promote the economic, social and cultural development of Midleton and to give local communities the opportunity to participate in the planning process as it relates to their local area and their daily lives.
- To ensure the optimum utilisation of State and Local Authority resources.

1.4 The Plan Area

1.4.1 This Plan covers the administrative boundary of Midleton Town Council.

1.4.2 In 1994, the electoral register was extended to permit voters in the townlands of Castleredmond, Oatencake, Knockgriffin, Park North, Park South, part of Broomfield West and part of Broomfield East to vote in the Town Council election. An extension to the Town Boundary has not been made to incorporate these areas into the Town. Therefore, this Plan does not cover these areas.

1.5 Structure of the Plan

1.5.1 Volume 1 of the Plan contains the text of the Plan, including maps. It deals with the core issues including Strategic Context and Core Strategy, Economy and Employment, Town Centre Development, Housing, Community Facilities /Recreation /Open Space, Infrastructure, Traffic and Transport, Telecommunications and Energy, Heritage and Environment and Land use Zoning. The Record of Protected Structures (RPS) within Midleton Town Council is set out in Chapter 10 of this plan.

1.5.2 Volume 2 of the Plan includes the Environmental Statement, Natura Impact Report and Strategic Flood Risk Assessment.

1.6 Monitoring, Review and Implementation

1.6.1 Once adopted, the Plan will remain valid for six years, unless it is varied or reviewed. In accordance with Section 15(1) of the Planning and Development Act 2000 as amended, there is a duty on the Council to take such steps within its powers as may be necessary for securing the objectives of this Plan. While the achievement of many objectives will depend on the availability of finance from the State and other sources, the Council will seek to implement the Plan in a proactive manner and will engage with all relevant stakeholders in this regard. Not more than two years after the making of the Plan the Manager has to submit a report to the Elected Members on the progress achieved in securing the objectives of the Plan.

2 Strategic Context and Core Strategy

Strategic aims for Midleton:

- *Realise the target growth in population for the town and environs to 23,735 by 2020 and securing strong growth in the population of the town council area.*
- *Strengthen the economy of the town, attracting new investment in employment, services, retail and tourism uses.*
- *Strengthen the role of the town centre as a primarily retail area and the centre of the community.*
- *Secure investment in essential infrastructure including water services.*

2.1 Introduction

2.1.1 This chapter sets out the strategic policy context and Core strategy for the future development of the Town.

2.2 Strategic Context

2.2.1 The **Planning and Development Act 2000**, as amended, requires that a Development Plan shall, in so far as it is practicable, be consistent with national plans, policies or strategies as the Minister determines relates to proper planning and sustainable development. In formulating the Core Strategy for Midleton, regard has been had to the wider national, regional and local context. A number of relevant policy documents, issued by the Department of the Environment, Community and Local Government, have also been taken into account. A brief summary of the relevant provisions of the main national, regional and local level plans and policies as they relate to Midleton and which have informed this Plan are set out below.

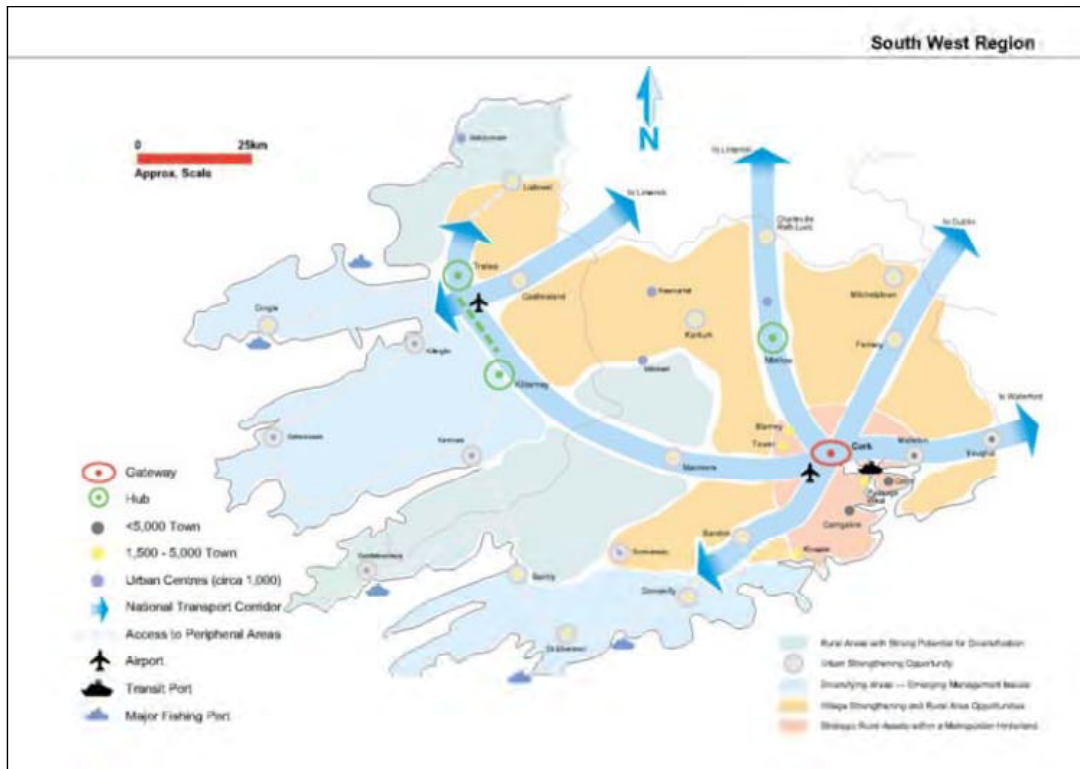
2.2.2 The **National Spatial Strategy (NSS)**: The strategy sets out the strategic planning framework for the future development of the Country and proposes a more balanced pattern of spatial development for the state as a whole, based on continued growth in Greater Dublin but with a significant improvement in the rate of development in nine 'Gateway' cities and nine 'Hub' towns. The strategy designates Cork as a 'Gateway' City.

2.2.3 The NSS also states that Midleton is among the towns benefiting from proximity to Cork and should be promoted and developed as a self-sustaining town whilst building up its employment and services functions, in particular through enhancing its road, rail and bus links to Cork City.

2.2.4 The **Atlantic Gateways Initiative**: A Government initiative, augmenting the National Spatial Strategy, aimed to co-ordinate and focus development and infrastructure provision in a corridor linking the 'Gateway' cities of Galway, Limerick, Cork and Waterford. Midleton forms part of the Cork Gateway.

2.2.5 **Regional Planning Guidelines for the South West Region 2010**: These guidelines were prepared by the South West Regional Authority to provide a broad canvas to steer the sustainable growth and prosperity of the region in line with the key principles of the national strategy. The population targets provided by the Department of Environment, Heritage and Local Government provides for growth to 2022 and for the first time, planning authorities now have to ensure that their development plans are consistent with these targets. Midleton is located within the Cork Gateway where an additional 54,295 housing units are required between 2010 and 2022.

Figure 2-1 The CASP Strategy



2.2.6 **Cork Area Strategic Plan (CASP):** Prepared jointly by the City and County Councils in 2001 and updated in 2008, CASP set out a shared vision for the Cork area for the period up to the year 2020. It proposes developing the potential of the northern and eastern sides of the City by maximising the use of the rail corridor that is already in place using it as a catalyst for the development of a fully integrated public transport system. The 2008 CASP Update proposes a very significant increase in population for Midleton which is targeted to increase from 10,315 to 23,429. This reflects a number of factors including the town’s strategic location, rail access and assets including its commercial centre, industrial and service sectors including food production and tourism.

2.2.7 **The Cork County Development Plan 2009:** The County Development Plan 2009 (as varied) sets out the overall strategy for the growth and development of County Cork to the year 2020. The Plan details the network of settlements within the County and population and household targets for each of the main towns and identifies Midleton as a Metropolitan town. The aims for Midleton are to secure the completion of the major mixed use development proposed for the Waterrock Area building on the success of the re-opening of the railway line, and to facilitate its growth as an integrated employment centre while maintaining its attractive setting within the Metropolitan Cork Green Belt.

2.2.8 **The Midleton Electoral Area Local Area Plan 2011** This is the statutory plan governing development of the environs / suburbs of Midleton Town which are within the jurisdiction of Cork County Council. The LAP makes provision for the significant expansion of the environs of the town with lands identified to accommodate an additional 6,205 dwellings. In particular provision is made for the development of a new residential community at Waterrock comprising 2,500 – 3,500 houses, two primary schools, secondary school, neighbourhood centre, 14ha public park and associated infrastructure and services. Approximately 97 hectares of land have also been identified for a combination of industrial, business and enterprise uses within the environs of the town, which if developed will greatly enhance the economy of the town.

- 2.2.9 **Cork Strategic Retail Study 2008/The Joint Retail Strategy:** This Joint Retail Strategy was prepared on foot of a requirement of the Retail Planning Guidelines for Planning Authorities that Cork City and Council Councils work together to prepare one retail strategy for the Greater Cork Area. The purpose of the Strategy is to set out a clear policy on retail provision in the city and county and to guide planning authorities when assessing retail planning applications. The Strategy was prepared in consultation with the nine Town Councils.
- 2.2.10 The Strategy identifies a hierarchy of retail locations that establishes the quantity and location of new retail development. Within the retail hierarchy Midleton is identified as an Outer Metropolitan Town (Tier 3) along with Cobh, Carrigaline, Ballincollig and Blarney. The Strategy envisages significant expansion of retail floor space in Midleton and in the neighbouring settlement of Carrigtwohill in line with the population growth targets of these towns. The Strategy is currently (2013) under review.
- 2.2.11 **Cork Planning Authorities Joint Housing Strategy January 2009:** Part V of the Planning and Development Act, 2000 requires that all Planning Authorities prepare Housing Strategies and incorporate these into their development plans. This Housing Strategy has been developed jointly by the eleven Planning Authorities in Cork in order to address the existing and future housing needs of the area to 2020. The primary purpose of the Strategy is to ensure that the overall supply of housing is sufficient to meet the planned population of Cork. It is based on a shared vision which sees having a suitable place to live at an affordable price as a basic right.
- 2.2.12 The strategy states that the local authorities in Cork will exercise their powers under Part V of the Planning & Development Acts 2000 and require that 20% of land zoned for residential use, or for a mixture of residential and other uses, subject to certain exemptions, shall be reserved for the provision of social and affordable housing. Within the County area generally, 50% of the reserved land will be allocated to social housing and 50% of the reserved land will be allocated to affordable housing. The Strategy contains a number of detailed policies and programmes for action. The Strategy is currently (2013) under review.

Other Strategic Documents

- 2.2.13 The **South West River Basin District Plan:** This plan was adopted in 2010 and includes a programme of measures and a river basin management strategy, designed to achieve at least good status for all waters and to maintain high status where it exists. The South Western River Basin District covers a total area of approximately 15,000 km² and a coastline of over 1,800 km along the Atlantic Ocean and Celtic Sea.
- 2.2.14 Midleton and its surrounding area fall under the Owenacurra Water Management Unit in the context of the overall River Basin District Project. The general surface water quality in the Midleton area is considered as poor to moderate and particular issues include point pressures from 5 waste water treatment plants including the facility that serves Midleton (which has insufficient capacity and discharges to a protected area). The estuary to the south of the town is also a designated shell fish and aquaculture area and Special Protection Area and is considered as a sensitive habitat. Most of the water bodies in the vicinity of the town are subject to an extended deadline of 2021 in terms of achieving a general “good” status due to delayed recovery from nitrogen losses to estuaries and inland surface waters.
- 2.2.15 The **National Climate Change Strategy 2007-2012:** The Irish Government has agreed to legally binding limits to the production of these harmful gases in Ireland. The National Climate Change Strategy 2007-2012 sets out a programme of action for achieving these limits. The Strategy recognises that decisions by Local Authorities on the location, design and construction of domestic and commercial development and of related economic and social activity, can have a significant effect on greenhouse gas emissions.
- 2.2.16 **Sustainable Residential Development in Urban Areas (Guidelines for Planning Authorities):** This guidance document revises and updates the Residential Density Guidelines for Planning Authorities published in 1999 and focuses on creating sustainable communities by

incorporating the highest design standards and providing a co-ordinated approach to the delivery of essential infrastructure and services.

2.2.17 Guidelines for Planning Authorities: The Planning System and Flood Risk Management (2009)

The guidelines require the planning system at national, regional and local levels to avoid development in areas at risk of flooding unless there are wider sustainability grounds that justify appropriate development and where flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere. The guidelines require that Development Plans address flood risk by having the necessary flood risk assessments, including mapping of flood zones, in place at the critical decision making phases and the consideration of any subsequent amendments. The guidelines require the adoption of a sequential approach to flood risk management based on avoidance, reduction and mitigation of flood risk.

Other Studies and Strategies

2.2.18 Riverside Way Framework Plan: A Draft Development Framework and Master Plan for the Riverside Way Area of Midleton was prepared and published on the 10th of September 2008 for the general area comprising the Main Street and Owenacurra and Dungourney River Corridor areas. The plan recognises the potential of this area in terms of accommodating new development as part of the expansion of the town. The Development Framework sets out strategic objectives for the development of the area and identifies and provides detailed objectives for specific opportunity sites, including urban design principles and preferred uses. This plan has not been subject to screening for impacts on sites designated for nature conservation and projects will need to be screened prior to implementation.

2.2.19 Midleton and Carrigtwohill Transportation Study: A comprehensive transportation study has been carried out for Midleton and was published in August 2010. The study makes recommendations on improvements to the pedestrian environment of the town, management of school traffic at peak times and also notes that a change in the parking management system to benefit short term parking could also make the town's retail environment more attractive. This plan has not been subject to screening for impacts on sites designated for nature conservation and projects will need to be screened prior to implementation.

2.3 Core Strategy

2.3.1 The Core Strategy for Midleton builds on the principles of the previous Midleton Town Plan 2003 and the framework provided by the County Development Plan 2009, as varied, CASP Update 2008, the Regional Planning Guidelines 2010 and national policy and guidelines relevant to planning.

2.3.2 The strategy outlined in CASP Update and the County Development Plan 2009 provides for the significant expansion of the town and its environs through the development of a new residential neighbourhood, enhanced employment and retail opportunities and significant infrastructural investment whilst retaining the town's distinctive character and green belt setting.

2.3.3 The Midleton Town Plan 2013 seeks to provide the building blocks for the implementation of this strategy at the local level as detailed in the policies and objectives contained within the individual chapters of the Plan. The key goals of the Plan are to strengthen the economy of the town by attracting new investment in employment, services, retail and tourism uses in order to underpin the attractiveness of the town council area as a place to live and work and thereby support an increase in the population of the town. For such development and growth to take place significant investment is required in new infrastructure, particularly in upgrading the waste water treatment facilities and the public water supply serving the town. The completion of the Northern Relief Road will also improve the accessibility of the lands identified for employment use and ease traffic congestions within the town centre.

Population and Households

- 2.3.4 In 2011 the population of Midleton town was 3,733 while the combined population of the town and environs was 12,001. Population within the environs of the town has been growing steadily in recent years and has almost doubled in the period since 2002 when it stood at 4,159. Population within the Town Council area has declined to less than 2002 levels, having increased in the period to 2006.
- 2.3.5 The County Development Plan Strategy makes provision for population growth of 11,734 persons in Midleton town and environs in the period 2011-2020
- 2.3.6 The target population for the Town Council area is 4,632 persons in 2020 which would be an increase of 899 persons over the 2011 census figure.
- 2.3.7 The disparity in overall growth rates between the town and environs reflects the strong supply of greenfield development land within the environs while there is very little such land within the town boundary. The brownfield and infill development opportunities available within the town are more challenging in comparison. Nonetheless the town has a good stock of family housing and modern apartment developments within the centre of the town, which together with the good transport connections and quality of life on offer, should attract additional population to Midleton over time. The population within the Town Council area needs to be sustained and expanded if possible through the development of infill schemes and the redevelopment of the upper floors of town centre properties for residential use. The Midleton Electoral Area Local Area Plan has made provision for significant growth in the environs of the town.

Table 2.1: Midleton Population and Households 2002-2020					
	Census 2002	Census 2006	Census 2011	Target 2020	Growth 2011-2020
Population					
Town Council Area	3,798	3,934	3,733	4,632	899
Environs	4,159	6,114	8,268	19,103	10,835
<i>Town & Environs</i>	<i>7,957</i>	<i>10,048</i>	12,001	23,735	11,734
Households**					
Town Council Area	1,373	1,452	1,504	1,921	417
Environs	1,385	2,127	2,851	7,927	5,076
Town & Environs	2,758	3,579	4,355	9,848	5,493

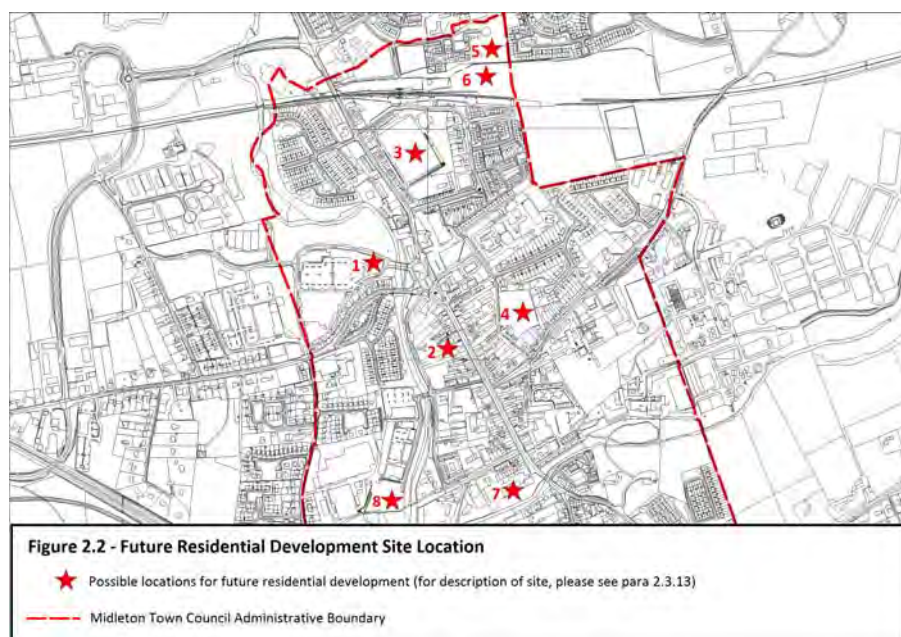
***Household figures in the Cork County Development Plan Core Strategy 2011 are different from the targets in Table 2.1. This is due to the fact that the county figures are based on an estimate of the number of households in the town in 2006, rather than the actual census figure. The County Council are preparing a new Draft Core Strategy as part of the review of their Development Plan. This will be published in early 2013 and is expected to resolve these anomalies.*

Housing Demand and Land Supply

- 2.3.8 Given the 2020 population targets for Midleton Town Council (4,632 persons), outlined in Table 2.1 above, it is estimated that, taking an average household size of 2.41 in 2020 (as per the

RPG) the total number of households in Midleton in 2020 will be 1,921, an increase of 417 households on 2011 levels.

- 2.3.9 Allowing for a vacancy rate of 15%, household growth of 417 within the Town Council area would require the provision of an additional 480 houses to meet the needs of the additional population for the period 2011-2020.
- 2.3.10 Using a average density assumption of 35 units per hectare, provision of 480 housing would equate to a requirement for approximately 13.7 hectares of land (480/35 units per hectare).
- 2.3.11 Within the Town Council area there are outstanding planning permissions for approximately 364 apartments – 257 apartments at Water’s Edge, 45 at Market Green, 10 at Cuddigans Yard and approximately 52 units as part of other infill developments. These permissions may be implemented over the life time of this Plan or alternatively revised development proposals on these sites may yield a smaller number of residential units.
- 2.3.12 In terms of future housing provision, there are a number of sites available which are capable of delivering the target 480 housing units in the period to 2020 either as pure residential development or as part of a mixed use scheme. These are:
 1. The balance of lands on the Market Green Site – (PP Ref 06/56035 for 45 apartments as part of a mixed use development)
 2. Lands within the Riverside Way area where it is estimated that between 50 and 75 residential units can be provided as part of a mixed use scheme(s) .
 3. Redevelopment of the GAA lands where residential can be provided as part of a mixed use scheme. It is envisaged that between 75 and 100 units could be accommodated on this site.
 4. Greenfield opportunity site at Drury’s Avenue – estimated potential yield of 35-50 units
 5. Lands comprising 0.85 hectares at Forrest Hill which are zoned for residential use and could accommodate an estimated 30-42 units.
 6. Railway Station Lands north of the Railway line which are zoned for town centre uses and where some residential use could be provided as part of a mixed use scheme. (These lands are affected by the route for the Northern Relief Road). Estimated yield 30 units
 7. Cuddigans Yard – minimum 10 units
 8. Balance of town centre lands at Mogeessa -estimated yield 25 units
 9. Various other smaller infill / development opportunities within the town.



- 2.3.13 There is an outstanding planning permission on the Water's Edge lands for 257 apartments (Pl. 07/56059, granted June 2009). However the Indicative Flood Extent Map for Midleton identifies the lands are at risk of flooding.
- 2.3.14 It is likely that many of the residential units provided within the town in the future will comprise apartments and it is important that they are of high quality design and layout that makes them attractive to owner occupiers and families to ensure they contribute to the sustainable development of the town. The tendency for apartment developments to become almost exclusively rental housing should be avoided as such occupancy can create very transient communities. Conventional housing should be provided where the opportunity arises.

Phasing of future development

- 2.3.15 Given the growth targets for Midleton town, the limited nature of the land supply, the complexities of developing within town centre sites and the need to provide purchasers with a choice of housing options, it would be inappropriate to seek to impose a phasing regime on future residential development within the town.

Midleton Environs

- 2.3.16 Within the environs of Midleton, the Midleton Electoral Area Local Area Plan adopted in 2011 identifies the need for 6,205 new dwellings to be provided in the environs of the town in the period to 2020. This plan has zoned 64.3 hectares of land for residential uses. In addition up to 3,500 housing units (of the 6,025 total) are to be provided within the Waterrock Master Plan site (total site area 165ha). Other sites including the X-02 site comprising 25.4 hectares and the X -05 site comprising 5ha are also available for mixed uses including residential (See Context Map No 7 in Appendix D -Mapping Changes.)

Table 2.2 Midleton Housing Demand and Residential Land Supply. Midleton Core Strategy 2011-2020.							
Local Authority	Population Allocation (growth) 2011-2020	Housing Requirement	Existing Zoning	Proposed Zoning	Housing yield (Residential Lands)	Housing Yield (Other lands)	Excess
Midleton Town Council	899	13.7 ha (480 units)	0.85	0.85	0.85 ha (42 units)	10.55 (358 units)	-(61) Shortfall
Environs	10,835	6,205 units	64.3ha	64.3 ha (2,250 Units)	64.3ha (2,250 units)	191.9 (4,196 units)	+ 7 ha (246 units)

Water Services Investment

- 2.3.17 The recent completion of the upgrade of the waste water treatment plant in Midleton brings the capacity of the plant to 15,000pe. Further upgrades will be required in the future in order to meet the needs of the target population of 23,735 persons by 2020. Upgrades are also required to the drinking water supply. In the absence of either upgrade, significant development within the town would be unsustainable. This issue needs to be resolved as quickly as possible if the town is to achieve the strategic role earmarked for it under CASP in Metropolitan Cork. It is an objective of this plan to support the development and upgrading of water and waste water infrastructure in advance of the future development and growth of the town.

Retail Development

- 2.3.18 In the context of the national Retail Planning Guidelines Midleton is designated as a third tier town given that it has national shopping chain representation and a notable comparison retail sector. As detailed in the Cork Strategic Retail Study, in 2007 Midleton was considered to have approximately 7450m² of comparison retail floor space and 5385m² of convenience retail floor space. This ranked as the highest amongst the main towns in the outer Metropolitan area. Notable recent developments include the Market Green Tesco development.
- 2.3.19 In terms of future development Midleton is intended to continue as a significant focus of retail development along with Blarney, Ballincollig and Carrigaline with specific regard to promoting and developing these settlements as self-sustaining towns which will benefit from proximity to Cork whilst building up their employment and service functions. The County Development Plan strategy provides for significant population growth within the town and a corresponding strengthening of the retail base of the town will be required to cater for the needs of this additional population.
- 2.3.20 This plan identifies a large area for town centre uses within Midleton and it is considered that there is adequate scope within this to cater for the future retail needs of the town. A key objective of this plan is to maintain the primacy of the town centre for retail development and in this context the preferred location for new retail development is within the core shopping area of the town along Main Street and its immediate hinterland and subject to suitable scale, within the other established retail areas at Market Green, Waters Edge etc. In accordance with the principles of the Retail Planning Guidelines, proposals for retail development outside of this core area will need to follow the sequential approach to site selection. Lands removed from the core retail area of the town are suitable for non retail town centre uses.

Development of Riverside Way

- 2.3.21 A Draft Development Framework and Master Plan for the Riverside Way Area of Midleton was prepared and published on the 10th of September 2008 for the general area comprising the Main Street and Owenacurra and Dungourney River Corridor areas. The growth and consolidation of the town core to include the Riverside Way Area, with enhanced pedestrian and vehicular links with Main Street and new public realm spaces, is a key priority of this Development Plan and it is envisaged that significant development will take place within the Riverside Way Area in the medium term.

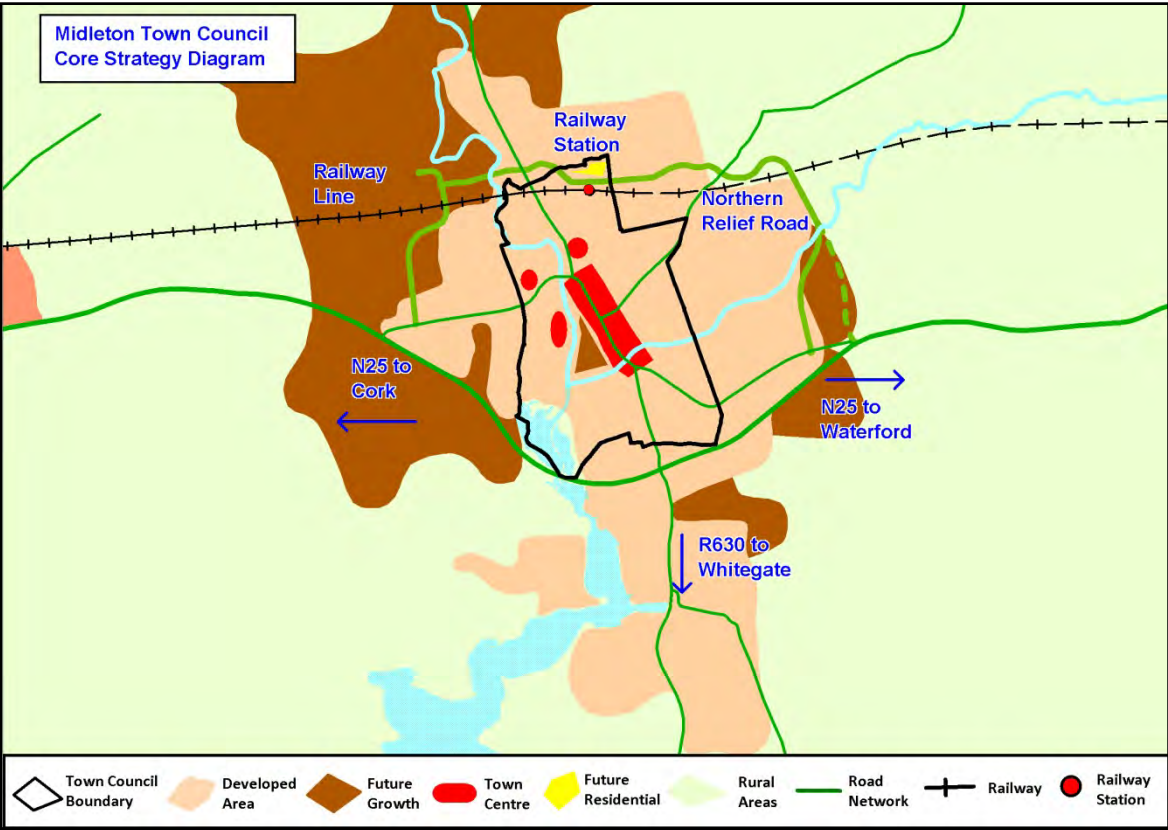
Employment Land

- 2.3.22 There are a number of established employment/business uses within the town Council Area and it is an objective of this plan to support the retention of such uses into the future to ensure the balanced and sustainable development of the town. There is an extensive land bank available within the environs of the town, within the area governed by Cork County Council, to provide for the additional long term employment / business / enterprise needs of the town.

Public Transport

- 2.3.23 Midleton is served by a good public transport system and in particular is linked to Cork City and Cobh and Carrigtwohill by a regular train service. This station is easily accessible in terms of the town centre. A bus service also provides additional transport links to the town.
- 2.3.24 A Transportation study has also been carried out and this outlines numerous improvements to the pedestrian accessibility of the town. Such improvements if carried out will serve to make the town a more pleasant environment in which to live, recreate and purchase goods.

Figure 2.2 Middleton Town Council Core Strategy Diagram



3 Economy and Employment

Key Economic and Employment Aims for Midleton:

- *Expand the economic base of the town to enhance local employment opportunities and to underpin population growth ensuring the growth in the residential function of the town is balanced with economic expansion.*
- *Build on the towns accessibility within the Atlantic Corridor and with a commuter rail service, and its attractiveness as a place to live and work , by promoting Midleton as a location for large scale industry, office based industry and enterprise development.*
- *Build on the rail corridor investment by encouraging office based employment development near the railway station which would also increase footfall for retail within the town centre.*
- *Retain the range of existing business uses within the town boundary to ensure local availability of a diverse range of goods and services and to maintain the attractiveness of Midleton as a place to shop and do business.*

3.1 Introduction

3.1.1 This chapter deals with the spatial elements of economic development with particular reference to employment and business uses, retailing and tourism development in Midleton, in the context of the town's position within County Cork and the Region and its role in accommodating significant population growth into the future.

3.2 Midleton in context

3.2.1 Midleton gained its name due to its location as a midway point between Cork and Youghal and is the natural centre for east Cork, providing a focal point for a wide agricultural hinterland. Established as a monastic settlement in the 12th century, the town later developed as a Market Town and a postal depot c1670. The town became an important educational centre with the establishment of Midleton College in 1696 and an industrial centre with the establishment of a distillery in 1825. The availability of a port at Ballinacurra enabled the export of grain, whiskey and other produce. The agricultural market in the town was once the most important in East Cork and the arrival of the railway in the town in 1859 further strengthened the agricultural sector of the area by opening up access to new markets. Today Midleton remains the principal market town of East Cork and has a strong retail /commercial base. The town also retains a strong manufacturing and services sector and the distillery remains a significant employer in the area. Food production is an important component of the local economy and the Midleton Farmers Market is well known across the country.

3.3 Employment

3.3.1 The 2006 census indicated that 5373 people living within the town and environs were 'at work' while there were just 3725 jobs within the town and its environs, confirming that many people commute outside the area for work. Little Island and Cork City are the most popular destinations for commuters from the town. Up until now, this commuting has been car and bus based, but the recent re-establishment of a commuter rail service to the town should see this pattern change. The way forward is to establish Midleton as a self sustaining town with a mix of employment and business opportunities, reducing commuting numbers and encouraging further retail and tourism development in the town.

Employment land

- 3.3.2 There are a number of existing industrial / business developments within the town council area including the
- Midleton Business & Enterprise centre on Dwyer's Roads which comprises an Old Mill that has been sub-divided into a number of small units. It contains a number of manufacturing and wholesale businesses and administrative offices and these have some growth potential. The site would also be suitable for redevelopment as a modern business centre, subject to flood risk issues and impacts on Natura 2000 sites being resolved. These lands are within the area zoned for town centre uses. The site size is approximately 3.4 hectares
 - Industrial site on the Park Road (R627) / Dungourney Road. This serves several commercial and industrial units and the site size is approximately 1.24 hectares
 - Chadwick's site on Ballick road. This comprises a standalone builder's supply and warehouse facility. It is approximately 1.39 hectares in dimension.
 - Midleton Distillery – most of the Distillery land within the town Council area is used as part of the heritage centre. A small part of the land holding, near Midleton College is in use for primarily storage purposes.
- 3.3.3 The plan has identified a site (IND) within the town council boundary to accommodate the future expansion of Midleton Distillery, if such expansion is required
- 3.3.4 In order to promote the overall sustainable development of the town and retain local employment opportunities it is considered important to retain a range of commercial / business activities within the Town Council area and provide a convenient central location for such uses where they are accessible to those doing business/ shopping in the town centre.
- 3.3.5 Opportunities for new employment uses, including office uses, are available on infill sites within the town, particularly to the north near the railway station where sustainable transport options can be provided and opportunities exist to provide direct pedestrian linkages between the rail station and the town core and retail and service opportunities available therein.
- 3.3.6 Other key employment locations within the environs of the town include the Owenacurra Business Park off the Knockgriffin Cottages Road. An additional 37 ha of land are available for enterprise use to the west of the Owenacurra Business Park. The completion of Phase 1 of the Northern Relief road has enhanced the potential of these lands and once completed will also serve 27 hectare of industrial lands to the east where scope exists for expansion of the distillery and for new industrial development. A standalone site at Baneshane to the south of the N25 remains undeveloped but enhances the opportunities available for varying scales of industrial development.
- 3.3.7 CASP Update has identified a 2020 jobs target of 6,202 for the town, equivalent to an additional 2,500 jobs over the level recorded in 2006. While there is limited employment land available within the Town Council boundary for future business/ industrial expansion, and the presence of a Major Accidents (Seveso) Directive may constrict development on the eastern side of the town, there is sufficient zoned land in the environs of Midleton to satisfy the likely need for industrial employment land in the long term. The challenge for Midleton Town Council is to ensure that strong links are created with such areas where possible so as to ensure that some economic activity can flow into the town. In particular pedestrian access to the town environs should be strengthened.

Objective No.	Development Plan Objectives
Econ 3-1	<p>Economic Development</p> <p>It is an objective to promote the sustainable development of Midleton as an integrated employment centre and as a location for large scale industry, office based industry, business and enterprise development, to enhance local employment opportunities, underpin population growth and build on the town’s accessibility within the Atlantic Corridor and the success of the commuter rail service.</p>
Econ 3-2	<p>Business Uses</p> <p>It is an objective of this Plan to recognise the role played by business land uses in contributing to the overall attractiveness of Midleton as residential, business and shopping location and to support the development of existing business uses within the Town Council Area.</p>

3.4 Tourism

- 3.4.1 Tourism continues to be an important contributor to the economy of Midleton. Development by Irish Distillers of the Old Distillery as a major Industrial Museum has had a dramatic effect on tourism in Midleton with the associated tour attracting some 300,000 visitors per annum. In use until 1975 the original Distillery is the only self contained 18th Century industrial complex of its kind in Britain or Ireland. Set on 11 acres of grounds the Distillery has a number of old stone buildings, with artefacts including the largest Copper Still in the world. The town’s position in East Cork close to other historic towns and attractions and the coastline, draw significant tourist numbers. The town is also ideally placed on the major tourist routes between Rosslare (International Ferry Terminal) and West Cork, as well as having direct rail and nearby air access. It also has secondary links to Kilkenny and Dublin. Midleton plays a key role in facilitating access to other tourist attractions in the area such as Fota Island, Trabolgan and Ballymaloe.
- 3.4.2 In terms of accommodation, the Midleton Park Hotel has undergone a major renovation with a large bedroom and leisure centre extension. A hostel has opened in the town. Midleton also has a very good mix of quality retail outlets, shops, restaurant and café’s and these are all conveniently located to service and benefit from tourist numbers. The increased financial injection has a dynamic influence and adds an additional dimension to the economy and jobs sector of the town.
- 3.4.3 Given the direct and indirect benefits of tourism for the town, the Council will encourage the development of the tourism and retail sectors in Midleton to further enhance the experience for those who visit the Town. In particular a vibrant town is an attraction in its own right and the development of an attractive town centre encourages visitors to linger in an area and thus boost retail spend. Development of tourism is one of the areas where the prosperity of Midleton can be appreciably increased and the means of achieving this are mainly in the hands of the people of Midleton and a large return can be achieved without outside intervention.
- 3.4.4 The tourism industry relies on the quality and attractiveness of the built and natural heritage and the objectives in the Development Plan are underpinned by the concept of Sustainable Tourism. This approach provides a high quality product, based on, and in harmony with, a high quality built and natural environment while at the same time maximising the economic benefits accruing to the town. In general however it should be noted that the demands of tourists and shoppers are broadly similar in that both require easy pedestrian access, a diverse and concentrated core area and a well presented and attractive environment.

Tourism Infrastructure and Facilities

- 3.4.5 Facilitating the development of tourism infrastructure and facilities is fundamental to the effective delivery of a sustainable tourism strategy. The provision of new tourist facilities and attractions should respect the existing pattern of development in the town but need not necessarily be located in the town centre as such facilities may be intrinsically linked to a specific location. Such facilities are also recognised as requiring small scale retail functions and cafes as well as parking. However it is important that such uses remain ancillary to the main attraction and do not become destinations in their own right. Tourist accommodation however should ideally be located in proximity to the town core retail area as it is likely that such tourists will require meals in restaurants or night time entertainment in pubs/cafes or civic facilities. Locating a development in such a manner can reinforce day and evening economic activity in the town centre.
- 3.4.6 An important part of tourism infrastructure is the need to provide adequate tourism signage both along the national road network and also in the form of interpretive signage at key points throughout the town. Fáilte Ireland has issued guidelines to aid Local Authorities in the production of orientation, directional and interpretative pedestrian signage. Consideration will also be given to the establishment of a series of historic walking trails complementing the development of a green corridor in the town.

Objective No.	Development Plan Objectives: Tourism
Econ 3-3	<p>Promoting Sustainable Tourism</p> <p>It is an objective to further develop the sustainable tourism potential of Midleton through targeted initiatives including the identification of deficiencies in tourist infrastructure and through the development of joint initiatives promoting Midleton as an attractive tourist destination.</p>
Econ 3-4	<p>Protection of Tourism Assets</p> <p>(a) It is an objective to protect and conserve those natural, built and cultural heritage features that form the resources on which the town’s tourist industry is based. These features will include areas of important landscape, areas of important wildlife interest, historic buildings and structures and the traditional form and appearance of built up areas of the town.</p> <p>(b) It is an objective to implement this environmental protection through the use of Council’s powers under appropriate legislation and through the application of other principles and objectives of this plan.</p>
Econ 3-5	<p>Tourism Facilities and Infrastructure</p> <p>It is an objective generally to ensure that new tourism facilities, including accommodation and other facilities, are provided where they can best support the provision of services and the general economic vitality of the town. This will also ensure that the natural, built or cultural heritage features that form the basis of local attractions will be protected from unwarranted encroachment.</p>

3.5 Prevention of major accidents

3.5.1 Irish Distillers Ltd is affected by the Seveso II Directive (96/082/EEC). This EU Directive seeks to prevent major industrial accidents involving dangerous substances and to limit the consequences of accidents on people and the environment. In this plan, the focus is to ensure that:

- Proposals for new establishments at risk of causing major accidents;
- Proposals for the expansion of existing establishments designated under the directive; and
- Other developments proposed near to existing establishments, all take into account the need to prevent major accidents involving hazardous substances and safeguard both the public and the environment.

3.5.2 The Health and Safety Authority have established generic ‘consultation distances’ surrounding this establishment of 300m (see Map 6 regarding Prevention of Major Accidents).

Objective No.	Development Plan Objectives: Seveso
Econ 3-6	<p>Prevention of Major Hazardous Accidents</p> <p>It is an objective to reduce the risk and limit the consequences of major industrial accidents by, where appropriate, taking into account the advice of the Health and Safety Authority when proposals for new development are considered.</p>
Econ 3-7	<p>Proposals for New Establishments</p> <p>It is an objective, in assessing applications for new development or expansion of existing development involving hazardous substances, to have regard to:</p> <ul style="list-style-type: none"> • The Major Accidents Directive (Seveso II) (96/082/EEC), • Potential adverse impacts on public health and safety and • The need to maintain appropriate safe distance between residential areas, areas of public use and areas of particular natural sensitivity.
Econ 3-8	<p>Proposed Development Adjacent to Existing Establishments</p> <p>The Health and Safety Authority have established consultation distances surrounding establishments designated as containing hazardous substances. In addition to normal planning criteria it is an objective to ensure that development within these distances complies with the requirements of the Major Accidents Directive (Seveso II). The Council will consult with the Health and Safety Authority regarding any such proposals.</p>

4 Town Centre

The key aims for Midleton Town Centre are

- *Enhance and strengthen the existing town centre, centred on Main Street, as the focus for the town and the centre of the community.*
- *Ensure future retail development reinforces the primacy of the existing retail core along Main Street and the connecting side streets, and builds on the success of the town as a shopping destination.*
- *Prioritise the redevelopment of the Riverside Way Area for town centre expansion.*
- *Ensure new development relates to and enhances the town's existing character*
- *Develop the river corridors as natural amenity corridors linking different parts of the town.*
- *Improve the public realm.*

4.1 Introduction

4.1.1 Midleton Town Centre acts as a focus for the wider community and should be an attractive, inviting, safe and secure environment for visitors, business, shoppers and residents. Whilst the character of the town centre has been established by its historical layout and rich architectural heritage, in recent years Midleton has undergone a major transition from an established small market town to a major growth node for the Cork region. This growth in population has the potential to radically transform the whole town, including the quantum and type of uses in the town centre. It is important that the design of future development within the town centre builds on its existing character and enhances its appearance and attractiveness. While the narrow plot sizes of the town core have limited the ability of the town centre to accommodate large individual building footprints, considerable backland and brownfield sites exist which could accommodate new town centre development.

4.2 Development Strategy

4.2.1 A core principle of this Plan is to enhance and strengthen the existing town centre, centred on Main Street, as the focus for the town and the centre of the community. In order to achieve this growth needs to extend from Main Street into the adjoining streets, making more intensive use of the core of the town, expanding its functionality and enhancing vibrancy within a high quality urban environment. In this context utilisation of backlands and brownfield sites, improving the public realm and pedestrian linkages is particularly important.

4.2.2 The Riverside Way Framework Development Plan was prepared on behalf of the Council in 2008 and is an important development framework providing guidance in relation to the future urban form of the town and has informed the town centre strategy as outlined in this Plan which seeks to achieve the following aims:

- Increase the critical mass of population, employment, retail and associated uses within the town centre area, creating a 'living' town with an appropriate and balanced mix of uses.
- Maintain the primacy of the town centre as the primary location for retail and other commercial development i.e. creation of a vibrant retail core supported by a mix of supporting and complementary uses.

- Encourage high quality town centre residential development which will be attractive to owner occupiers, thereby strengthening the existing residential community within the town centre.
- Promote the re-use of buildings and development of under-utilised backland and brownfield sites to successfully integrate with the town centre area, particularly within the Riverside Way area.
- Promote high quality urban design which responds positively to the town's historic character and architectural heritage and ensures all users are catered for.
- Reduce traffic congestion, prioritise pedestrian / cycling facilities and improve the overall public realm.
- Develop the rivers as natural amenity corridors connecting different parts of the town and linking up with established amenity areas.
- Improve permeability and connections between different parts of the town.

4.2.3 Any development proposals within or adjacent to the Riverside Way Area will be subject to screening for appropriate assessment and can only proceed where it can be shown that the potential for significant impacts on the Natura 2000 sites downstream of the site can be ruled out.

4.3 Retailing

Policy context

4.3.1 The Retail Planning Guidelines published by the Department of the Environment, Community and Local Government in April 2012 and the accompanying Retail Design Manual set out the requirements in relation to the preparation of retail strategies for development plans and the principles to be considered in the assessment of retail developments. Both documents together set out a framework for ensuring future retail development can meet the needs of the sector in terms of modern retail format while still contributing to protecting, supporting and promoting the attractiveness and competitiveness of town centres and places to live, work, shop and visit. These Guidelines replace the previous guidelines issued in 2005. The Guidelines recognise that the planning system plays a key role in ensuring competitiveness in the retail sector and supporting the vitality and viability of city and town centres. Key provisions of the Guidelines include:

- Revisions to the convenience retail floorspace cap moving to a three tier approach that provides for a differentiation in cap limits between Dublin (4,000 m²), the other four main cities of Cork, Limerick, Galway and Waterford (3,500 m²), and the remainder of the country (3,000 m²).
- Provision for an exemption from the retail warehouse cap of 6,000m² in the 5 main National Spatial Strategy gateway cities;
- Renewed focus on plan-led development and on greater co-operation by planning authorities in the preparation of joint or multi-planning authority retail strategies, including joint strategies by the relevant planning authorities of the gateway cities (Dublin, Cork, Galway, Waterford and Limerick/Shannon).
- Renewed focus on supporting the vitality and viability of city and town centres by promoting the sequential approach to retail development and by Planning Authorities adopting a proactive approach to city / town centre management.

4.3.2 The Guidelines indicate that development plans should include information relating to.

- Details of the retail hierarchy - the role of centres and the size of the main town centres.
- Definition of the core retail area
- A broad assessment of the requirement for additional retail floor space.
- Strategic guidance on the location and scale of retail development.

- Active land management policies / initiatives to encourage the improvement of town centres, and
- Identification of criteria for the assessment of retail developments.

4.3.3 These items are discussed below with regard to Midleton and are also addressed in the relevant Development Plan Objectives.

Joint Retail Strategy

4.3.4 The Cork Strategic Retail Study (March 2008), was jointly commissioned by the City and County Councils, in consultation with the Town Councils and was prepared in accordance with the previous Retail Guidelines issued in 2005. The study forms the basis of the Retail Strategy included in the County Development Plan 2009. A review of the Retail Strategy commenced in July 2012.

4.3.5 The Cork Retail Strategy includes a hierarchy of retail locations that forms the basis for determining the quantum and location of new retail development. The Retail Hierarchy for County Cork, as set out in the Strategy includes:

- Cork City (Tier 2),
- Cork Suburbs / Districts Centres / Neighbourhood Centres,
- Outer Metropolitan (Tier 3 and 4)
- Ring Towns (Tier 3)
- Other County Cork (Tier 4)

4.3.6 The strategy identifies Midleton as being a Tier 3 town within the Outer Metropolitan area with potential for expansion in line with planned population and employment growth and its role in serving a wider catchment area.

Retail provision in Midleton

4.3.7 Midleton enjoys a good local reputation as an attractive shopping town and the reasons for this are evident in the variety and quality of retail outlets, speciality shops, cafes and restaurants, along Main Street and the adjacent side streets, the overall mix of uses within the town centre and its vibrancy. The town centre is compact and accessible and there is good pedestrian connectivity between the different elements of it.

4.3.8 Midleton town core (see figure 4.1, pg29) and comparison shopping in particular, is generally concentrated along the Main Street, and extends into the side streets and laneways off the Main Street.

4.3.9 Three other retail 'hubs' (see figure 4.1, pg28) have developed around convenience shopping facilities, one at the northern end of the town where there is a large Supervalu premises adjacent to the Green and the second hub at the Market Green development where Tesco is located. A third hub has developed around Lidl and Aldi to the west of the town core at the Waters Edge development. These centres are successful because they are within walking distance of the town core.

4.3.10 Permission has also been granted for an 8,400m² retail development at Cuddigan's Yard to the south of the town core/ south of Broderick Street but no development has commenced to date.

4.3.11 As identified in the Cork Strategic Retail Study 2008, there is potential in the future to expand the retail base of the town in line with planned population and employment growth and in keeping with Midleton's role in serving a wider catchment area. In advance of the review of the Cork Strategic Retail Study during 2013, this Plan does not set out precise requirements in terms of the quantum of new floor space required over the lifetime of this Plan. Retail Impact Assessment of development proposals will inform decisions of the Planning authority in relation to the appropriate scale of future retail development. However it is essential that any

additional retail development builds on the primacy of the town core in the first instance and thereafter reinforces the linkages between the core and the existing hubs by developing in the intervening areas, enhancing the public realm and improving pedestrian connectivity.

- 4.3.12 Significant opportunities are available to strengthen the town core with mixed use infill schemes by developing the street frontage along Riverside Way between Goose's Acre and Broderick Street and the back land areas between Riverside Way /Main Street and Broderick Street / the Dungourney River (including Cuddigans Yard). These lands, encompassed by the Riverside Way Framework Plan, are the priority area for town centre development over the life time of this Plan.
- 4.3.13 Having regard to the risk of flooding within certain parts of the town centre and the potential for developments to have an adverse impact on the downstream Natura 2000 sites, development proposals will need to demonstrate that they;
- a) Comply with requirements in relation to flood risk assessment, and
 - b) Will not have significant impacts on downstream Natura 2000 sites.
- 4.3.14 In terms of the development of comparison shopping in particular, it is important that the primacy of the town core centred on Main Street and connecting streets is maintained to ensure the vibrancy of the town core is protected.

Town Centre Development

- 4.3.15 The area zoned for town centre uses within this Plan is very large and development will need to take place in a sequential manner extending out from the core. The range of uses generally acceptable within a town centre area is quite broad but not all of the uses will be appropriate in every part of the town centre zone. For example the preferred location for retail development is within the core shopping area of the town along Main Street / Riverside Way, and subject to suitable scale, within the other established retail areas at Market Green and Waters Edge. Proposals for retail development outside of this core area will need to follow the sequential approach to site selection. Lands removed from the core retail area of the town are primarily suitable for non retail town centre uses. Additional non retail development within the town centre is also essential to ensure the vibrancy of the town centre is maintained, particularly in the evening. Such uses include residential, civic buildings, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses.
- 4.3.16 Where it is not possible to provide the form and scale of retail development that is required on a site within the town core, consideration can be given to a site on the edge of the core. An edge of core site, for the purposes of this Development Plan, is taken to be one which is within an easy and convenient walking distance from the primary shopping core of a town centre and one which supports the existing hubs and the connectivity between them and the established core. The distance considered to be convenient will vary according to local circumstances but typically is unlikely to be much more than 300-400 metres from the prime shopping area.
- 4.3.17 In addition to the development opportunities within the Riverside Way area, there are a number of other opportunity sites within the town. Lands adjacent to the railway station would be particularly suitable for office based employment uses and present opportunities for enhancing pedestrian linkages to the town core (these lands are also affected by the route reservation for the Northern Relief Road). There is also a Greenfield site at Drury's lane.
- 4.3.18 The GAA lands at the northern end of town are within the area zoned as town centre and the site is considered suitable for a mix of uses. As it is removed from the town core, and could dilute rather than strengthen the linkages between the core and the established hubs, it is not a priority location for retail expansion. Any retail proposals on the site will be assessed on their merits having regard to the provision of the Retail Planning Guidelines. Were these lands to be redeveloped for other uses it would be important that redevelopment proposals provide for the following:

- The provision of a suitable alternative open space or the enhancement / upgrading of an existing facility as a replacement for the same area. This could, for example, take the form of a new public square or plaza or public park which would provide a replacement amenity for the area.
- Improved connectivity, by way of a new street, between the site / the railway station to the north and the existing town centre.

- 4.3.19 Wherever possible, opportunities should be taken to improve access to town centre areas, especially for pedestrians. The intelligent location and design of open space in proximity to retail space will also lead to the mutual reinforcement of both uses. In particular larger town centre developments should strongly consider the provision of smaller scale open space on the basis that it is likely to attract pedestrian traffic especially at peak times.
- 4.3.20 Accessibility and the availability of car parking are essential to the success of town centre areas. As established by the traffic and transportation study, Midleton has a good supply of car parking which needs to be managed effectively to ensure that spaces are available in central locations to facilitate short term parking throughout the day. It is apparent at present that difficulties in obtaining parking are a key obstacle to retail function in the town centre.
- 4.3.21 In established town centres, problems can arise when the design and layout of older, sometimes historic buildings, make them difficult to adapt to modern requirements. The resolution of these difficulties will require an innovative and imaginative approach by developers and designers.

Riverside Way

- 4.3.22 The growth and consolidation of the town core to include the Riverside Way Area, with enhanced pedestrian and vehicular links with Main Street and new public realm spaces, particularly along the river banks where there is potential for green amenity corridors, is a key priority of this Development Plan. The Riverside Way Framework Plan established a number of key objectives for the different Character Areas within Riverside Way which are detailed below and are supported by this Plan. The Riverside Way Framework Plan set out indicative proposals for each character area which are open to interpretation. Developers will be expected to bring forward their own proposals. However they will need to show how their proposals will deliver both the overall and key site objectives of the Riverside Way Framework Plan. Pre-planning discussions will be needed with the Planning Authority to discuss proposals and should include Design Statements which explain how the proposals will achieve the objectives of the Framework Plan.

Riverside Way Character Area	Key Objectives
Goose’s Acre to Thomas Street	Realign existing road layout to improve pedestrian connections between Market Green and Main Street. Create landmark at corner of Riverside way and Goose’s Acre as part of high profile development. 4-5 storey street frontage to Goose’s Acre and Riverside Way. layout of smaller scale infill development to respect fine grain of existing plots and scale of existing buildings. existing mature planting to be maintained as pocket spaces.

Riverside Way Character Area	Key Objectives
	<p>Any development must not overshadow or overlook other properties.</p> <p>Public pedestrian permeability to be improved between Riverside Way and Main Street.</p>
<p>Thomas Street to Church Lane</p>	<p>Any development must respect and complement existing Church and Graveyard and fit in with the context.</p> <p>South west corner may be 'landmark' civic use or similar</p> <p>Overlooking/ shadowing must not affect surrounding properties</p> <p>Infill residential/ mixed use to respect fine grain of existing properties and houses on Thomas Street and Main Street</p> <p>need for archaeological investigation on sites to be confirmed by qualified professional archaeologist</p>
<p>Church of St. John the Baptist & Water's Edge Bridge</p>	<p>Area around the graveyard to be subject to archaeological investigation by appropriately qualified professional prior to any development proposals.</p> <p>Green Space between Riverside Way and Graveyard to be largely retained and relationship between Church, churchyard and river enhanced, Uses need to be sensitive to and respect the character of the area.</p> <p>All development proposals to show how the character of the existing Church and Graveyard, including perimeter walls is respected and responded to in a positive design approach.</p> <p>Promote the redevelopment of the Lidl supermarket and car park as mixed use/ residential development terminating east west axis while also integrating Water's Edge with the town.</p> <p>Overlooking/ shadowing must not affect surrounding properties</p> <p>Promote pedestrian/cycle connections to adjoining areas to improve access for local residents.</p>
<p>Riverside Way to Broderick Street North</p>	<p>Promote development of the area to an overall designed master plan with direct public pedestrian routes connecting Water's Edge, Main Street and Broderick Street, as mixed use with active ground floors, street entrances, etc., including pedestrian bridge over river.</p> <p>Respect existing urban grain</p> <p>Any development proposals adjoining the Church boundary to show how the character of the existing</p>

Riverside Way Character Area	Key Objectives
	<p>Church and Graveyard, including perimeter walls is respected and responded to in a positive manner</p> <p>Establish street frontage onto Broderick Street with height to relate to scale of existing street width.</p> <p>Coolbawn Court: Integrate development with surrounding area, by improving boundary treatment and providing pedestrian connection to adjoining development.</p>
Kennedy Park to Broderick Street South	<p>Redirect Riverside Way to the Ballinacurra Road as part of traffic management strategy</p> <p>Kennedy Park: High quality high density (3-4 storeys) residential family apartment development, with landscaped communal garden to riverbank. Reuse Iron Foundry buildings (protected structures) possibly for community use, e.g. crèche, small restaurant/ cafe onto river. Buildings to define street edge. Streets to be planted.</p> <p>Broderick Street South: Establish street frontage onto Broderick Street with height to relate to scale of existing street width, with public access through to Riverside Walk.</p> <p>Cuddigan's Yard: Existing buildings to Cuddigan's Yard to be assessed for architectural/ historical merit: retained and renovated where appropriate. New high quality architecturally complementary infill development. North-south and east-west pedestrian routes to improve permeability and connect into adjoining streets, with major use/attraction as focal point at centre.</p> <p>Riverside landscape to be extended into development as 'soft transition' to link development with riverside amenity.</p>

Retail Warehousing and Retail Parks

- 4.3.23 Retail warehouses are large stores specialising in the sale of household goods and bulky items catering mainly for car-borne customers. Under the Retail Planning Guidelines they can be a maximum size of 6,000 sq metres (gross), including garden centre, and a minimum size of 700 square metres (gross), and there will be a presumption against their sub-division resulting in units less than this minimum. Properly planned retail warehouses can add to the overall shopping attraction of a town.
- 4.3.24 A retail warehousing park has been developed within the Market Green site, most of which is outside the Town Council boundary within the area governed by Cork County Council. Some of the uses within the park do not fall within the "bulky goods" category. There is concern that where the range of goods sold from retail warehouse parks extends to the type of non-bulky durables / comparison goods normally found in town centre shops, then it can adversely

impact on the comparison shopping element of a town centre. In addition if retail warehouse space becomes occupied for the sale of non bulky goods, the genuine bulky goods operators can experience difficulty in finding suitable outlets for their goods, thus adversely impacting on the overall retail choice available within a town.

- 4.3.25 In Midleton, there is scope for the development of Retail Warehousing on sites close to the centre of town such as the Market Green site or on other sites within the area zoned Town Centre in this plan which are outside the core shopping area or in areas currently used by business uses, subject to normal proper planning and sustainable development criteria. Where retail warehousing development is permitted, the Council will resist the use of such units for normal comparison retail.

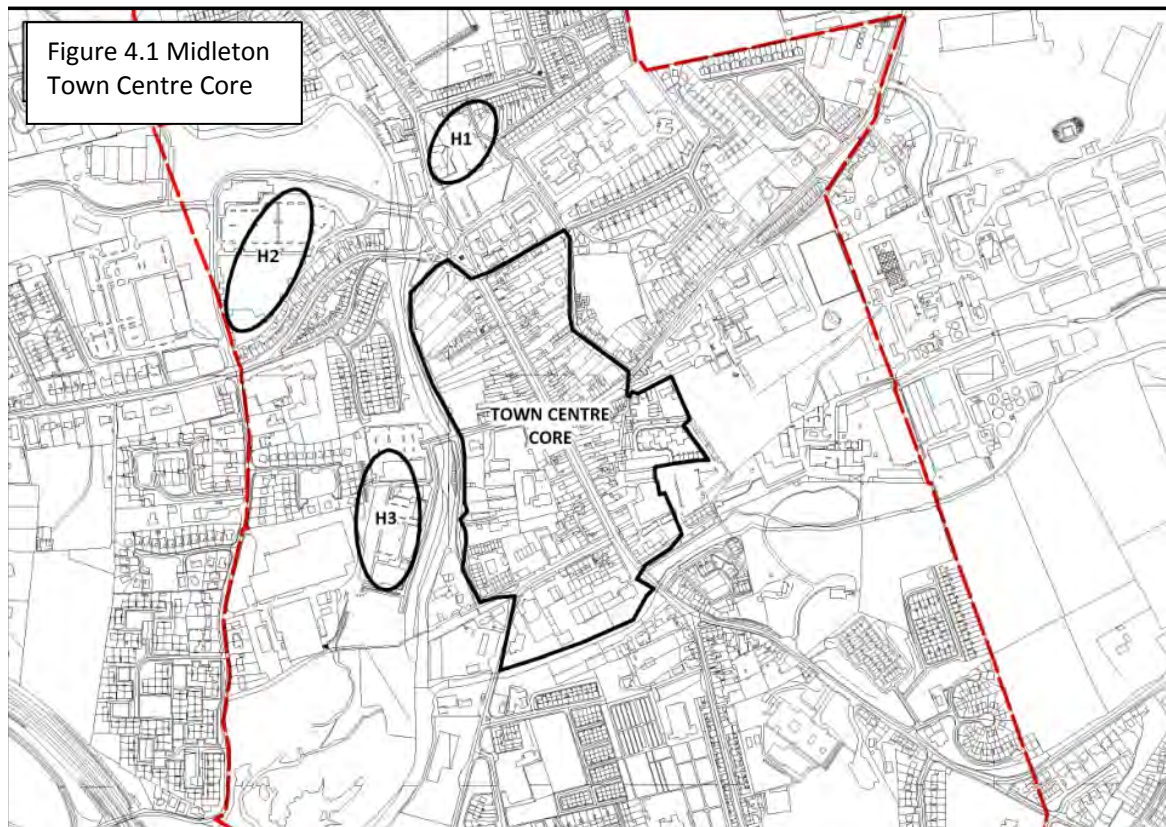
Assessment of Retail Developments

- 4.3.26 Applications for retail development will generally be assessed by reference to the provisions of the Retail Planning Guidelines, the Retail Strategy and the provisions of this development plan which seek to protect the primacy of the town core in the first instance and thereafter reinforces the linkages between the core and the existing hubs by developing in the intervening areas, enhancing the public realm and improving pedestrian connectivity.

Objective No.	Development Plan Objectives:
TC 4-1	<p>Retail Strategy</p> <p>It is an objective of this plan to</p> <ul style="list-style-type: none"> a) have regard to the Retail Planning Guidelines for Planning Authorities and the Cork Planning Authorities Joint Retail Strategy, and any successors to this strategy, in determining planning applications for retail development. b) It is an objective of this Plan to provide for the sustainable growth in retail floor space within the town in line with population and employment growth and the town’s role in serving a wider catchment area, supporting the vitality and viability of the town centre and promoting a sequential approach to development, in accordance with the requirements of the Retail Planning Guidelines.
TC 4-2	<p>Town Centre</p> <p>It is an objective of the Plan to :</p> <ul style="list-style-type: none"> a) Promote the development of the town centre as the primary location for retail and other uses that provide goods or services principally to visiting members of the public. The town core (Main Street, adjoining streets and the Riverside Way Area), will form the primary focus and preferred location for new retail development. b) Prioritise the development of the Riverside Way Area into a new urban quarter, enhancing pedestrian and vehicular links with Main Street and creating new public realm spaces. Development proposals within this area should support the achievement of the Key Objectives for each Character Area as detailed in section 4.3.20. c) Encourage greater use of backland areas and promote the development of brownfield sites within the town centre area where new development

Objective No.	Development Plan Objectives:
	<p>can positively contribute to the commercial vitality of the town centre.</p> <p>d) Encourage the use of upper floors of existing buildings for residential and office use.</p> <p>e) Continue to enhance the streetscape and heritage assets of the town centre and continue with environmental improvements.</p> <p>f) Encourage a sustainable mix of land uses in the core retail/town centre area.</p> <p>g) Ensure development proposals are subject to screening for appropriate assessment and proceed only where it can be shown the potential for significant impacts on the Natura 2000 sites downstream of the site can be ruled out.</p> <p>h) Ensure new development complies with the requirements in relation to flood risk assessment/ management.</p>
TC 4-3	<p>Maintenance & Enhancement of Mixed Use Character.</p> <p>It is an objective to maintain and enhance the mixed use character of the town centre by encouraging the retention and development of general office, retail, housing, office based industry, community, civic and entertainment uses. The development of uses that are considered particularly important to the vitality of town centres, such as retailing and general offices, will be discouraged in other, less appropriate, locations.</p>
TC 4-4	<p>Design, Access & Safety in Town Centres</p> <p>It is an objective to improve the quality of civic design and hard and soft landscaping, to promote improved pedestrian & public transport access, movement and safety throughout the town centre.</p>
TC 4-5	<p>Retail Warehouses and Retail Parks</p> <p>a) The preferred location for retail warehousing is in or near the edge of the town centre, or other sustainable locations in accordance with the sequential test.</p> <p>b) It is an objective that the range of goods sold in retail warehouses are restricted to the sale of bulky household items including: carpets, furniture, automotive products, 'white' electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment. Car showrooms can also be accommodated in retail parks.</p> <p>c) Acceptable uses may also include limited sale of computers, toys and sports goods, subject to:</p> <ul style="list-style-type: none"> • The size of store selling computers, toys and sports goods shall be restricted to 2,000 sq m. gross. • Sports stores shall be limited to the sale of bulky goods only such as golfing or gym equipment. The sale of sports footwear and clothing is limited to 15% of floor or wall space.

Objective No.	Development Plan Objectives:
	<ul style="list-style-type: none"> • The total floor space devoted to the sale of computers, toys or sports goods shall be limited to not more than 20% of the total floor space in individual retail parks. d) The permitted uses exclude the sale of goods which are not bulky such as food, clothing and footwear items. e) Applications for planning permission must demonstrate that not only will the proposal not impact on existing centres, but it will add to the centres overall attractiveness for shopping. f) In addition, proposals should normally show that they are or are planned to be accessible by public transport, and that there is sufficient capacity in the road network to accommodate the development.



Urban Design

- 4.3.27 The significance of built and architectural heritage in the town centre, including Protected Structures and Architectural Conservation Area (ACA), is recognised in Chapter 10 of this Plan. Proposals for new development in the town centre should adhere to the character of the area and to the principles of good practice, as set out in Architectural Heritage Guidelines issued by the Department of the Environment, Community and Local Government (2004).
- 4.3.28 The Council will consider proposals for modern architecture, where it respects the character of surrounding development. In general, innovative modern development using high quality materials will be favoured over pastiche or reproduction of existing buildings.

- 4.3.29 Development proposals (including new build and proposals for alteration/conversion/renovation of historic structures) should support the role of Midleton town centre as a primary location for commercial, retail and cultural activities with a good mix of uses, particularly at ground floor level.
- 4.3.30 Midleton contains a number of traditional shop fronts, which contribute to the distinctive character of the town and the Council will encourage the preservation and refurbishment of existing traditional shop fronts and name plates. Contemporary design shop fronts will be considered. However these should be designed to the highest standards.
- 4.3.31 In the town centre context there are subtle changes in the character and appearance of the public realm, in every street and space. This can be due to topography, orientation, street width, building type, height, scale, materials, colours, planting, uses and people – all of which affect people’s senses. Cumulatively these form variety, interest and uniqueness – which in turn give the town its identity and new development needs to enhance the existing character of the town. Additional Urban Design Guidance in given is Appendix B of this Plan.
- 4.3.32 Specific guidance in relation to shop fronts in Architectural Conservation Areas is provided in the Chapter 10 Heritage and Environment. In relation to all other areas the Council will seek to encourage sympathetic shop front and signage treatment. Further guidance which will be taken into consideration is contained within the Appendix B Urban Design Guidance.

4.4 Appropriate Town Centre Land Uses

- 4.4.1 The land use matrix provided in Chapter 11 outlines the particular uses appropriate within the various zonings as set out in the plan. The following provides some more general advice in relation to the approach to retail, office development, housing, etc.

Retail

- 4.4.2 As highlighted earlier the preferred location for new retail development is within the town core and the Riverside Way Area. Thereafter, development should strengthen the links between the town core and the established hubs at Market Green and Waters Edge.
- 4.4.3 Consideration of any new retail development outside of these areas will be guided by the provisions of the Retail Planning Guidelines and other relevant objectives in this Development Plan.

Town Centre Office Development

- 4.4.4 Within the core retail area it is important to maintain a predominance of retail uses at ground level in order to retain continuity and vitality in the main shopping area. Therefore there will generally be a presumption against non retail office development at ground floor level on the main shopping frontages. Office development will be permitted in these areas above ground floor level and behind frontages. Separate access to office developments in these locations is desirable in order that future use of upper floors is not prejudiced. Beyond the primary retail area office development will normally be permitted.
- 4.4.5 The intrusion of office use into established residential areas both within the Town Centre and immediately adjacent to it, will normally be resisted in the interests of maintaining the Town Centre housing stock. In those areas where there is already a mix of housing and commercial uses, conversion of the remaining dwellings may be considered subject to compliance with normal planning considerations.

Housing within the Town Centre

- 4.4.6 The Council acknowledges that residential development within Midleton’s town centre can make a very positive and significant contribution to its vitality. Town Centre housing provides continued after-hours life and activity and informal surveillance in the centre outside normal commercial hours. The provision of new Town Centre housing will be favourably considered on

suitable Town Centre sites. The Council will also actively encourage the conversion of disused or under used commercial or other properties for residential use.

Reutilisation of Upper Floors for Residential Purposes

- 4.4.7 The Council will encourage residential use above shops and other business premises, within the Town Centre, provided that the primary retail core and commercial functions are not prejudiced and that they comply with normal planning environmental considerations.

Community Uses

- 4.4.8 The Council is aware of the advantages which a central location can give to community uses and will assist in identifying opportunities for new or extended community facilities in response to identified needs.

5 Housing

Key Housing Aims for Midleton:

- ***Promote the development of sustainable residential communities catering for a range of housing needs and tenures and avoiding social segregation.***
- ***Promote residential uses on upper floors of buildings within the town centre.***
- ***Promote the consolidation of the existing built up areas by facilitating high quality appropriate infill development***
- ***Protect the amenities of existing residential areas and ensure new development has access to appropriate amenity space so as to ensure that these areas are attractive places to live***

5.1 Introduction

5.1.1 This Chapter deals with the main policy issues in relation to the provision of housing and the development of sustainable residential communities in the overall context of Midleton Town Councils functions as a Housing Authority and a Planning Authority.

5.2 Housing Function

5.2.1 As a Planning Authority the Council has a statutory obligation to ensure that sufficient land is zoned for all types of housing to meet the projected housing requirements of Midleton over the period of the Plan. The Council is also in a position to influence the location, nature and quality of new housing development within its administrative area and has a statutory obligation to ensure such development complies with government guidelines.

5.2.2 As a Housing Authority, the Council's functions include the provision / management of rented local authority housing for those unable to provide housing from their own resources; promotion of home ownership through tenant purchase schemes for those who fulfil certain criteria, and facilitating approved voluntary or non profit housing organisations in the provision of rented accommodation and facilities within the town.

5.3 Midleton in Context

5.3.1 Midleton retains a strong residential function within the town centre and has a good stock of family housing located in close proximity to the core of the town. The town has grown significantly in recent years as it has become a popular residential location for commuters working in or near Cork City. Within the town centre, recent housing development comprises mainly of apartments. Within the environs of the town significant expansion has occurred to the west, along the Cork road, to the north, along Mill road and to the south towards and including Ballinacurra, which has become a major suburb of the town.

5.3.2 Using Geo directory data, the Midleton Electoral Area Local Area Plan 2011 has estimated that between 2001 and 2010 over 2,000 new dwellings were completed in Midleton and that planning permission exists for a further 1,271 units (including permissions within the Town Council Area) which have yet to be constructed. A Housing Land Availability Study undertaken by Cork County Council in 2008 estimated that there was sufficient zoned and undeveloped residential land within the town and environs to deliver over 5,500 new units (this includes the Master Plan site at Waterrock).

5.3.3 Within the Town Council Area specifically, Geo-directory data, suggests that the number of dwelling units within the Town Council area increased by 139 units in the period 2006-2011.

There are two significant outstanding planning permissions for 257 apartments located near Waters Edge and 45 apartments as part of Market Green Development.

5.4 Strategy

5.4.1 The approach to housing development in this plan is guided by National Guidance in general, the provisions of the Housing Strategy and the overall Core Strategy for the development of Midleton which envisages significant growth within the town and its environs by 2020. The main aims of this Plan in relation to housing are:

- Promote the development of sustainable residential communities by ensuring new development includes a mix of house types to cater for a range of housing needs and tenures and to facilitate the creation of balanced communities.
- Promote residential uses on upper floors of buildings within the town centre.
- Promote balanced tenure developments to avoid concentrations of rental housing and to counteract social segregation.
- Promote the consolidation of the existing built up areas by facilitating high quality appropriate infill development
- Protect the amenities of existing residential areas so as to ensure that these areas remain attractive places to live.
- Ensure that both new and existing housing enjoy access to appropriate amenity space especially where higher densities are proposed and also enjoy good connectivity to the town centre and transport services through pedestrian or cycle facilities in particular.
- Ensure any development proposed in areas at risk of flooding complies with the approach to flood risk management set out in Chapter 7 of this Plan.

5.5 Future Population Growth and Availability of Land

5.5.1 As detailed in the Core Strategy for the town outlined in Chapter 2 of this Plan, population growth in the town for the period 2011-2020 is estimated at 899 persons, giving a target population for the town council area of 4,632 people. In turn it is estimated that this will give rise to a target household requirement of 1,921, necessitating the provision of an additional 480 new housing units in the period 2011-2020.

Supply of Residential Land

5.5.2 In terms of future housing provision, a number of sites are available that should be capable of delivering a significant portion of the target 480 housing units over the lifetime of this Plan either as pure residential development or as part of a mixed use scheme. These are:

- The balance of lands on the Market Green (0.14 hectares, Site -PP Ref 06/56035 for 45 apartments as part of a mixed use development)
- Lands within the Riverside Way area where it is planned to develop a new urban quarter (including the Cuddigans Yard site where there is permission for 33 units as part of a mixed use scheme, 4 hectares))
- Redevelopment of the GAA lands (3.4hectares) where residential can be provided as part of a mixed use scheme.
- Greenfield opportunity site at Drury's Avenue (0.88 hectares)
- Lands comprising 0.85 hectares at Forrest Hill which are zoned for residential use.
- Railway Station Lands north of the Railway line which are zoned for town centre uses and where some residential use could be provided as part of a mixed use scheme. These lands are affected by the route reservation for the North Relief Road. (0.6 hectares)

- 5.5.3 There is an outstanding planning permission on the Waters Edge lands on a site comprising approximately 3.63 hectares for 257 apartments (Pl. 07/56059, granted June 2009). However the Indicative Flood Extent Map for Midleton identifies the lands are at risk of flooding.
- 5.5.4 In addition to the above opportunities there are a number of other smaller brownfield/ infill / refurbishment opportunities which may be suitable for housing where such sites are proximate to existing social, commercial and recreational facilities or the town core. Residential development within the town centre area would have the benefit of being close to existing facilities such as shops and schools, transport links and existing parks and amenity spaces and expanded network of green infrastructure to be provided in Midleton in the long term.
- 5.5.5 It is also critical to protect the existing housing stock and the amenity of these residential areas to ensure they remain attractive places to live. New residential development needs to be attractive to families and owner occupiers if it is to contribute to the development of a sustainable community.

5.6 Housing Strategy

- 5.6.1 The Planning & Development Act 2000, as amended, requires each Planning Authority to include the provisions of its Housing Strategy in its Development Plan. Midleton Town Council has participated in the Cork Local Authorities Joint Housing Strategy and it is the intention of the Town Council to work with Cork County Council in the implementation of this policy and its review in the future. Where appropriate, other chapters of this plan have also taken into account relevant considerations of the Housing Strategy.
- 5.6.2 The following general objective confirms that the Joint Housing Strategy is a key part of this plan, which will, in turn support the implementation of the policies and programmes for action set out in the strategy

Objective No.	Development Plan Objectives: Implementation of the Housing Strategy
HOU 5-1	It is an objective to implement the Joint Housing Strategy prepared by the Cork Local Authorities.

Social and Affordable Housing

- 5.6.3 The Joint Housing Strategy states that the local authorities in Cork will exercise their powers under Part V of the Planning & Development Acts 2000 and require that 20% of land zoned for residential use, or for a mixture of residential and other uses, subject to certain exemptions, shall be reserved for the provision of social and affordable housing. The Strategy provides for 50% of the reserved land will be allocated to social housing and 50% of the reserved land will be allocated to affordable housing. This is subject to certain exceptions as outlined in the Housing Strategy.
- 5.6.4 The following objective specifically implements these proposals in the development plan:

Objective No.	Development Plan Objectives: Reserved Land for Social and Affordable Housing
HOU 5-2	(a) It is an objective, on lands zoned for residential / housing or lands zoned for a mixture of residential / housing and other uses, to require 20% of all new residential developments, to be reserved for social and affordable housing in accordance with the

Objective No.	Development Plan Objectives: Reserved Land for Social and Affordable Housing
	<p>principles, policies and programmes for action set out in the Joint Housing Strategy,</p> <p>(b) The objective in (a) above does not apply in respect of proposed developments that are specifically exempt from this requirement under Part V of the Planning and Development Act 2000, as amended, or in respect of proposed developments of student housing in accordance with the location and design criteria set out in the Finance Act Guidelines on Residential Developments for Third Level Students,</p> <p>(c) The portion of reserved land allocated to either social or affordable housing will be in accordance with the Joint Housing Strategy for the County.</p>

Joint Housing Strategy Stakeholders’ Forum

5.6.5 The Housing Strategy also identified a need for a forum at which groups with an interest in future housing requirements would be represented. The following objective reflects the agreement made during the review of the Housing Strategy that the Cork Local Authorities will set up a Joint Housing Strategy Stakeholders’ Forum to comprise representatives of the main stakeholder groups dealing with housing issues in Cork, to meet annually and assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate the exchange of information and ideas.

Objective No.	Development Plan Objectives: Joint Housing Strategy Stakeholders Forum
HOU 5-3	<p>Midleton Town Council, in conjunction with the other local authorities represented in the Joint Housing Strategy, will set up a Joint Housing Strategy Stakeholders’ Forum to comprise representatives of the main stakeholder groups dealing with housing issues in Cork, to meet annually and assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate the exchange of information and ideas.</p>

5.7 Developing Sustainable Residential Communities

5.7.1 The Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG in December 2008, identify sustainable neighbourhoods as areas where an efficient use of land, high quality urban design and effective integration in the provision of physical and social infrastructure combine to create places people want to live. Throughout the Guidelines and the Urban Design Manual, particular emphasis is placed on the importance of qualitative standards in relation to design and layout in order to ensure that the highest quality of residential environment is achieved. To further assist with this, the County Council have produced a Design Guide for Residential Estate Development. Midleton Town Council will have regard to this guide in assessing planning applications and developers / designers will be required to have regard to it when designing their developments.

5.7.2 Small areas of existing residential development in the town and significant areas of the town centre have been identified as being at risk of flooding. Any residential development proposed in the areas at risk, including residential uses as part of mixed use schemes in the town centre, will need to comply with the approach to flood risk management set out in Chapter 7 of this Plan and objectives INF 7-10 to INF 7-15 of the Plan.

Housing mix

- 5.7.3 In recent years most of the housing development permitted within the Town Council area comprised apartments and in 2006 Midleton (town and environs combined) indicated a significantly higher percentage of households in the form of flats or apartments (10.4%), than was the case at county level (4.5%).
- 5.7.4 Over the lifetime of this Plan, the Council will seek to develop a broad range of house types within the town. It is recognised that the mix of house types proposed in an area should be influenced by a range of factors including the desirability of providing for mixed communities and a range of housing types and tenures; the nature of the existing housing stock in the area and the need to provide a choice of housing, suitable to all age groups and persons at different stages of the life cycle; the existing social mix in the area; the need to cater for special needs groups such as the elderly or disabled and the saleability of different types of housing. A neighbourhood with a good mix of unit types should include houses and apartments of different sizes and the Council will seek to ensure that future development in its functional area reflects these principles going forward.
- 5.7.5 The 2007 guidelines “Sustainable Urban Housing, Design Standards for New Apartments”, issued by the DoEHLG, aim to promote sustainable urban housing, by ensuring that the design and layout of new apartments will provide satisfactory accommodation for a variety of household types and sizes. Accordingly, these guidelines provide recommended minimum standards for:
- floor areas for different types of apartments,
 - storage spaces,
 - sizes for apartment balconies / patios, and;
 - room dimensions for certain rooms.
- 5.7.6 Within Midleton the provision of apartment schemes may be considered at appropriate locations and where a significant demand for smaller units of accommodation is evident.
- 5.7.7 To assist in the assessment of development proposals, a Statement of Housing Mix will be required with all applications for planning permission for multiple housing units. The Statement should detail the proposed housing mix and why it is considered appropriate; having regard to the types of issues outlined above and the need to achieved a balance of tenures within a development and counteract social segregation.

Design

- 5.7.8 At the level of the individual house, the Guidelines on Sustainable Residential Development in Urban Areas outline design considerations regarding the home and its setting, including daylight, sunlight and energy efficiency; privacy and security; car and bicycle parking; private and communal open space; residential density; access for all and communal services. In planning for its own development and in assessing future development proposals through pre-planning consultations and the development management system, the Council will seek to implement the recommendations of the Guidelines on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual.
- 5.7.9 In order to assist in the evaluation of development proposals relative to the various provisions of the Guidelines / Urban Design Manual, Design Statements will be required with applications which include housing. The design statement will be a relatively short document comprising text and graphics and should be tailored to reflect the complexity and importance of the site in question. As a general guide, design statements should include a character appraisal of the local area including any heritage issues ; consideration of all relevant development plan policies and objectives (and specifically those in relation to protecting the amenities of the area, house types and mix and public realm /safety issues), and relevant government guidance, relating

them to the site; consideration of the requirements of any design brief prepared for the site; explanation of the design approach adopted and why it is appropriate to the site etc.

Density

- 5.7.10 The question of density plays an important part in developing sustainable communities and in integrating new development within existing settlements. It is important that densities are appropriate to the character of an area, to the likely population profile of the area and market demand. The DoEHLG Guidelines promote the achievement of higher densities in appropriate locations and place particular emphasis on the importance of qualitative standards in relation to design and layout in order to ensure that the highest quality of residential environment is achieved.
- 5.7.11 A detailed zoning map for the town is contained within this plan. Residential development is considered an appropriate use in both town centre and residential zonings. Some of the sites zoned in the current plan lend themselves to development at densities in the ranges recommended by the Government. However, this plan recognises that in some cases, a more flexible approach to density can be taken bearing in mind local circumstances, the nature and character of existing development and the need to create sustainable and stable communities. Densities at the higher end of the recommended range can only be achieved on a site by site basis if certain high standards of design and layout are addressed. Cork County Council’s recently published “Design Guide for Residential Estate Development” will assist in this change of approach.
- 5.7.12 Similarly, individual zoned sites may often have constraints due to topography or portions that cannot be built for technical, amenity or other reasons that will affect the overall number of deliverable units on the lands. Potential developers should be mindful of this when assessing individual projects and adjust their proposals accordingly.

Objective. No	Development Plan Objectives: Sustainable Residential Communities
HOU 5-4	<p>(a) It is an objective of this plan to ensure that all new development within Midleton is of a high design quality and supports the achievement of successful urban spaces and sustainable communities. The Council will have regard to the provisions of the Guidelines on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual, and the Sustainable Urban Housing, Design Standards for New Apartments (2007), in development plan preparation and in assessing applications for development through the development management process.</p> <p>(b) It is an objective of this plan to promote development which prioritises and facilitates walking, cycling and public transport use, both within individual developments and in the wider context of linking developments together and providing connections to the wider area, existing facilities and public transport nodes such as bus and rail stops.</p> <p>(c) It is an objective of this plan to ensure that footpaths and public lighting are provided connecting all new residential developments to the existing network of footpaths in an area and that the works required to give effect to this objective are identified early in the planning process to ensure such infrastructure is delivered in a timely manner and in tandem with the occupation of the development.</p> <p>(d) It is an objective to require the submission of design statements with all applications for residential development in order to facilitate the proper evaluation of the proposal relative to key objectives of the Development Plan with regard to the creation of sustainable residential communities.</p>

Objective No	Development Plan Objectives: Sustainable Residential Communities
	<p>(e) It is an objective of this Plan to encourage higher residential densities at appropriate locations within the town so that average densities will generally be in accordance with Government advice.</p> <p>(f) It is an objective to secure the development of a mix of house types and sizes to meet the needs of the likely future population in accordance with the guidance set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas. It is an objective to require the submission of a Statement of Housing Mix with all applications for multi-unit residential development in order to facilitate the proper evaluation of the proposal relative to this objective.</p>

5.8 Standards and Criteria for Housing Open Space Provision

Private Open Space

5.8.1 Privacy is an essential part of the quality of a residential environment, with the provision of an adequate sized external space, free from undue observation, a fundamental principle of residential amenity. Privacy can be ensured by attention in the design process to the alignment of new residential buildings and their relationship to each other. The Council will apply the standards contained in the Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2008) and “Making Places: a design guide for residential estate development (April 2010)” prepared by Cork County Council. With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments (DoEHLG 2007) will apply.

Public Open Space (Residential)

5.8.2 The Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2008) recommend that both qualitative and quantitative standards be adopted for open space provision. In particular, much greater emphasis should be placed on the need to ensure the achievement of qualitative standards in relation to design and layout, resulting in a high quality residential environment which ensures that the reasonable expectations of users are more likely to be fulfilled. This is of particular importance in relatively dense urban areas where access to private open space is more likely to be limited. In this regard, the Urban Design Manual provides detailed guidance on the design and layout of open spaces within residential developments, with a particular emphasis on the quality of provision. These qualitative standards include design, accessibility, shared use, provision of sustainable urban drainage systems, biodiversity and provision for allotments and community gardens.

5.8.3 In line with these Guidelines, the Council, in the first instance, requires the provision of usable public open space in residential development, in the range of 12% to 18% of the total useable site area. The percentage shall increase as the density of the development increases. However where other recreational facilities are provided on site, the area of open space may be reduced and a more flexible approach will be taken, in particular where a high qualitative standard is achieved and where a residential development is close to the facilities of Midleton town centre or in close proximity to a public park or other natural amenity. Alternatively, the Town Council may also seek a financial contribution towards public open space or recreational facilities in the wider area in lieu of public open space within a development, where appropriate and subject to such on site provision being highly onerous.

5.8.4 Where possible and appropriate, consideration should be given to locating new public open space where it can connect up with existing open space and contribute to the overall development of a green infrastructure network in the town (as detailed in section 6.6 of the Plan).

5.9 Special Needs Housing

Accommodation for Travellers

- 5.9.1 Traveller accommodation is primarily the responsibility of Cork County Council through its Traveller Accommodation programmes for its functional area. The Council recognises the distinct requirements of Travellers in relation to the provision of accommodation and other facilities and supports the implementation of this Programme.

Objective No.	Development Plan Objectives: Accommodation for Travellers
HOU 5-5	It is an objective, to encourage the provision of permanent accommodation for Travellers subject to proper planning considerations and the principles of sustainable development, having regard to the shortage of suitable development land within the Councils boundaries and the provisions of the Traveller Accommodation Programme for County Cork 2009-2013 and any subsequent programmes

Elderly

- 5.9.2 The country’s aging demographic profile poses strategic challenges for society in general and more specifically for the development of responsive health and social policies. As a key social policy area, the provision of suitable housing for the elderly to meet their specific needs, will inform the provision of housing in Midleton
- 5.9.3 Older people have a range of housing needs relating to access, medical care, security and personal safety among other issues. The location of housing is an important issue for the elderly particularly those who live alone and are reliant on public transport and local services. Dwellings and other residential facilities catering specifically for older people should be located in close proximity to convenience shops, community facilities and public transport nodes. There is a move away from nursing home care to a ‘semi supported’ or ‘assisted living’ concept which is considered a suitable option for many older people as it enables them to live relatively independently in their own homes.
- 5.9.4 For those who wish to continue to live independently, it is important that the opportunity exists to trade down or downsize in the area in which they live (for example to a smaller or single storey dwelling or apartment unit). Assessment of housing mix needs to consider this in appropriate developments and locations.

Objective No.	Development Plan Objectives: Accommodation for the Elderly
HOU 5-6	It is an objective to provide and facilitate the provision of accommodation to meet the needs of the elderly and to encourage the provision of a range of housing options for elderly persons in central, convenient and easily accessible locations and to integrate such housing with mainstream housing where possible.

Special needs housing

- 5.9.5 In considering housing for people with special needs, location is critical, particularly to those with a mobility related disability. The importance of access to public transport, local community services, and facilities is a significant factor for a mobility-impaired person in improving quality of life. In terms of house design, compliance with part M of the Building Regulations expands options available to people with a disability.

- 5.9.6 Support is needed for the concept of independent living for people with a disability. When designing adapted housing units, consideration should be given to the fact that some people require live in care.
- 5.9.7 Where a specific special housing need is identified within an area, meeting this need should be considered during the pre-planning negotiations involving reserved land under Part V so that the need can be provided for during the design stage of the development. Meeting the special housing needs of this group should be considered in preparation of the Statement of Housing Mix, required under objective HOU 5-4.

Objective No.	Development Plan Objectives: Accommodation for People with Disabilities
HOU 5-7	It is an objective to provide and facilitate the provision of accommodation to meet the needs of those with disabilities through the provision and/or adaptation of appropriate accommodation.

5.10 Other Development

Extensions to Dwellings

- 5.10.1 The construction of extensions to houses will generally be encouraged as a sustainable use of land. The design and layout of extensions should have regard to the amenities of adjoining properties, particularly as regards sunlight, daylight and privacy.

Changes of Use

- 5.10.2 Conversion of houses to other uses, which would impact on the residential amenities of an area by reason of noise or traffic or other reason and would result in the loss of units for family accommodation, will generally be discouraged.

Residential infill

- 5.10.3 Potential sites may range from small gap infill, unused or derelict land and backland areas, side gardens of existing houses, up to larger undeveloped sites within an established residential area. A balance has to be struck between the reasonable protection of the amenities and privacy of adjoining dwellings, the protection of established character and the need to provide residential infill. Proposals for development involving the intensification of residential uses within existing residential areas such as houses in side gardens will need to clearly demonstrate that the proposal respects the existing character of the area and would not harm the amenity value of adjoining properties.

Backland Development

- 5.10.4 The development of backland sites in a coherent and well-designed manner can contribute to enhancing the vibrancy and character of an existing settlement while also contributing to the efficient use of serviced lands. The development of backland sites on an individual basis (i.e. rear garden areas/ individual backlands with no frontage) can conflict with the established pattern and character of development in an area. Backland development will generally only be considered where the proposed development forms part of a comprehensive plan for development of the entire backland area.

Objective No	Development Plan Objectives: Residential Areas
HOU 5-8	<p>Amenity in Residential Areas</p> <p>It is an objective, normally, to maintain and enhance overall standards of amenity within established residential areas.</p>
HOU 5-9	<p>Community Facilities in Residential Areas</p> <p>It is an objective, normally, to promote the provision of community and other facilities as an integral part of both new and established residential areas subject to overall residential amenity.</p>
HOU 5-10	<p>Design of Residential Areas</p> <p>(a) It is an objective, normally, in both established and new residential areas, to foster a high standard of neighbourhood design, to encourage improved pedestrian and public transport access,</p> <p>(b) It is an objective that all residential developments will have regard to “Making Places: a design guide for residential estate Development May 2011” prepared by Cork County Council.</p>
HOU 5-11	<p>In-fill Development: Residential Areas</p> <p>It is an objective, normally, in residential areas, to ensure that proposals for ‘in-fill’ development preserve or enhance both the character of the area as a whole and the setting of any original buildings on the site.</p>
HOU 5-12	<p>Incompatible Uses: Residential Areas</p> <p>It is an objective of this plan, normally, in residential areas, to discourage the expansion or intensification of existing uses that are incompatible with residential amenity.</p>
HOU 5-13	<p>New Residential Areas</p> <p>It is an objective, on land zoned for new residential development, to promote development mainly for housing, associated open space, community uses and, only where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area.</p>

5.11 Residential Protection Zones

5.11.1 Midleton is fortunate that many residential streets and residential units over ground floor businesses still exist and maintain the vibrancy of a mixed use environment. It is an objective of this plan that this characteristic of the town is maintained by designating Residential Protection Zones where change of use will not be permitted except in exceptional circumstances. This plan and previous development plans have encouraged the conservation and protection of the historical residential element of the character of Midleton’s Town Centre.

5.11.2 The plan has identified 10 Residential Protection Zones in the town (See Zoning Objectives-Map 1) as follows;

- Mill Road
- Upper Mill Road (incl. McSweeney Terrace).
- New Cork Road
- Thomas Street

- Connolly Street/McDermott Street/Casement Place
- Ardan Cluain Molt
- Broderick Street
- Rock Terrace
- St. Mary's Road(1)
- St. Mary's Road(2)

Objective No.	Development Plan Objectives: Residential Protection Zones
HOU 5-14	It is an objective, in areas designated as Residential Protection Zones to protect existing established residential uses and not permit any change of use from residential except in exceptional circumstances.

6 Community Facilities, Recreation and Open Space

Key aims for Community facilities, recreation and open space:

- ***Pursue a policy of appropriately locating services with regard to the needs of the town's community***
- ***Ensure that new developments meet requirements for the provision of community infrastructure***
- ***Implement policies with regard to the provision of childcare, educational and healthcare facilities***
- ***Develop a comprehensive Green Infrastructure strategy for town which will seek to protect and enhance existing Green Infrastructure and to seek to develop additional Green Infrastructure where possible.***

6.1 Social and Community Infrastructure

- 6.1.1 The proper provision of community infrastructure of a high standard, in the most appropriate locations and in tandem with housing and other development is important for all age groups and sectors of society and is an essential component of building sustainable and properly planned communities. Recently published Guidelines on Sustainable Residential Development in Urban Areas highlight the need to phase and appropriately locate development in line with the availability of essential social and community infrastructure such as schools, amenities and other facilities. Where appropriate, facilities should also be capable of adapting to changing needs over time. The timely delivery of such facilities to meet the needs of communities is a key priority of this Plan.
- 6.1.2 Community infrastructure is an all-embracing term that should be taken to include buildings and other facilities, which provide community, educational, social, health, childcare, cultural, religious, recreation and leisure facilities that serve the needs of the public. It encompasses facilities and services that are publicly provided and those which are privately funded and developed. Community infrastructure also includes more traditional local services such as local shops and post offices, which in addition to a primary commercial function, can help maintain and nurture a sense of community at local level.
- 6.1.3 Midleton is generally well served with facilities but further investment will be required in line with planned population growth. In order to plan for the proper provision and funding of community facilities, more information is required on the current level and distribution of provision. To this end the Council will, in co-operation with other key agencies and organisations, facilitate and prioritise the completion of an audit assessing the provision of community infrastructure and prepare local strategies that will identify the type and range of community facilities required to serve both existing and future communities. In particular it is considered that a shared provision model is particularly suitable to catering from the diverse range of activities in the town and, through the objectives of this Development Plan, the Council will seek to encourage the provision and further development of community facilities in the town, that are designed to facilitate multi-purpose functions. Clustering of facilities at appropriate locations will also be encouraged.
- 6.1.4 The Council has used its powers under Section 48 of the Planning and Development Act 2000, to prepare a Development Contributions Scheme and currently requires developers to contribute to the development of amenities in the town. In any review of the Development Contributions Scheme in the future, consideration may be given to expanding the range of facilities funded under this Scheme.

Objective No.	Development Plan Objectives: Social and Community Infrastructure
CRO 6-1	<p>Provision of Social and Community Infrastructure</p> <p>It is an objective of the plan to ensure that all developments make adequate provision for community, recreational and amenity facilities, that are located where they can best meet the needs of the entire community that the facility is intended to serve and to seek their provision concurrent with development.</p>
CRO 6-2	<p>Audit of Community Infrastructure</p> <p>It is an objective to facilitate and prioritise, in co-operation with other key agencies and organisations, the completion of audits assessing the provision of community infrastructure in the town and to prepare local strategies that will identify the type and range of community facilities required to serve both existing and future communities.</p>
CRO 6-3	<p>Funding of Community Facilities</p> <p>It is an objective to utilise the Councils powers under the Development Contributions Scheme to fund investment in community facilities, which will form a basis for the improvement of existing facilities and the funding of new community facilities.</p>

6.2 Childcare Facilities

- 6.2.1 Government policy seeks to increase the number of places available and to improve the quality of childcare services for the community. The provision of childcare facilities, in various forms, is recognised as a key component of social infrastructure, integral to economic and social well-being and Government policy seeks to increase the number of places available and to improve the quality of childcare services for the community. The National Action Plan for Social-Inclusion 2007-2016 identifies the provision of childcare as an essential component in enabling parents to participate in the workforce and to obtain an income that provides an acceptable standard of living for the family unit. Childcare facilities also provide valuable employment opportunities and can act as an important focal point for communities.
- 6.2.2 Whilst there are a range of childcare options available within the town and environs which provide full and part time childcare options, further population growth will necessitate further provision. The Town Council is committed to working with the County Childcare Committee in developing optimum childcare provision in the town.
- 6.2.3 The provision of childcare facilities should be implemented in a sustainable manner, compatible with land-use and transportation policies contained elsewhere in this plan. The Guidelines for Childcare Facilities identify a range of appropriate locations for the provision of childcare facilities including work places, schools, new communities / larger housing developments, community centres, town and neighbourhood centres and adjacent to public transport corridors, park-and-ride facilities, pedestrian routes and dedicated cycle ways. In large-scale retail, leisure or tourism developments, in particular, shopping centres, the provision of drop-in childcare facilities for shoppers will be encouraged.
- 6.2.4 Where appropriate, the Council will encourage the provision of a broad range of childcare facilities (i.e. childminding, seasonal service, full day care and after school care). The Planning Authority will resist the conversion or loss of childcare facilities to other uses unless it is clearly demonstrated, that having regard to the existing geographic distribution of childcare facilities,

the emerging demographic profile of the area or other extenuating circumstances prevailing, that this level of childcare provision is not required.

- 6.2.5 In accordance with the Government guidelines, one of the more important locations for childcare facilities will be large new-housing developments. Here, normally, provision should be made for well-located, purpose built childcare facilities in developments of 75 dwellings or more, in tandem with proposals for residential development. The size and number of the facilities should be determined in relation to local needs and likely future demand from the immediate locality. The Council will require smaller developments to pay a development contribution to enable appropriate provision to be made off-site, where such facilities are deemed necessary. Third party direct provision of childcare facilities may also be taken into account.

Objective No.	Development Plan Objectives: Childcare Facilities
CRO 6-4	<p>Childcare Facilities</p> <p>(a) It is an objective to facilitate the provision of a broad range of childcare facilities at appropriate locations, compatible with land-use and transportation policies and the principles of sustainable development, and otherwise in accordance with national policy and with the Guidelines on Childcare Facilities, 2001. With respect to new residential development one childcare facility with places for a minimum of 20 children shall generally be required for each 75 dwellings proposed.</p> <p>(b) It is an objective to ensure that childcare facilities are accommodated in appropriate premises, suitably located with sufficient open space in accordance with the Childcare (Pre-School Services) Regulations 2006.</p>
CRO 6-5	<p>Monitoring Childcare Needs and Provision</p> <p>It is an objective to monitor and assess in conjunction with the Cork County Childcare Committee, the continuing needs of children and related facilities and review progress on the provision of same, during the period of this development plan, through the mechanism of the Cork County Baseline Childcare Census and having regard to the National Childcare Strategy.</p>
CRO-6-6	<p>Change of Use of Childcare Facilities</p> <p>It is an objective to resist the conversion or loss of childcare facilities to other uses unless it is clearly demonstrated, that having regard to the existing geographic distribution of childcare facilities, the emerging demographic profile of the area or other extenuating circumstances prevailing, that this level of childcare provision is not required.</p>

6.3 Healthcare Facilities

- 6.3.1 A number of public, private and voluntary agencies and private providers share the responsibility for providing healthcare services in Midleton. The Health Service Executive (HSE) – Southern Area is the primary body responsible for the management and delivery of health and personal social services. The increasing role of the private sector in the provision of health care facilities is also recognised.
- 6.3.2 Healthcare facilities in Midleton include Our Lady of Lourdes Hospital (Midleton Community Hospital) and Home which is located within the Town Council area. It is currently run by the Health Service Executive (HSE) and provides long-stay, respite and convalescent care to the

older population of Midleton and the surrounding area. The 72 bed hospital is set on a seven acre site and provides a range of other services on site including a day centre, physiotherapy, occupational therapy, public health nursing and a mental health day hospital.

- 6.3.3 The Southern Health Board also has a health centre in the town. A Rehabilitation Centre is run by COPE at Avoncore on a site provided by the Town Council. There are no primary care teams in Midleton at present.
- 6.3.4 Through the objectives of this Development Plan, the Town Council will seek to facilitate the provision of built facilities to meet the operational requirements of the agencies that provide healthcare services in the town. The trend away from traditional hospital based care towards a strategy that will require an increased number of built facilities in other locations is recognised with particular reference to the provision of Primary Care Facilities. The first choice of location for future health care facilities, including nursing homes, is within or adjoining the town centre where facilities can be integrated within existing communities and can be readily accessed, preferably by public transports, in conjunction with other services.

Objective No.	Development Plan Objectives: Healthcare Facilities
CRO-6-7	<p>Provision of Healthcare Facilities</p> <p>(a) It is an objective to support the Health Service Executive (South) and other statutory and voluntary agencies and private healthcare providers in the provision of appropriate healthcare facilities and the development of both the system of hospital care and the provision of community based care facilities, at appropriate locations, subject to proper planning considerations and the principles of sustainable development.</p> <p>(b) It is an objective in particular to encourage the integration of healthcare facilities with new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly for the disabled, the elderly and children. The preferred location for new healthcare facilities is within or adjoining the town centre.</p> <p>(c) It is an objective to encourage, support and facilitate the provision of services for the aged population. The Council is committed to accommodating the needs of older people by the facilitation of nursing home developments in appropriate locations.</p>

6.4 Education

- 6.4.1 Midleton has notable provision in terms of educational facilities with five primary schools and four secondary schools in the town. The primary schools are the Gaelscoil, St Bridget’s, St John the Baptist, Christian Brothers and the Educate Together. Both the Gaelscoil and the Educate Together schools are seeking new premises. The secondary schools comprise Christian Brothers, Midleton College, St Mary’s High School and St Colman’s Community College.
- 6.4.2 Despite this future population growth, particularly within the environs of the town, will give rise to an additional requirement for approximately 24 classrooms for primary school age and 346 post-primary school places. Both the Gaelscoil and Educate Together primary schools require new premises. The Midleton Electoral Area Local Area Plan 2011, recently adopted by Cork County Council as the Planning Authority for the environs of the town, makes provision for the following new educational facilities:
 - two primary schools and a post primary school within the X-01 Waterrock Master Plan Area
 - a primary school at Ballinacurra to serve the population south of the N25.

- a school site within the R-01 Residential lands at Baneshane.
- 6.4.3 This provision should ease pressure on school places within the town council area.
- 6.4.4 Within the Town Council area, the sites occupied by existing schools have all been zoned for institutional/ Civic / Educational use to safeguard their use into the future and maximise the potential of existing school provision.
- 6.4.5 The Council recognises that it has an important role to play in terms of supporting the Department of Education and Science in terms of assessing future educational needs and in facilitating the provision of sufficient and suitable lands in appropriate locations, to meet the need for new or expanded schools in a timely manner and as an integral part of the growth of the town.
- 6.4.6 The Guidelines on Sustainable Residential Development in Urban Areas place a new emphasis on the need to select school sites which maximise the potential for sustainable mobility patterns, offer the potential to share major public open spaces and can support other community uses outside of school hours. In addition, the Guidelines stress the importance of substantial development proposals to be accompanied by an assessment of the capacity of the schools in an area to cater for the demand for school places likely to be generated by the development. In particular the guidelines recommend that applications for in excess of 200 dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large scale residential developments (800+ units), planning authorities are obliged to consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities.

Objective No.	Development Plan Objectives: Educational Facilities
CRO-6-8	<p>(a) It is an objective to facilitate the development of primary, post primary, third level, outreach, research, adult and further educational facilities to meet the needs of the Town and Environs.</p> <p>(b) It is an objective to work closely with the Department of Education & Skills to identify existing and future educational requirements, identify and reserve suitable sites for educational purposes and acquire, as appropriate and with the approval of the Department of Education & Skills, sites for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development of an area.</p> <p>(c) In identifying new sites for educational needs regard shall be had to the Guidelines on Sustainable Residential Development in Urban Areas as they relate to education provision and the Joint Code of Practice on Provision of Schools and the Planning System (August 2008).</p> <p>(d) It is an objective to encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations.</p>

6.5 Open Space and Recreation

- 6.5.1 The main areas of open space in Midleton include the Town Park which comprises the grounds of Midleton Lodge and lands along the Dungourney River in front of the Distillery and the Green at the northern end of town. A park has also been developed at Bailick at the southern end of the town and comprises a short walk and seating area.

- 6.5.2 A new pedestrian walk was recently completed outside the Town Council boundary at Ballinacurra linking it to Ballyannan Wood, providing an attractive off-road amenity walk. The potential to provide additional amenity walks, linking existing and future facilities is outlined in the Traffic and Transportation Study including the Owenacurra River Route and Dungourney River Route linking with Ballyannan Wood. At present there are several informal or low quality pedestrian routes along these rivers and there is potential to upgrade same.
- 6.5.3 Other private recreational facilities include the GAA pitch to the north of the town although these lands are zoned for town centre uses and are likely to be redeveloped in the future. There are also private sports facilities within the grounds of Midleton College.
- 6.5.4 As Midleton town is intended to grow significantly over the coming decade this will place additional burden on the open space hierarchy. In particular there is an opportunity to create an integrated pedestrian and open space network.
- 6.5.5 The Council is committed to the provision of Recreation and Amenity facilities, including sports and arts / culture facilities, to serve; as far as is possible, the recreational needs of the population it serves. This may include direct provision of facilities by the Council and the facilitation of other providers, whether community groups or sports clubs, in their efforts to provide recreation and amenity projects. In this regard the Council will have regard to the provisions of the following policy documents in assessing development proposals;
- Cork County Council Recreation and Amenity Policy (2006)
 - Guidelines on Sustainable Residential Development in Urban Areas (DoEHLG 2008),
 - Urban Design Manual, a best practice guide (DoEHLG 2008).
 - “Making Places: a design guide for residential estate development, April 2010” prepared by Cork County Council.
- 6.5.6 In addition, unless otherwise provided for within this Plan, the Council seeks the retention of all existing recreational land and facilities in their present use and ensures that new developments make adequate provision for the recreational needs of the future residents of the development or contribute appropriately under the Development Contributions Scheme so as to provide such facilities in the public domain. In particular is the policy of the Council that;
- The development of existing public or private open space, including sports grounds, or other recreation facilities, for other purposes will not be permitted unless a suitable alternative open space or the enhancement / upgrading of an existing facility can be achieved as a replacement in the same area.
 - Development resulting in the loss of built leisure facilities will not be permitted unless suitable alternative facilities can be provided as a replacement. Accessibility of the new facilities by the community being served shall be a pre-requisite for permitting any relocation of recreation facilities.
 - The Council will promote and encourage community liaison and community partnership in relation to the development of amenity and recreational facilities as well as in their ongoing management.
 - The Council will investigate ways to improve the quality and capacity of existing facilities and ways to develop new recreational and amenity facilities through initiatives in both the public and private sector. Sources of funding will be investigated and pursued to achieve this at Government level with the sport’s governing bodies, through local community partnership and through private development proposals.
 - The Council will continue to use its powers under Section 48 of the Local Government Planning and Development Act 2000 to impose development charges for Recreation and Amenity purposes. It is intended that the spending of funds raised in this way

will be used to achieve both the enhancement of existing facilities and for the provision of new facilities as appropriate. Under Section 109 of the Local Government Act, 2001, the Council may also use its powers to set up a community fund.

- Developers of new housing developments will be required to make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposal. Such provision shall include direct provision of facilities on or off site or, in exceptional circumstances; a financial contribution in lieu of provision shall be made to the Council to enable it to make appropriate alternative provision. Provision of facilities shall be in line with the requirements set out in Cork County Council Recreation and Amenity Policy document 2006.

6.5.7 Where development is proposed on lands adjoining a river, the area immediately adjacent to the waterway should be retained as a linear park, walkway and cycleway, which links into the wider open space network (e.g. parks and other open spaces) and is accessible to the general public. The criteria used for selecting the preferred locations should include avoiding disturbance to birds, preservation of natural landscaping features, accessibility and gradient and managing flood risk. Suitable pedestrian linkage between open spaces should be identified and where appropriate cycle lanes provided. Development proposals should direct movement away from the estuary or incorporate screen planting or other suitable buffering to avoid potential for disturbance to birds.

Objective No.	Development Plan Objectives: Open Space
CRO 6-9	<p>Existing facilities</p> <p>It is an objective of this plan to protect and improve existing recreational facilities and public open space for which the Town Council has responsibility, and protect such areas from development or a change of use, and to improve linkages between such facilities and new development.</p>
CRO 6-10	<p>New developments</p> <p>It is an objective in the case of new residential developments, to require developers to make appropriate provision for amenity and recreation infrastructure commensurate with the needs of the development as an integral element of their proposals. Such provision should include direct provision on or off-site or the payment of a development levy to enable appropriate alternative provision to be made. Provision of facilities shall be in line with the requirements set out in 'Cork County Council Recreation and Amenity Policy' document 2006.</p>
CRO-6-11	<p>Improvement of Facilities</p> <p>It is an objective to seek opportunities to improve the quality and capacity of existing Recreation and Amenity facilities, through initiatives with both the public and private sector (sports governing bodies, local community partnerships and private development proposals) and where appropriate, the Council will use its powers under Section 48 of the Planning & Development Act 2000 to require development levies to achieve the enhancement of these facilities and the provision of new facilities.</p>
CRO-6-12	<p>Amenity areas along the river / parks</p> <p>It is an objective of this Plan to protect river corridors having regard to the need to avoid disturbance to wintering birds and managing flood risk, and where possible, develop these as natural amenity corridors, connecting different parts of the town and linking up</p>

Objective No.	Development Plan Objectives: Open Space
	with established amenity areas. Development proposals should direct movement away from the estuary or incorporate screen planting or other suitable buffering to avoid potential for disturbance to birds.

6.6 Green Infrastructure

- 6.6.1 Green Infrastructure is a term that is used to describe the interconnected networks of land and water all around a settlement or area and which both sustain environmental quality and enrich the quality of life. Open spaces (green infrastructure) can serve a variety of functions including the provision of space for recreational and amenity uses, flood and storm relief, the maintenance of buffer zones to protect water quality, as well as providing space for nature.
- 6.6.2 As Midleton continues to grow and expand it is important to protect and retain its existing open spaces and amenity areas. In this regard over the life of this Plan the Council will develop and implement a comprehensive Green Infrastructure Strategy for the town in consultation with key stakeholders and the public, to identify, protect and enhance existing green infrastructure resources and to improve access to, and connectivity between, open spaces as appropriate. Pending the development of the strategy all proposals for development should take account of existing green infrastructure resources and ensure that these are protected and enhanced as new development takes places. Large scale development proposals should include a plan for the management of their open space areas. In particular, it is important that pedestrian linkages are provided which link open spaces in new development in the environs of the town to the existing open spaces within the town centre. Whilst some corridors are informally in place it would be of great advantage to the attractiveness of the town to improve such routes through all weather surfacing and infrastructure such as seating or play areas, where appropriate.

Objective No.	Development Plan Objectives: Green Infrastructure
CRO-6-13	<p>Green Infrastructure Network</p> <p>It is an objective over the lifetime of this plan to develop and implement a comprehensive Green Infrastructure Strategy for the town in consultation with key stakeholders and the public, to identify, protect and enhance existing green infrastructure resources and plan for future green infrastructure provision linking open space/amenity areas in the Town Council with similar existing and proposed areas inside and outside the town boundary.</p>
CRO-6-14	<p>New Development</p> <p>All new development proposals shall contribute to the protection and enhancement of existing green infrastructure and the delivery of new green infrastructure as appropriate.</p>

6.7 National Play Policy

- 6.7.1 The National Play Policy was published in 2004, with an overall objective to plan for an increase in public play facilities and thereby improve the quality of life of children living in Ireland, by providing them with more play opportunities. It is Council policy to support the provision of structured and unstructured play areas and facilities throughout the town where possible. In larger new residential developments, provision should be made for play facilities concurrent with development. Appropriate development contributions may be levied on a smaller scale development as appropriate to its size.

Objective No.	Development Plan Objectives: Play Areas for Children
CRO 6-15	<p>Play Areas for Children</p> <p>(a) It is an objective of the Plan to seek the provision and suitable management of children’s play areas in new housing developments and to implement measures to find suitable sites for their provision to serve existing residential areas.</p> <p>(b) It is an objective to develop and implement, in co-operation with other relevant agencies, a Play Policy for the town which will set out a strategy for the provision, resourcing and implementation of improved opportunities for children to play.</p>

7 Infrastructure

The key infrastructure aims of this plan are to:

- *Ensure that adequate water supply is available to serve the growing needs of the town.*
- *Ensure that all waste discharges are adequately treated.*
- *Ensure new development complies with the requirements of the Guidelines on Flood Risk assessment.*

7.1 Introduction

7.1.1 This chapter deals primarily with water services infrastructure required to meet future development needs of the town and comply with environmental standards, and the Councils policy with regard to dealing with flood risks.

7.2 Water Services

7.2.1 Direct Water and Sewerage provision within the Town Council Area is now within the remit of Cork County Council.

7.2.2 Midleton is located within the Owenacurra Water Management Unit. The Owenacurra and Dungourney water bodies are the relevant water bodies for the town and are identified by the South Western River Basin District (SWRBD) Plan as being at risk. The overall objective for 2021 is to restore these water bodies. Although other issues such as agricultural practices and septic tanks are significant factors, the recently upgraded waste water treatment plant for the town will aid the achievement of this objective. Further upgrades will be required to the treatment plant if the population target is to be achieved.

7.2.3 Given the scale of growth envisaged in Midleton it is important that environmental issues are given sufficient consideration. Water quality in the Dungourney River has been identified as being of poor status and water quality in the Owenacurra River is only at moderate levels. These rivers are therefore at risk of not achieving good quality status by 2021.

7.2.4 The estuarine and coastal waters are designated as a 'Protected Area' which is a water body requiring special protection under EU legislation because they are bathing waters, nutrient sensitive and designated as an SPA and cSAC. The continued upgrading of the WWTP for the town is clearly a priority and will further contribute to the improvement of water quality to good status by 2021.

7.2.5 Pollution Reduction Programmes (PRPs) have been established for four designated Shell Fish growing areas to the south of Midleton at Rostellan North, Rostellan South, Rostellan West and Cork Great Island North Channel. These PRPs seek to protect and improve water quality and ensure compliance with the standards and objectives for these waters established by the 2006 Quality of Shellfish Waters Regulations (S.I. No. 268 of 2006) and with Article 5 of Directive 2006/113/EC of the European parliament and of the Council on the quality required for shellfish waters. The Pollution Reduction programmes include a range of actions and mitigation measures aimed at improving water quality. Midleton Town Council will support Cork County Council, the sanitary authority for all waste water infrastructure serving the town, to ensure the implementation of the Pollution Reduction Programmes for the Designated Shellfish Areas.

Water

7.2.6 In Midleton the existing drinking water supply is inadequate, in terms of both the capacity of the water treatment plant and storage. Existing abstractions from the Owenacurra River are shared with Cobh Rural Water Supply Scheme. Further abstractions have been deemed

unacceptable because of the possibility that increased demand would abstract too high a proportion of the dry weather flow in the river.

- 7.2.7 There are some local options to upgrade the supply but given the scale of growth proposed and potential for water supply constraints, it appears the most effective option may be to extend the trunk main recently constructed to Carrigtwohill, as part of the City and Harbour Water Supply scheme, as far as Midleton. This would need to be subject to Strategic Environmental Assessment / Habitats Directive Assessment. In addition the treated water storage capacity should be increased at Broomfield. Given the role of Midleton in the delivery of growth targets in Metropolitan Cork, it is critical that this constraint on the drinking water supply is overcome so development is not constrained.

Waste Water

- 7.2.8 Wastewater in Midleton is collected in a partially combined drainage network. The works currently comprises of eight pumping stations. The Midleton wastewater treatment plant (WWTP) provides secondary treatment by extended aeration and advanced treatment by UV disinfection of the final effluent. Nitrification and denitrification are achieved by the inclusion of an anoxic zone in the aeration plant. The plant was originally designed is designed for a Population Equivalent (PR.) of 10,000 and BOD loading of 600kg/day but was upgraded to provide a capacity of 15,000 PE in 2012. Further upgrades will be required to the treatment plant if the population target is to be achieved.
- 7.2.9 The primary discharge is to the North Channel Great Island at Rathcoursey point via a diffuser. Four of the pumping stations have storm tanks and associated storm water overflows which discharge to the Owenacurra estuary. There have been a significant number of storm overflows on the existing collection system. Work to realign sewers and reduce infiltration is ongoing. Wastewater discharges from Midleton to Cork Harbour are particularly sensitive because the area is a Sensitive Catchment (Owenacurra Estuary/North Channel), includes a Special Area of Conservation (001058 - Great Island Channel SAC) and a Special Protection Area (004030 - Cork Harbour SPA). In addition, areas of the harbour are designated for Shellfish Production and applications have been made to designate additional areas so water quality is an important consideration. Finally, it is proposed to designate bathing areas within the Harbour. Bathing Areas within the Harbour will be required to meet the 2008 Bathing Water Quality Regulations from 31 December 2014 so water quality is again a significant consideration.
- 7.2.10 The Waste Water Treatment Plant operates under a discharge licence which sets out in detail the conditions under which Cork County Council will control and manage the wastewater discharges from the agglomeration covered by the licence. The licence requires certain remedial action to be undertaken within specified timeframes in order to address each of the discharges within the agglomeration in particular the storm water overflows and this work is ongoing. This remedial action could ensure that appropriate protection is afforded to the receiving water environment.

Addressing Water Services Constraints

- 7.2.11 Completion of the upgrade of the WWTP will ease the situation as regards capacity in the WWTP in the medium term although further upgrades will be required to cater for the target population of the town. In the absence of an upgrade to the current drinking water supply, significant development within the town would be unsustainable. This issue needs to be resolved as quickly as possible if the town is to achieve the strategic role earmarked for it under CASP in Metropolitan Cork. It is an objective of this plan to support the development and upgrading of water and waste water infrastructure in advance of the future development and growth of the town of Midleton.

Objective No.	Development Plan Objectives: Water Services
INF 7-1	<p>Water Services – Overall Objective</p> <p>a) In order to secure the population growth and supporting development, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and ensure the protection of the Great Island Channel Special Area of Conservation, needs to be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>(b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>(c) Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels.</p> <p>(d) It shall be an objective to support the achievement of good ecological water quality status in the coastal waters near Midleton and the Town Council shall support Cork County Council to ensure the implementation of the Pollution Reduction Programmes for the Designated Shellfish Areas.</p>
INF- 7-2	<p>Water Supplies & Wastewater Disposal</p> <p>(a) It is an objective generally to provide support for the funding and delivery of water supply and wastewater disposal infrastructure requirements broadly in accordance with the principles and strategies of this Plan in order to accommodate the planned levels of growth expected for the town.</p> <p>(b) It is an objective generally to improve and extend the water supply and wastewater disposal infrastructure to serve the planned levels of growth for Midleton as set out in this Plan, in order to facilitate balanced development which can maximise the economic potential of the town.</p> <p>(c) Development will normally be required to utilise public waste water treatment facilities subject to sufficient capacity being available.</p>
INF-7-3	<p>Drinking Water Quality</p> <p>It is an objective to ensure that all drinking water in the town complies with the European Union Drinking Water Directive 98/83/EC and that all surface water and ground water supplies comply with the requirements of Surface Water Directive 75/440/EC and Ground Water Directive 80/68/EEC.</p>
INF 7-4	<p>Water Conservation</p> <p>It is an objective of this Plan to promote the conservation of water through better management and maintenance of water service infrastructure to prevent wastage and through the promotion of rainwater harvesting schemes etc.</p>

7.3 Surface Water Drainage

- 7.3.1 Surface water is usually disposed to the foul sewers and these often become overloaded in periods of high rainfall and tides. Inadequate protection of the rivers and tributaries can reduce the capacity for adequate storm-water runoff along these rivers. In the case of newly zoned lands, development should be kept at a reasonable distance from the stream banks and protection measures put in place.

- 7.3.2 It is a requirement of this Plan that all new developments should be based on sustainable drainage systems (SUDS). This will help to achieve environmental improvements to the Towns water resources.
- 7.3.3 The overall principle behind the SUDS process is to minimise runoff. Therefore the extent of impermeable surfaces such as road surfaces, parking areas, driveways, patios, etc, should be minimised by careful attention to site layout and the specification of porous surfacing materials where practicable. The management of storm-water drainage should emphasise retention and infiltration at source, which reduces runoff volumes and slows the rates of runoff as well as providing partial treatment. The latter requirement reduces the pollution threat to watercourses and ground water.

Objective No.	Development Plan Objectives: Surface Water Drainage
INF-7-5	<p>Sustainable Drainage Systems (SUDS)</p> <p>It is an objective that all new developments should incorporate Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for all such developments.</p>
INF-7-6	<p>Surface Water Infrastructure Needs</p> <p>It is an objective generally to provide support for the funding of and to improve and extend surface water disposal infrastructure to serve the planned levels of growth, during the lifetime of this Plan, in order to facilitate development.</p>

7.4 Groundwater Protection

- 7.4.1 Groundwater is a natural resource with both ecological and economic value and is of vital importance for sustaining life, health, agriculture and the integrity of ecosystems.
- 7.4.2 In compliance with the Water Framework Directive, a Groundwater Action Programme has been prepared for the South West River Basin District. Groundwater in Midleton Town is classified as being of “good status”, although some of the nearby water bodies are classified as poor, mainly due to over-abstraction by quarries and infiltration of saline water. It is an objective of this plan to protect the good status of the water bodies within the Town Council area.

Objective No.	Development Plan Objectives: Ground Water Protection
INF 7-7	It is an objective of this Plan to protect ground water resources within the Plan area and to work with Cork County Council in developing a Ground Water Protection Scheme for the town and environs.
INF 7-8	In assessing applications for development the Council will consider the impact on the quality and quantity of ground water and will have regard to the recommended approach ‘Groundwater Protection Schemes’ (and the Response Matrices) published by the Department of Environment Heritage and Local Government, the Environmental Protection Agency and the Geological Survey of Ireland.

7.5 Waste

7.5.1 There is a major civic amenity site at Rossmore near Carrigtwohill which is only accessible by car. There are also two bring sites in Midleton at Distillery Walk and in the Tesco car park where there are facilities for the recycling of glass, textiles, beverage cans and food tins.

7.5.2 A number of private refuse collectors collect refuse in the Town and environs on a weekly basis. Litter bins are provided throughout the town by the Town Council and are emptied daily. The main streets are cleansed seven days a week.

Objective No.	Development Plan Objectives: Waste
INF-7-9	<p>Waste Management Plan</p> <p>It is an objective to implement and support the provisions of Cork County Council's approved Waste Management Plan and in particular, to promote the development of facilities for the prevention, minimisation, re-use / re-cycling or disposal with energy recovery of waste material.</p>

7.6 Flood Risks

Overall Approach

7.6.1 The Town Council, in preparing its strategy for the management of flood risks set out in the following paragraphs, has had regard to its obligations under Section 28 of the Planning and Development Acts in relation to the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister for the Environment, Heritage and Local Government and the Minister of State at the Department of Finance with special responsibility for the OPW in November 2009. To comply with the EU Floods Directive introduced on 26th November 2007, and in line with the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government under section 28 of the Planning & Development Acts an assessment of flood risks has now been formally taken into account.

7.6.2 The Town Council has conferred with the County Council who have had detailed discussions with officials of the OPW, the lead agency for flood risk management in Ireland, in the preparation of its strategy.

7.6.3 In order to provide information about possible flood risks to the public generally and to those contemplating development, Cork County Council in close association with the OPW, has compiled a series of indicative maps flood maps for all of County Cork showing areas that could be at risk from flooding and this information has been used in the preparation of this Plan. The information about flood risks in County Cork has been collated from a number of sources including:

- River Lee Catchment Flood Risk Assessment and Management Study (Lee CFRAMS) commissioned and published by the Office of Public Works. The CFRAM Study for the River Lee catchment is one of three such studies being carried out as 'pilots' for a national programme of similar studies to be implemented over the coming years. The methodology of the CFRAM Study is based on 'best international practice' for the assessment and management of flood risks and includes data for the fluvial and tidal flood risks in the catchment.
- 'Floodmaps.ie' – The national flood hazard mapping website operated by the Office of Public Works, where information about past flood events is recorded and made available to the public. 'Flood point' information is available on this site and has been noted.

- ‘Draft Flood Hazard Mapping’ for fluvial and tidal areas commissioned by Cork County Council from Consultants JBA Associates. These indicative flood extent maps provide flood extent information for river catchments where a more detailed CFRAMS study is not currently available.
- 7.6.4 In line with advice from the OPW this information has been amalgamated into a single ‘Indicative Flood Extent Map’ for Midleton and this map has been used as the basis for the flood risk assessment of this plan.
- 7.6.5 The Indicative Flood Extent Map shown on the zoning maps in this plan provides information on two main areas of flood risk:
- Zone A – High probability of flooding. Most areas of the town that are subject to flood risks fall into this category. Here, most types of development would be considered inappropriate. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in the town centre, or in the case of essential infrastructure that cannot be located elsewhere. A Justification Test set out in Ministerial Guidelines applies to proposals in this zone. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.
 - Zone B - Moderate probability of flooding. In the town this designation applies only to limited areas of land. In only a few locations do significant sites fall into this category. Here, highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone.
 - Elsewhere – Localised flooding from sources other than rivers and the coast can still occur and may need to be taken into account at the planning application stage.

Flood Risks and ‘Zoning’

- 7.6.6 The Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’ require planning authorities to ensure that development is not permitted in areas of flood risk, particularly floodplains, except where there are no suitable alternative sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development. Where such development has to take place, in the case of urban regeneration for example, the type of development has to be carefully considered and the risks should be mitigated and managed through location, layout and design of the development to reduce flood risk to an acceptable level.
- 7.6.7 Having regard to the approach to flood risk set out in the Guidelines and the extent of the areas shown to be at risk on flooding on the Indicative Flood Risk Map for Midleton, a number of areas which were zoned for development in the 2003 Town Plan are no longer zoned in this Plan. In most cases the zoning has been removed because the lands have been identified as being at risk of flooding. In one area zoned lands were located within the Cork Harbour SPA and these lands have been rezoned as open space. Lands which have been dezoned include
- Lands to the north of the Owenacurra and adjacent to the Millbrook housing estate
 - Lands to the south of Chadwicks.
 - Lands between Owenacurra River and Market Green Development.

- 7.6.8 This change in zoning status does not alter the validity of any existing planning permissions on these lands but will be a material consideration in the assessment of any future planning application.
- 7.6.9 In some parts of the town, it has been considered appropriate to retain the zoning objective on some lands, notwithstanding the fact that they have also been identified as being at risk of flooding. Such zonings have generally been retained, subject to the requirement for more detailed assessment at the project stage, on the basis that they are located within the centre of the town where development is generally desirable and necessary to facilitate the regeneration and expansion of the town centre. .
- 7.6.10 While such lands have been zoned in this plan the zoning is subject to a requirement that a more detailed assessment of flood risk, and the suitability of the land for development, is undertaken at the project stage, bearing in mind the fundamental principles of the guidelines are the need to **Avoid** development in areas of flood risk and, where development in flood risk areas is proposed, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk. In these cases planning permission will only be considered where the findings of the site specific flood risk assessment demonstrates that the proposal complies with the requirements of the Development Plan/ Development Management Justification Test as outlined in the Guidelines. It is likely that development in these areas will also be subject to assessment of potential for impact on downstream Natura 2000 sites.

Applications for Planning Permission in Areas at Risk of Flooding

- 7.6.11 Development proposals in areas which are identified as being at risk of flooding on the 'Indicative Flood Extent Map' will need to comply with provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.
- 7.6.12 A site-specific flood risk assessment can be undertaken in two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, where applicable the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.
- 7.6.13 It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.
- 7.6.14 Where the Town Council have indicated in writing that they are in agreement with the findings of the Stage One initial assessment that shows that the site is not at risk of flooding or with any proposals for avoidance then, subject to other proper planning considerations, an application for planning permission may be favourably considered.
- 7.6.15 Where the completion of the Stage One assessment indicates that further study is required then only development proposals that can satisfy the 'Development Plan Justification Test' should proceed to a more detailed site specific flood risk assessment. Formal confirmation that a proposal meets the requirements of the 'Development Plan Justification Test' should be sought from the Planning Authority at the pre planning stage.
- 7.6.16 The first stage in the assessment process will include:
- An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.

- A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search/local knowledge of flooding in the area).
- An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from a CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.
- Site cross sections or spot levels, including the river and surrounding lands.
- Description of the site and surrounding area, including ground conditions, levels and land use.
- Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.
- Proposal as to the appropriate course of action which could be either:
 - (a) Further study;
 - (b) Revision of proposals to avoid area shown at risk of flooding; or
 - (c) Continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and has been shown to be not at flood risk).

7.6.17 If proposal passes the 'Development Plan Justification Test' and a detailed site specific assessment is prepared which demonstrates to the satisfaction of the Planning Authority that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.

7.6.18 Where there are significant residual flood risks associated with the proposed development, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless all of the following are satisfied:

- The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and, in particular:
- Is essential to facilitate regeneration and/or expansion of the centre of Midleton;
- Comprises significant previously developed and/or under-utilised lands;
- Is within or adjoining the core of the town.
- Will be essential in achieving compact and sustainable urban growth; and
- There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

Minor Developments in areas of Flood Risk

7.6.19 Applications for minor development, such as small extensions to houses, and most changes of use of existing buildings and/or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. However, a commensurate assessment of the risks of flooding still needs to be undertaken and should accompany such applications for development in order to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. These proposals should follow best practice in the management of health and safety for users and residents of the proposal.

7.6.20 Any proposal in an area at risk of flooding that is considered acceptable in principle must demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels. Additional guidance on addressing flood risk management in the design of development is given in Appendix B of the Guidelines.

Objective No.	Development Plan Objectives: Managing Flood Risk –
INF -7-10	<p>It is an objective of this plan to ensure that all proposals for development falling within the areas identified as being at risk of flooding are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’ and to take the following approach in order to reduce the risk of new development being affected by possible future flooding:</p> <ul style="list-style-type: none"> • Avoid development in areas at risk of flooding; and • Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.
INF -7-11	<p>In areas where there is a high probability of flooding - ‘Zone A’ - it is an objective of this plan to avoid development other than ‘water compatible development’ as described in section 3 of the ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities’ issued in November 2009 by DoEHLG, , unless otherwise provided for by INF 7-15 below.</p>
INF 7-12	<p>In areas where there is a moderate probability of flooding - ‘Zone B’ - it is an objective of this plan to avoid ‘highly vulnerable development’ described in section 3 of the ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities’ issued in November 2009 by DoEHLG, unless otherwise provided for by INF 7-15 below.</p>
INF-7-13	<p>It is an objective of this plan to ensure that all proposals for development falling within the areas identified as being at risk of flooding will need to comply with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraphs 7.6.11-7.6.18 of this plan.</p>
INF 7-14	<p>Where the planning authority is satisfied that it can be satisfactorily shown in the site-specific flood risk assessment required under objective INF 7 -13 that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.</p>
INF 7-15	<p>Notwithstanding the zoning objective of a site, where the site specific flood risk assessment required under INF 7 -13 shows that there are significant residual flood risks associated with a development, conflicting with the approach recommended in the Ministerial Guidelines, it is an objective of this plan to, normally, avoid development vulnerable to flooding unless all of the following are satisfied:</p> <p>The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and, in particular:</p> <ul style="list-style-type: none"> • Is essential to facilitate regeneration and/or expansion of the centre of the town; • Comprises significant previously developed and/or under-utilised lands;

Objective No.	Development Plan Objectives: Managing Flood Risk –
	<ul style="list-style-type: none"> • Is within or adjoining the core of the town; • Will be essential in achieving compact and sustainable urban growth; and • There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the town or within a reasonable distance thereof.

Protecting Biodiversity in areas at Risk of Flooding:

7.6.21 Inappropriate development in flood plains which results in increased river flows, increased erosion, and alteration of river channel morphology or flooding of property or lands may have a significant adverse impact on fisheries leading to habitat modification and degradation. This Plan seeks to protect river and estuarine environments, fisheries and wildlife habitats and will seek to protect water courses, banks and bankside vegetation from interference by inappropriate bridging, draining, culverting or other works which could be detrimental to fisheries and biodiversity. Flood Risk Assessments and in particular, any proposals for mitigation measures, need to be mindful of the need to protect fisheries and biodiversity.

8 Traffic and Transportation

The key Traffic and Transportation aims of this Plan area:

- ***Capitalise on the Midleton's public transport linkage with Cork City and the surrounding areas.***
- ***Develop a multi layered private transport strategy involving pedestrian and cycling usage as well as improvements to the road network so as to facilitate necessary road transport***

8.1 Introduction

- 8.1.1 The Spatial Planning and National Roads Guidelines 2012 set out planning policy considerations relating to development affecting national roads outside the 50/60kph speed limit zones for cities, towns and villages in order to ensure that investment in the capacity of national roads is protected and development is guided to the most appropriate location having regard to transport and land use planning considerations. The guidelines seek to ensure that the strategic traffic function of national roads is maintained by limiting the extent of development that would give rise to the generation of short trip traffic on national roads or alternatively by ensuring that the trip demand from future development will primarily be catered for on the non national network. These Guidelines have particular relevance for Midleton given its location on the N25 and in the context of the Smarter Travel policy document detailed below.
- 8.1.2 An efficient, sustainable and safe transportation system is essential for economic growth and prosperity and maintaining a high quality of life for citizens. The location of Midleton on the railway line and on the N25 Atlantic Corridor (national road network) offers significant opportunities in terms of population growth, access to markets and attractiveness for tourism and business development. These opportunities are recognised at both a strategic and local plan level.

8.2 Policy Context

National Transport Policy Context

- 8.2.1 The Spatial Planning and National Roads Guidelines 2012 set out planning policy considerations relating to development affecting national roads outside the 50/60kph speed limit zones for cities, towns and villages in order to ensure that investment in the capacity of national roads is protected and development is guided to the most appropriate location having regard to transport and land use planning considerations. The guidelines seek to ensure that the strategic traffic function of national roads is maintained by limiting the extent of development that would give rise to the generation of short trip traffic on national roads or alternatively by ensuring that the trip demand from future development will primarily be catered for on the non national network. These Guidelines have particular relevance for Midleton given its location on the N25 and in the context of the Smarter Travel policy document detailed below.
- 8.2.2 A stated aim within the Government's recently published Policy Document "Smarter Travel – A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020" is to achieve an overall target of a 20% reduction in work related commuting by car from the current modal share of 65% to 45%.
- 8.2.3 One of the overarching goals of the policy is to take actions aimed at ensuring that alternatives to the car are more widely available, mainly through a radically improved public transport service and through investment in walking and cycling. The document contains a number of specific actions in relation to public transport provision. Many of the principles of this policy

Traffic and Transportation Study 2010

8.2.4 The publication of the Midleton and Carrigtwohill Traffic and Transportation Study (developed as part of the framework of the Cork Area Strategic Plan) has significant implications, direct and indirect on all lands contained within the development boundary of the town. Implementation of a number of the recommendations of this study will be key to facilitating the development of the town as a sustainable location for business and living, linking the outer areas with the town centre through efficient transport provision as well as facilitating the establishment of a pedestrian and cycle network. Some of the key recommendations for the town of Midleton in the Study are:

- The establishment of a road and street hierarchy;
- Improvement proposals for town centre streets and laneways;
- Main Street Urban Improvement Scheme;
- Parking Strategy;
- Improving Access to Rail and Bus Services;
- Access to Schools
- Identification of pedestrian and cyclists routes;
- HGV Management proposals; and
- Street and junction improvements.

Future Development and the National Road Network

8.2.5 Taking into account the provisions of the Spatial Planning and National Roads Guidelines 2012 and the need to enhance the safety of National Roads for all users and the need to secure the proper planning and sustainable development of Midleton, where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on a National or Regional Route, this Plan will require the submission of a Traffic Impact Assessment (TIA) and Road Safety Audit as part of the proposal. In addition, developments resulting in a material increase in the demand for transportation in a locality by pedestrians, cyclists or motor vehicle users, will be required to prepare a Transport and Mobility Management Plan addressing these issues, as part of the proposal.

8.2.6 Developers of land adjoining or close to National Roads will be required to include measures to protect their development from future traffic noise.

8.3 Road Network and Street Hierarchy

8.3.1 The N25 (Euro Route E 30 Cork to Rosslare) runs to the south of Midleton and effectively functions as a by-pass for the town which is 21km East of Cork City. This dual carriageway from Midleton to Ovens, West of Ballincollig has made Midleton much more accessible and the town is recognised as an attractive residential environment for people employed throughout the region. The N25 Atlantic Corridor is the subject of major on line improvement works and preliminary design of the Midleton to Youghal section is underway. It is anticipated that CPO documents will be published by the end of the year. Progress is subject to finance being made available. The possible timescale for the commencement of these works is 2012/2013.

8.3.2 Phase 1 of the Northern Relief road has been completed, however Phases 2 and 3 are dependent on the availability of finance and the anticipated timescale for this is a number of years from now.

- 8.3.3 Taking into account the need to enhance the safety of National Roads, particularly the Northern Relief Road, for all users and the need to secure the proper planning and sustainable development of the area, where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on a National or Regional Route, this Plan will require the submission of a Traffic Impact Assessment (TIA) and Road Safety Audit as part of the proposal. In addition, developments resulting in a material increase in the demand for transportation in a locality by pedestrians, cyclists or motor vehicle users, will be required to prepare a Transport and Mobility Management Plan addressing these issues, as part of the proposal.
- 8.3.4 Developers of land adjoining or close to National Roads will be required to include measures to protect their development from future traffic noise.
- 8.3.5 In terms of the town itself, the development of an appropriate street hierarchy should be the basis for developing a coherent traffic management strategy for Midleton. The characteristics of such a hierarchy is described in the Traffic and Transportation Study and includes; town centre streets, town centre laneways, residential streets, link roads, distributor roads and national roads.
- 8.3.6 In particular town centre streets such as the Main Street which have a high pedestrian movement and congregation function should provide for convenient and safe access within and throughout the town centre. The more attractive the town centre is for pedestrians, the more social, commercial and community activities will take place contributing to a vibrant town centre environment.

Objective No.	Development Plan Objectives: Traffic and Transportation
TT 8-1	<p>Spatial Planning and National Roads Guidelines</p> <p>It is an objective of this Plan to have regard to the Spatial Planning and National Roads Guidelines which seek to protect the strategic traffic function of the national road network.</p>
TT 8-2	<p>Midleton and Carrigtwohill Transportation Study</p> <p>It is an objective to broadly support the principles of the Midleton and Carrigtwohill Traffic and Transportation Study published in August 2010 as they apply to Midleton Town.</p>
TT 8-3	<p>Northern Relief Road</p> <p>It is an objective to encourage in conjunction with Cork County Council the completion of the Northern Relief Road in its entirety.</p>
TT 8-4	<p>Traffic and Transport Assessments</p> <p>It is an objective of this Plan, where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on a national or regional route, to require the submission of a Traffic and Transport Assessment (TTA) and Road Safety Audit as part of the proposal. Developers should refer to the NRA's "Traffic and Transport Assessment Guidelines" in the preparation of TTA's.</p>
TT 8-5	<p>Mobility Management Plans</p> <p>It is an objective of this Plan to require a mobility management plan (smarter travel plan) with planning applications for proposed trip intensive developments, including retail and business/industrial proposals.</p>

Objective No.	Development Plan Objectives: Traffic and Transportation
TT 8-6	<p>National Roads – Traffic Noise</p> <p>It is an objective of this Plan, to ensure that in the design of new development adjoining or near National Roads, account is taken of the need to include measures that will serve to protect the development from the adverse effects of traffic noise for the design-life of the development.</p>
TT -8--7	<p>Access</p> <p>It is an objective to encourage premises to provide and maintain rear access where appropriate in order to ease traffic congestion on Main street.</p>
TT -8-8	<p>Street Hierarchy</p> <p>It is an objective to develop an appropriate street hierarchy as the basis for developing a coherent traffic management strategy for Midleton.</p>
TT 8-9	<p>Access to Transport Choice</p> <p>It is an objective to improve the level of access for the residents in Midleton, to a choice of transport modes and, in particular, to promote forms of development that reduce levels of dependence on private car transport.</p>
TT 8 10	<p>Transport and Land-Use</p> <p>It is an objective to promote land-use planning measures which aim for transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the use of public transportation.</p>

8.4 Parking Policy

- 8.4.1 Traffic congestion and parking is a major issue in the town, particularly on Main Street and around the numerous schools in the town and a more effective traffic and parking management strategy is required to support the economic development of the town. An appropriate level of short and long term car parking needs to be provided to serve the needs of commercial, retail and employment generators.
- 8.4.2 In Midleton there are approximately 500 on street parking spaces in the Town Centre of which approximately 120 are located on Main Street. Within the Town Centre, parking on Main Street, Broderick Street, Church Lane and Connolly Street is subject to a 2 hour limit. No further parking duration limits apply outside of these streets. The Midleton and Carrigtwohill Transportation Study identifies that there is a total of 300 off-street public car parking spaces provided within 3 conveniently located town centre car parks while there are 6 privately owned commercial car parks with a combined parking provision of 814 parking spaces. The Transportation Study also concluded that most long term parking was taking place in the centrally located public car parking areas with the subsequent effect of making it harder for short term and specifically retail related parking to take place. Correspondingly the private car parking facilities are underused. The study recommended that a parking management system be put in place that favoured short term parking in the public areas given that longer term parking is available in the private car parks. Such a system would facilitate those making trips into town connected with retail activities.
- 8.4.3 The standards for car parking are set out in Table 8-1 below. In certain circumstances, it may be appropriate to encourage parking provision at less than the required standard. For certain

developments in town centres the Council will actively seek parking provision at a level below the required standard. In some circumstances, proper planning and sustainable development may suggest that no on site provision is the most appropriate solution. When a reduction in the level of parking is agreed for a proposed development, a contribution will be required in lieu of the parking provision not provided. These contributions will be used to provide a range of public transport options in the area, in an attempt to facilitate a move from the private car to public and more energy efficient modes of transport.

Objective No.	Development Plan Objectives: Parking Policy
TT 8-11	<p>Parking Policy</p> <p>It is an objective of this Plan to ensure that, in assessing development proposals, appropriate consideration is given to the parking, manoeuvring, loading, unloading and other operational requirements of vehicles likely to be attracted to the site.</p> <p>In certain circumstances, it may be appropriate to accept parking provision less than the maximum standards. For certain developments within the town centre the Council will actively seek a reduced parking provision. In such cases, developers will be required to make a financial contribution, in lieu of parking provision not required, to the cost of providing alternative transport facilities.</p>
TT 8-12	<p>Parking Provision</p> <p>It is an objective to ensure the provision of adequate parking including cycling facilities to serve the town and to achieve more efficient parking management in order to support the economic development of the town.</p>

Parking Standards

8.4.4 The proposed standards are to be applied to all developments including:

- New buildings
- Extensions to existing buildings
- Changes of use of existing buildings and land
- Residential developments.

Land Use	Unit	Parking Spaces per Unit
Community Centres, Auditorium	100 m ² of Gross floor area.	14
Cinema: Town centre (a) Suburban (b)	seat	0.20 (a) 0.25 (b)
Stadium	seat	0.33
Greyhound Tracks, local Football Fields	per head attending	0.20

Table 8.1: Parking Standards		
Land Use	Unit	Parking Spaces per Unit
Church	seat	0.33
Bank	100 m ² of Gross floor area.	5
Library	100 m ² of Gross floor area.	2
Offices	100 m ² of Gross floor area.	8
Shopping Centres, Retail Stores	100 m ² of Gross floor area.	4.5
Town centre (a)		6.0
Suburban (b)		
Retail Warehousing	100 m ² of Gross floor area.	4.0
Cash & carry Outlets, etc.	100 m ² of Gross floor area.	2
Golf driving Archery Ranges	3m of base line	1
Golf or Pitch and Putt Courses	per hole	4
Bowling Alley	per lane	3
College Vocational School	Student Seats	0.5
Schools	Per Class Room	1.0
Dwelling House	Dwelling	2.0
Flat (residential)	Dwelling	1.25
(Tourist Accommodation)		2.0
Hospitals	Per Bed	1.5
Hotel, Motel, Motor Inn, etc (excluding function rooms, bars, etc)	Bedroom	1.0
Guesthouses	Bedroom	1.0
Self Catering Accommodation	Dwelling	2.0
Manufacturing	100 m ² of Gross floor area.	2
Ware-housing	100 m ² of Gross floor area.	1
Ballroom, Private dance clubs	10m ² of dance floor and sitting space	3

Table 8.1: Parking Standards		
Land Use	Unit	Parking Spaces per Unit
Bars , Lounges, Function Rooms	8m ² of Gross floor area.	2
Restaurants	10m ² . Of dining room	1.5
Surgeries	Consulting Room	6.0
Nursing Home	Bed	0.33

Table 8.2 Development Plan Standards: Dimensions of Car Parking Bays	
Parking Bay	Dimensions of Parking Bays
Car Parking Bay	4.9 m x 2.4 m
Loading Bay	6.1 m x 3.0
Circulation Aisles	6.1 m in width

Cycle Parking

- 8.4.5 Secure cycle parking facilities should be provided in new office blocks, apartment blocks, shopping centres, hospitals, workplaces and other areas that attract larger visitor numbers. From a security viewpoint, cycle stands should not be provided in remote security compromised locations.

8.5 Public Transport

- 8.5.1 The town has the ability, in conjunction with the environs, to provide a strong supply of housing and business land in a location accessible by a sustainable transport option. This means the settlement has the potential to play a key role in the delivery of the objectives of CASP.

Rail and Bus

- 8.5.2 The recent re-establishment of a commuter rail service to the town is likely to be the catalyst for further strong housing and economic growth in the town. The rail service is now operational, offering a 30 minute peak hour service to Cork City with a journey time of just 23 minutes.
- 8.5.3 Midleton is served by 20 Bus Eireann Services to and from Cork each day. Many of these continue to other destinations (e.g. Youghal, Waterford and Ballycotton).

Objective No.	Development Plan Objectives: Public Transport
TT 8-13	<p>Suburban and Commuter Rail</p> <p>It is an objective, subject to proper planning and sustainable development, to maximise the use of the Cork Suburban Rail Network as the backbone of an integrated public transport system for Metropolitan Cork.</p>
TT 8-14	<p>Reopening of Rail line</p> <p>It is an objective of this Plan to safeguard the potential for the reopening of the rail line from Midleton to Youghal and, in this context, to safeguard the existing rail line and infrastructure from inappropriate development.</p>
TT 8-15	<p>It is an objective of this plan, where necessary, to reserve land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard. This objective applies to all land within 5m of the perimeter fence on either side of the railway. Within this area the following categories of development will be resisted:</p> <ul style="list-style-type: none"> • New buildings not required for the operation of the railway; and • 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. • Open land uses, such as open space, surface car parking and agriculture will normally be permitted subject to the proper planning and sustainable development of the area.
TT 8-16	<p>It is an objective of this Plan to safeguard the potential for the reopening of the rail line from Midleton to Youghal and, in this context, to safeguard the existing rail line and infrastructure from inappropriate development.</p>

Walking/Cycling

- 8.5.4 Most of the built-up area of Midleton is within a 15-minute walk from the town centre. However the environment for pedestrians is poor, with few direct pedestrian connections to the town centre. Most pedestrian routes follow, or are secondary to the vehicular routes, making it difficult to cross streets and junctions. This encourages people to drive, rather than to walk.
- 8.5.5 The Traffic and Transportation Study outlines detailed proposals to improve walking and cycling routes throughout the town as well as parking and public transport measures which will significantly enhance the attractiveness of the town as a place to live and to visit.
- 8.5.6 New cycle routes have been provided in the newer estates at Broomfield and around the Northern Relief Road in the Town Environs. There is huge potential for cycle routes in the town given the relatively level terrain and proximity of most residential areas to the centre. In terms of achieving modal shift in the next plan period, significant weight must be given to encouraging increased levels of walking and cycling in the town, mainly though design in new development areas.

Objective No.	Development Plan Objectives: Walking and Cycling
TT 8-17	It is an objective to provide ease of access for pedestrians and people with disabilities to town centre facilities in accordance with the Universal Access Project and the Midleton and Carrigtwohill Traffic and Transportation Study, August 2010.
TT 8-18	<p>It is an objective of this plan in cooperation with other agencies, bodies and developers/landowners to develop an integrated network of designated walking and cycling routes to provide safe, convenient and pleasant routes between the town's main residential areas, schools, the town centre and the railway station complex.</p> <p>The network will, wherever possible be developed as a segregated, traffic free, sustainable transport facility incorporating best practice design and shall be integrated with the network of Green Infrastructure.</p>
TT 8-19	<p>It is an objective to ensure that provision is made in proposals for new development, particularly for housing, office, retail, industrial and educational uses to provide safe, convenient and pleasant routes linking the development to the railway station and the other principal areas of the town for walkers and cyclists, based on the priority measures identified in the Midleton and Carrigtwohill Transportation Study, August 2010.</p> <p>In achieving this objective, special attention will be paid to the layout of development to ensure that appropriate measures are taken to establish a walking and cycling friendly environment.</p>

9 Telecommunications & Energy

The key Telecommunications & Energy aims for Midleton are:

- *Facilitate the development of a modern, cost effective, high quality telecoms system.*
- *To promote energy conservation through appropriate land use and building standards and to reduce the demand for energy and fossil fuels.*
- *Encourage a modal shift to more sustainable forms of transport*
- *Support the development of renewable energy facilities where appropriate.*

9.1 Introduction

9.1.1 This chapter contains the policies and objectives of Midleton Town Council with regard to ensuring the provision of a competitive, high-quality telecommunication network and encouraging more efficient and sustainable use of energy throughout the Plan area.

9.1.2 It is acknowledged that energy efficiency is paramount if Ireland is to assist in mitigating its vulnerability to climate change. The dependence on dwindling fossil fuels is likely to be costly and unsustainable environmentally and economically as the world faces the potential depletion of these non renewable energy resources. The combustion of non renewable sources also results in emissions to the atmosphere. It is therefore important that the use and dependence on fossil fuels is reduced. It is further recognised that the availability of high quality telecommunications infrastructure is vital in enabling Midleton to remain competitive in the context of an ever changing technological sector and thus reach its full economic and social potential.

Objective No.	Development Plan Objectives: Telecommunications and Energy
TE 9-1	It is an objective to provide a framework for sustainable development through the provision of quality telecommunications infrastructure and energy end use efficiency, and encourage the facilitation of an increase in the use of renewable energy in buildings.

9.2 Telecommunications

9.2.1 The importance of the telecommunications sector to the local economy is acknowledged. In particular it is recognised that the availability of a quality and price competitive telecommunications service promotes industrial and commercial development, improves personal security and allows for better communication and networking in the business and commercial sectors and offers a competitive advantage in attracting economic development and inward investment. The vast growth in the use of the internet requires infrastructure investment to accommodate this growth. The planning authority will have regard to the DoEHLG guidelines “Telecommunications Antennae and Support Structures” (1996), and to such other publications and material as may be relevant in the consideration of planning applications for such structures.

Broadband

- 9.2.2 The availability of broadband infrastructure enables high speed access to information for industry, public and private sector organisations. It facilitates international e-commerce and is essential for all aspects of business including Small and Medium Enterprises (SME's) and multinationals. Fixed line broadband is available in Midleton. As part of the Regional Broadband Programme, Midleton was approved, as one of 15 towns in County Cork under the Metropolitan Area Networks (MANs) for the provision of a fibre optic communications network.
- 9.2.3 When assessing planning applications for telecommunications infrastructure the Planning Authority shall adhere to The Department of Environment, Heritage and Local Government publication entitled 'Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities'.

Objective No.	Development Plan Objectives: Telecommunications and Broadband
TE 9-2	It is an objective to secure the expansion of high quality broadband and telecommunication infrastructure within the town and its environs, in the interests of promoting economic growth and competitiveness including the enhancement of access to the Metropolitan Area Network in Midleton.

Obsolete Telecommunications Structures

- 9.2.4 Technology in the field of telecommunications is constantly advancing. This results in infrastructures rapidly becoming outmoded. In order to prevent a proliferation of such infrastructures which would be detrimental to the visual amenities of the town and its environs, planning permission will normally be granted for a period of 5 years only, where after obsolete mobile telecommunication infrastructures must be removed by the operator and the site re-instated. A bond or cash deposit will be sought to ensure compliance with any such condition imposed. Any permission granted for a further period on the site will be conditional on the replacement of the obsolete technology with more modern and environmentally friendly designs where these have become available.

Satellite Dishes

- 9.2.5 Satellite dishes, if inappropriately sited, can materially harm the character and appearance of historic buildings and important townscapes. While some satellite dishes can be erected as exempted development under the Planning and Development Regulations, 2001 (as amended), where permission is required, the Council will permit their development except:
- On Protected Structures where the special character would be harmed;
 - On the front or side of buildings in Architectural Conservation Areas
 - In other areas where they would cause unacceptable harm to the visual amenities of the area.

9.3 Energy

Introduction

- 9.3.1 The development of renewable energy sources is a priority at national and European level for both environmental and energy policy reasons. The Government's primary policy on energy is set out in the Energy White Paper "Delivering a Sustainable Energy Future for Ireland – The Energy Policy Framework (2007-2020)". It sets out a broad energy policy framework for the long-term development of the energy sector, including power generation, energy efficiency in transport and the built environment. It seeks to make a substantial contribution to reducing

greenhouse gas emissions through energy efficiency improvements, changes in fuel mix and the increased use of renewable energy. The document sets out a number of strategic goals which together act as a road map for the delivery of a highly efficient, competitive energy sector characterised by innovation and driven by research and technology-led development. The document sets out the Government’s ambitious target, which requires that, by 2020, 33% of electricity consumption will come from renewable resources including Wind Energy, Ocean Energy Technologies, Micro Hydro power, Solar Energy, and Bio fuels.

- 9.3.2 The “National Climate Change Strategy 2007-2012” also focuses on encouraging renewable energy sources. A more recent document entitled “The National Energy Efficiency Action Plan (2009- 2020)” also seeks to improve energy efficiency across a number of sectors to ensure a sustainable energy future.
- 9.3.3 Wind Energy Development, Guidelines for Planning Authorities 2006 (DoEHLG) offers advice to Planning Authorities on planning for wind energy through the development plan process and in determining applications for planning permission. The guidelines require that a development plan must achieve a reasonable balance between responding to overall Government Policy on renewable energy and enabling the wind energy resources of the Planning Authority’s area to be harnessed in a manner that is consistent with proper planning and sustainable development.

Objective No.	Development Plan Objectives: Energy Networks and Infrastructure
TE 9-3	It is an objective to recognise the national importance of ensuring security of energy supplies for servicing a whole range of economic sectors in line with the Government’s White Paper ‘Delivering a Sustainable Energy Future for Ireland’.

Renewable Energy

- 9.3.4 Renewable energy can be defined as energy generated from resources that are unlimited, rapidly replenished or naturally renewable and not from the combustion of fossil fuels. Midleton has limited capacity to generate renewable wind energy. Therefore the main sources of renewable energy may include solar energy from the sun, geothermal energy from below the surface of the earth and biomass energy from wood, waste or energy crops and through the built environment.

Solar Energy

- 9.3.5 Solar Energy can provide a suitable source of energy for buildings and reduces demand for electricity supply from the national grid. Three basic techniques are used today to harness solar energy and gain maximum benefit of solar energy in buildings include passive solar heating, active solar heating and solar photovoltaic (PV) systems

Wind Energy

- 9.3.6 The potential for generation of wind energy in the urban area of Midleton is limited and is likely to be confined to smaller scale domestic and/or local level wind energy production in conjunction with other renewable energy sources. In the event of development proposals, the Wind Energy – Guidelines for Planning Authorities, 2006 (DoEHLG) will be taken into consideration.

Ground Source Heating Systems

- 9.3.7 The provision of ground source heat pumps, also known as geothermal heat pumps is encouraged. These are used for space heating and cooling, as well as water heating for both residential and commercial developments.

Small –Scale Renewable Energy

9.3.8 The classification of small-scale renewable energy sources are in line with the Planning and Development Regulations (Exempted Development), 2008. The provision of each of the following for domestic use may be exempt from planning permission, subject to certain conditions;

- Stand-alone wind turbines
- Building mounted wind turbines
- Building mounted solar panels
- Stand alone solar panels
- Ground source heat pumps
- Biomass (includes fuel storage tanks/structures)

9.3.9 Planning and Development Regulations came into effect in July 2008 which provide exemptions for wind turbines, met masts, combined heat and power (CHP) plants, solar panels and biomass boiler units, subject to certain conditions for industrial, commercial and public buildings.

Energy Efficiency in Buildings

9.3.10 Research has indicated that CO₂ emissions from buildings across the EU could be reduced by 22% through improved energy efficiency. Recent revisions of Part L of the Building Regulations in 2008 have raised the standards to which buildings are to be designed and constructed with regard to heat loss and CO₂ emissions. The EU Energy Performance of Building Directive (EPBD) contains a range of provisions aimed at improving energy performance in residential and non-residential buildings both new build and existing. Good design is considered as being the key in achieving optimum energy performance of buildings. Developers should adopt a proactive approach to including the following in development proposals;

- Site layout and associated bioclimatic/ passive solar design measures;
- Enhanced levels of insulation in walls, floors, glazing and doors;
- Heat recovery systems;
- Use of sunlight;
- Water conservation measures;
- Suitable building materials;
- Efficient provision of domestic hot water;
- Use of low CO₂ emitting fuels;
- Energy efficient lighting systems;
- Incorporation of renewable energy systems e.g solar, heat pumps;
- Provision of group or district heating systems

Non-Renewable Energy

9.3.11 Non-renewable energy refers to energy that can be used only once e.g. burning of fossil fuels. Most non-renewable sources of energy produce greenhouse gases when they are used. Non-renewable energy sources include gas, oil, peat etc. It is the general aim of this Plan through related policies and objectives to reduce the dependency on non-renewable energy.

9.3.12 The Council, through this Plan will support initiatives aimed at reducing the level of energy consumption within the town. The governing national policy in this regard is the National Climate Change Strategy published in October 2000.

9.3.13 Land-use strategies and policies that reduce the need to travel and mixed use developments that provide an appropriate balance of residential, employment, recreational and retail uses, will be supported as they promote a more sustainable, energy efficient pattern of living.

Electricity and Gas Supplies

9.3.14 Electricity generation installations (other than small scale projects) require grid connection. The electricity infrastructure of Midleton comprises one 110 kV substation and two 38kv substations. The electrical supply is adequate to serve all foreseeable needs in the town. The town is linked to the natural gas grid.

9.3.15 This Plan seeks to encourage the under-grounding of overhead electricity cables, particularly in the town centre, during the lifetime of the Plan. Coupled with the provision of alternative, renewable sources of electricity, it is important to reduce the amount of electricity consumed. This will entail electricity saving measures built into existing and new structures and behavioural changes in the use of power.

Objective No.	Development Plan Objectives: Energy
TE 9-4	<p>It is an objective to support the National Climate Change Strategy and, in general to facilitate measures which seek to reduce emissions of greenhouse gases.</p> <p>It is an objective to adopt sustainable planning strategies, such as integrated approach to land-use and transportation and facilitate mixed-use developments, so as to reduce greenhouse emissions.</p>
TE 9-5	<p>It is an objective generally to encourage the production of energy from renewable sources, subject to normal proper planning considerations, including in particular the impact on areas of environmental or landscape sensitivity.</p>
TE 9-6	<p>It is an objective to promote energy conservation and efficiency measures and facilitate innovative building design that promotes energy efficiency and use of renewable energy sources in accordance with national policy and guidelines.</p>

10 Heritage and Environment

The key Heritage and Environment aims of this Plan are:

- *Protect and enhance the built and natural heritage resources of the town and its surrounding areas.*
- *Ensure that the overall environmental impact of present and future development is appropriate to the assimilative capacity of the receiving environment*

10.1 Introduction

10.1.1 Our heritage is all around us. It is our countryside, our rivers, our woodlands, our seas, our ancient sites and monuments, our villages and townscapes and the buildings that make these. It is our history, our language, folklore and our customs. It is those special elements of our landscape that connect us to our home place, our parish, our town.

10.1.2 The responsibility of Local Authorities in relation to the care and protection of heritage is identified in both the National Heritage Plan and the National Biodiversity Plan. Key actions in these plans include the requirement on Local Authorities to prepare and implement Local Heritage and Local Biodiversity Action Plans in partnership with the main stakeholders in the area.

10.1.3 The Cork County Heritage Plan 2005, and the County Biodiversity Action Plan 2009, were prepared in partnership with a number of stakeholders, including Midleton Town Council and set out key objectives and actions relating to the protection, appreciation and promotion of our heritage and the enhancement and conservation of biodiversity. This Development Plan supports the objectives and actions contained in the Heritage Plan and the Biodiversity Action Plan.

10.1.4 The natural and built environment of Midleton plays an intrinsic part in the character and development of the town and environs. It is a key aim of this Plan to ensure that this is protected, in order to enhance the quality of life for residents and visitors alike. If Midleton is to develop in a sustainable way which accommodates economic diversity and conservation of its natural and built heritage, then environmental, heritage and economic development strategies must be closely integrated and mutually supportive.

Objective No.	Development Plan Objectives: Heritage
HE 10-1	It is an objective to implement the County Heritage Plan 2005-2010 and the County Biodiversity Action Plan in partnership with all relevant stakeholders.
HE 10-2	It is an objective of the plan to protect and enhance the quality of the natural and built heritage of Midleton, to safeguard it as a resource in its own right and ensure that future generations can understand and appreciate their heritage.
HE 10-3	It is an objective of the plan to interpret and promote the importance and cultural significance of the natural and built environment and its potential in the promotion of tourism and enhancing the image of Midleton as a place to live and visit.

10.2 The Natural Environment

Biodiversity

- 10.2.1 Biodiversity is a term intended to describe all of nature's variety. It refers to all aspects of variety in the living world, including the variety of species on the planet, the amount of genetic variation that exists within a species, the diversity of communities in an ecosystem, and the rich variety of landscapes that occur on the planet. Biodiversity comes under threat through habitat destruction, invasive species, pollution and over harvesting of natural resources.
- 10.2.2 Midleton possesses a rich biodiversity and its location on the estuary of the Owenacurra River within the wider setting of Cork Harbour provides an attractive and distinctive setting for the town. The centre of the town is enhanced by the Owenacurra and Dungourney Rivers which provide an attractive natural focus and amenity.
- 10.2.3 The National Biodiversity Plan promotes shared responsibility for environmental protection by public bodies, private enterprises and the general public. This principle of shared responsibility will be applied to all aspects of the conservation and protection of heritage in order to achieve the strategic objectives of the Plan. The Biodiversity Action Plan for Cork 2009-2014 provides the framework for the protection and enhancement of Cork's biodiversity and is supported in this plan.

Objective No.	Development Plan Objectives: Natural Heritage
HE-10-4	It is an objective of the plan to protect and enhance the quality of the natural heritage of Midleton and to safeguard it as a resource in its own right and ensure that future generations can understand and appreciate their heritage.
HE 10-5	It is an objective of the plan to interpret and promote the importance and cultural significance of the natural environment and its potential in the promotion of tourism and enhancing the image of Midleton as a place to live and visit.

Natural Heritage Sites (Designated or proposed for designation)

- 10.2.4 A number of special sites in County Cork have been identified to be of exceptional importance for wildlife and to this end they have been or are proposed for designation under European and National legislation as Natural Heritage Areas (NHAs), Special Protection Areas (SPAs) or Special Areas of Conservation (SACs). The responsibility for designating sites of nature conservation interest lies with the National Parks and Wildlife Service. Some of these sites also have other designations which can include Statutory Nature Reserve, Refuge for Fauna, Biogenetic Reserve or Ramsar sites.
- 10.2.5 Natural Heritage Areas are sites which are designated under the Wildlife (Amendment) Act 2000 and include nationally important semi-natural and natural habitats, landforms and geomorphological features, wild plant and animal species or a diversity of these natural attributes. There are 18 proposed Natural Heritage Areas within a 15km buffer surrounding Midleton Town. These are listed in Table 10.1 below.

Table 10.1 Proposed Natural Heritage Areas	
Ballycotton, Ballynamone and Shanagarry	Dunkettle Shore
Loughs Aderry and Ballybutler	Whitegate Bay
Carrigshane Hill	Clasharinka Pond
Douglas River Estuary	Ballyquirk Pond
Glanmire Wood	Carrigacrump Caves
Great Island Channel **	Ballycotton Islands
Leamlara Wood	Monkstown Creek
Lough Beg	Rockfarm Quarry
Rostellen Lough, Aghada Shore and Poul nabibe Inlet	Cuskinny Marsh

** occurs within the Development Boundary to the south west of the town centre (marsh area west of Bailick Road)

Special Areas of Conservation (SAC's)

- 10.2.6 Special Areas of Conservation are designated in accordance with the European Habitats Directive (1992). This Directive contains lists of habitats and species that have been identified to be of conservation concern within the European Community. These habitats and species are protected through the designation of important sites where they are known to occur. In accordance with the Habitats Directive these sites must be managed in such a way as to maintain or restore their favourable conservation status.
- 10.2.7 There are two candidate Special Areas of Conservation within a 15km buffer zone surrounding Midleton Town. These are the Great Island Channel Special Area of Conservation (which occurs within the Town Development Boundary within the marsh area to the south west of the town) and the Blackwater River Special Area of Conservation. Supplementary information pertaining to these sites is contained in Habitat Directive Assessment of the Plan.

Special Protection Areas (SPA's)

- 10.2.8 Special Protection Areas are designated in accordance with the European Birds Directive (1979). This Directive contains a list of bird species that are of particular conservation concern and for which the legislation directs that is necessary to conserve their breeding and/or feeding grounds to ensure their protection. The designated areas are called Special Protection Areas and in accordance with the Birds Directive, they must be managed in such a way as to ensure the continued survival of the species which are dependent on them.
- 10.2.9 There are two SPAs within a 15km buffer zone of Midleton. These are the Cork Harbour Special Protection Area (which occurs within the Town Development Boundary within the marsh area to the south west of the town) and Ballycotton Bay SPA. Cork Harbour SPA incorporates many of the proposed Natural Heritage Areas listed in Table 10.1. Supplementary information pertaining to these sites is contained in Habitat Directive Assessment of the Plan. Special Areas of Conservation and Special Protection Areas are known collectively as Natura 2000 sites.

Protected Species

10.2.10 County Cork hosts many native wild plant and animal species. Some of these are unique or special in this part of the country. Some are rare or vulnerable requiring special measures to ensure their continued survival and are protected by law. The Flora Protection Order lists legally protected plant species. The Wildlife Acts list protected animal species. The Birds Directive contains a number of Annexes (lists) of bird species for which varying conservation measures and regulations apply, while the Habitats Directive contains Annexes of both plant and animal (other than birds) species identified to be of conservation concern for which conservation measures and regulations apply.

Natural Heritage outside the Protected Sites

10.2.11 Existing nature conservation legislation provides for the protection of particular species and sites of national and international importance. However, sites and species benefiting from statutory protection do not alone represent the full extent of our natural heritage. In fact most of our biological diversity occurs in the ordinary landscapes. It includes woodlands, hedgerows, earthbanks and ditches, coastal habitats such as mudflats, sand flats and sand dunes, rivers, streams and lakes, upland bogs and heaths, unimproved grasslands and wetlands as well as the plant and animal species that occur in these wild spaces. Rare and protected sites and species cannot survive independently of their surroundings. The ordinary features of our landscape can be of high natural value in their own right and provide the vital links and corridors to allow the movement of plants and animals between protected sites. They are a critical component of a functioning ecological network.

Objective No.	Development Plan Objectives: Heritage
HE-10-6	It is an objective of the plan to conserve and protect the ecological integrity of all natural heritage sites designated or proposed for designation under National and European legislation. This includes Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas, Statutory Nature Reserves, and Refuges for Fauna, Biogenetic Reserves and Ramsar Sites.
HE-10-7	It is an objective of the plan that plans and projects which would be likely (either individually or in combination with other plans or projects) to give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, shall not be permitted on the basis of this Plan unless imperative reasons of overriding public interest can be established and there are no feasible alternative solutions.
HE-10-8	It is an objective of the plan to provide protection to all legally protected plant and animal species.
HE-10-9	It is an objective of the plan to protect, and where possible, minimise the impact of new development on, habitats of natural value that are features of the town’s ecological network. These features include tree lines, groups of trees and veteran trees, old walls, parkland, hedgerows, intertidal areas, rivers, streams and wetlands.
HE-10-10	<p>In relation to the above objectives Midleton Town Council will do the following:</p> <ul style="list-style-type: none"> • Carry out screening to determine the potential for all proposed plans and projects authorised by the Council to impact (directly or through indirect cumulative impact) on Natura 2000 sites. • Carry out an appropriate level of ecological/environmental assessment for all

Objective No.	Development Plan Objectives: Heritage
	<p>proposed plans and projects to ensure the implementation of the policies set out above.</p> <ul style="list-style-type: none"> • Consult with the prescribed bodies and appropriate government agencies, when considering, undertaking or authorising developments or other activities which are likely to affect protected sites or species; • Only grant permission or licenses for developments or other activities within or likely to affect sites or species the conservation of which is an objective of this plan, in accordance with the relevant legislation; • Co-operate with statutory authorities and others in support of measures taken to manage designated nature conservation sites and protected species in order to achieve their conservation objectives.

10.3 Rivers and Streams

10.3.1 The rivers and streams which run through Midleton are home to a variety of habitats and species and unless properly protected, may be vulnerable to adverse impacts from developments which may increase river flows or erosion; alter the river channel morphology or increase the risk of flooding, leading to habitat modification or degradation. In areas at risk of flooding, there may be particular pressure for river drainage which can be detrimental to fisheries. This Plan seeks to protect river and estuarine environments, fisheries and wildlife habitats and will seek to protect water courses, banks and bankside vegetation from interference by inappropriate bridging, draining, culverting or other works which could be detrimental to fisheries and biodiversity.

Objective No.	Development Plan Objectives: Rivers and Streams
HE 10-11	<p>It is an objective to recognise and protect the environmental and amenity value of the Owenacurra and Dungourney (Roxboro) rivers and of the estuary and to protect water courses, banks and bankside vegetation from interference by inappropriate bridging, draining, culverting or other works which could be detrimental to fisheries and biodiversity. The Council will consult with, and have regard to, the recommendations and requirements of the South West Regional Fisheries Board in relation to development impacting on rivers and the estuarine environment.</p>

10.4 Landscape

- 10.4.1 Landscape character is determined by the interaction of human activity and the natural environment and Midleton has its own unique landscape heritage dominated by its riverside location. Midleton's natural landscape has been shaped by human activity over a considerable period of time.
- 10.4.2 The Draft Landscape Strategy (2007) places Midleton within the city harbour and estuary landscape type. The landscape value and sensitivity is stated as very high and of national importance. The Great Island channel south west of Midleton is classified as designated scenic landscape in the Cork County Development Plan, 2009. The characteristics identified in the Draft Landscape Strategy may assist in the visual impact assessment of large scale proposals for development.
- 10.4.3 Although the amount of undeveloped land in Midleton is limited, it is important that where any future development is to take place, key landscape features are protected. The Council will

seek the protection of important natural and man-made landscape features and strategic views of the town.

- 10.4.4 Designers of new developments should therefore take into consideration important landscape features and views in their designs and incorporate measures and design solutions that will minimise the impact of the development on such features and views. A number of the more important views and landmarks have been highlighted within the Riverside Way Development Framework Document.

Objective No.	Development Plan Objectives: Landscape
HE 10-12	It is an objective to maintain and protect important features which contribute to the landscape character and setting of the town.

10.5 Tree Protection

- 10.5.1 Trees are of immense importance, serving as features of ecological value and providing a strong visual element which helps create a varied, interesting and attractive landscape. Midleton Town Council will seek to protect trees, groups of trees, and woodland areas of particular importance because of their nature conservation value or their contribution to the amenity of a particular locality.
- 10.5.2 Careful consideration will be given to the potential impact of proposed development upon trees. Landowners and developers will be encouraged to retain existing trees, where practicable and to plant additional trees. Wherever possible, existing trees, woodlands and important hedgerows will be protected by the imposition of conditions on the grant of planning permission. Opportunities will also be taken to secure new tree planting in development schemes.
- 10.5.3 Development can, if not sensitively designed, located and built, result in loss of or damage to important trees. It is therefore desirable that existing trees are taken into consideration in the formulation and assessment of development proposals. Where trees or groups of trees are of particular value and may be at risk from development or other activities, consideration should be given to the making of tree preservation orders.
- 10.5.4 Development proposals which are likely to cause destruction or significant damage to any tree which makes a significant contribution to the ecology, character or appearance of the area, should be accompanied by a tree survey. Tree surveys should be carried out by a qualified arboriculturist who shall record on site information independently before a specific site layout or design is proposed.

Objective No.	Development Plan Objectives: Tree Preservation
HE 10-13	(a) It is an objective to preserve and enhance the general level of tree cover in the town, to ensure that development proposals do not compromise important trees and include an appropriate level of new tree planting and where appropriate to make use of tree preservation orders to protect important trees or groups of trees which may be at risk. (b) It is also an objective, where appropriate, to protect mature trees/groups of mature trees and mature hedgerows that are not formally protected under Tree Preservation Orders.

10.6 Control the Spread of Invasive, Non-native Species

- 10.6.1 The spread of exotic invasive plant and animal species poses a serious threat to biological diversity. By outcompeting native species for space, light and food resources, the introduction and spread of non native plant and animal species can result in the reduction of populations or even extinction of some native species, and the deterioration of habitats and in some cases entire ecosystems. Some invasive plant species including the Knotweeds can cause serious damage not only to biodiversity but also to buildings, roads and other infrastructure. Many invasive species spread easily as they have no natural predators or competitors in Ireland.
- 10.6.2 The European Communities (Birds and Natural Habitats) Regulations, 2011 make it an offence to breed, reproduce or release or allow or cause to disperse or escape from confinement a number of invasive non native animal species not ordinarily native to Ireland; and to plant, disperse, allow or cause to disperse, spread or otherwise cause to grow in any place a number of invasive non native plant species which are specified in the regulations.
- 10.6.3 It is apparent that some invasive or otherwise unwelcome species have started to colonise the river network in and around Midleton town. Of particular note is the presence of Japanese Knotweed along some of the river banks. It is considered that this species is particularly destructive given that it forms thick, dense colonies that completely crowd out any other herbaceous species. The invasive root system and strong growth can also damage foundations, buildings, flood defences, roads, paving, retaining walls and architectural sites as well as reduce the capacity of channels in flood defences to carry water. Control and preferably elimination of this species is considered essential to ensure the ongoing biodiversity of the river ways but care will need to be taken to ensure that such measures do not impact on the wider natural environment.
- 10.6.4 Midleton Town Council will endeavour to prevent the spread of invasive species, in particular Japanese Knotweed through the promotion of best practice in the management of Japanese knotweed to prevent further spread of this species within the town, through the development and implementation of a programme to eradicate from the town, and through the development of public awareness campaign to encourage support and participation from the public generally to prevent the spread of non native species within the Town Boundary.

Objective No.	Development Plan Objectives: Invasive Species
HE 10-14	<p>It is an objective of the Town Council to control the spread of invasive plant and animal species within the Town by:</p> <ul style="list-style-type: none"> • Seeking to prevent the spread of invasive non native plant species through the control of movement of contaminated soils, where such movement is regulated by the Planning or Local Authority. • Preventing the spread of invasive species by adhering to best practice in relation to the management of land under the control/management of the Local Authority, where invasive species have been identified. • Supporting the implementation of Species Specific Threat Response Plans developed by the National Parks and Wildlife Service where they apply to Midleton.

10.7 Archaeological and Architectural Heritage

Archaeology

- 10.7.1 Under the provisions of the Planning and Development Act 2000, it is mandatory for Local Authorities to include the conservation and protection of the archaeological heritage as an objective in all Development Plans. National Policy in relation to archaeological heritage is set out in the document 'Framework and Principles for the Protection of the Archaeological Heritage', published by the Minister for Arts, Heritage, Gaeltacht and the Islands in 1999. This document clearly indicates that archaeological issues need to be carefully considered throughout the development process.
- 10.7.2 The archaeological heritage of Midleton includes structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and underwater. The Archaeological Heritage is comprised of:
- Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places as established under section 12 of the National Monuments (Amendment) Act, 1994,
 - Major sites of archaeological importance in State Ownership or Guardianship.
 - National Monuments which are the subject of preservation orders.
 - All previously unknown archaeology that becomes known (e.g. through ground disturbance, fieldwork, or the discovery of sites underwater).
- 10.7.3 The archaeological heritage in Midleton is generally well preserved. However, archaeological issues can arise during ground disturbance works involving regular construction activity, the development of new roads or other significant infrastructural projects, pipe and cable laying works, drainage / flood relief works/ agricultural activity.
- 10.7.4 Midleton's archaeological heritage focuses on the Cistercian Abbey of Chore which was founded in 1182 by the Fitzgerald's. This was one of the most important medieval monasteries in Munster until its suppression in 1543. Its location is in the general area of the present Church of Ireland church. The town itself developed in the 17th century under the patronage of Sir John Broderick, receiving a charter of incorporation in 1670. Midleton became an important market town in the 18th century /19th century and much of the town was rebuilt during this period. Another important aspect of the town's heritage is its industrial past, especially its association with the brewing and distilling industries and the port at Ballinacurra. This includes quays and associated industrial buildings such as warehouses, corn stores, malting and industrial complexes.
- 10.7.5 All the known archaeological monuments in Midleton are listed in the Sites and Monuments Record (SMR) for County Cork (see www.archaeology.ie) which was issued by the Office of Public Works in 1988. In 1998 all the known archaeological monuments were afforded legal protection under section 12 of the National Monuments (Amendment) Act by inclusion in the Record Of Monuments and Places (RMP) for County Cork. The Urban Archaeological Survey of County Cork (1995, Zajac S., Cronin, J. and Kiely, J) outlines the Zone of Archaeological Potential in Midleton
- 10.7.6 The following is a list of archaeological monuments identified in the Sites and Monuments Record within Midleton Town Council's area. (See also Archaeological Survey-Map 4).

Table 10.2 Archaeological Monuments - Midleton Town	
Ref. No.	Monument Type
CO076-063 02	Church
CO076-063 03	Religious house – Cistercian Abbey
CO076-063 04	Market house
CO076-063 05	Historic town*
CO076-025	Distillery
CO076-115	Gasworks
CO076-062	Pit Burial
CO076-07301	Corn store
CO073-07302	Bridge

*included since issuing of RMP 1998

10.7.7 It will be the general policy of the council to apply the following principles to the archaeological heritage:

- To protect the archaeological monuments and their settings from damage.
- To facilitate appropriate guidance in relation to the protection of the archaeological heritage in the area covered in the Plan.
- To provide guidance to developers and property owners regarding the archaeological implications of a proposed development.
- To promote pre-planning consultations in relation to the archaeological heritage with the Planning Authority and with The Department of the Environment, Heritage and Local Government.
- To promote public awareness of the rich archaeological heritage in the area.

10.7.8 The objectives of this Plan for Archaeological heritage are as follows:

Objective No.	Development Plan Objectives: Archaeology
HE 10-15	<p>a) It is an objective of the plan to protect all archaeological sites and monuments within Midleton, including their settings and the links between the Recorded Monuments, to ensure the historic components associated with the foundation of the town are retained.</p> <p>b) It is an objective of the plan to promote the conservation, enhancement and interpretation of archaeological sites and monuments within the town as a resource in their own right and to ensure future generations can understand and appreciate their cultural heritage. The Council will provide guidance and advice, including pre planning advice in relation to development proposals to ensure the protection of the archaeological heritage of the town.</p>

Objective No.	Development Plan Objectives: Archaeology
HE 10-16	It is an objective of the plan to promote archaeological heritage as a resource for educational and tourism purposes and to increase public awareness about Middleton’s archaeological heritage.
HE 10-17	It is an objective of the plan to secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments and their setting included in the Sites and Monuments Record (SMR) and the Record or Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act, 1994, and features and objects of archaeological interest generally.
HE 10-18	It is an objective of the plan to protect the old street/lane ways patterns and encourage the recording of evidence of ancient boundaries, layouts etc in the course of development. Attempts should be made in the public realm to preserve links between the archaeological Monuments to ensure that the historic components of the town associated with the foundation of the town is retained,
HE 10-19	It is an objective of the plan to protect and preserve newly discovered archaeological sites.
HE 10-20	It is an objective of the plan to identify and protect any medieval fabric and features within the historic town.
HE 10-21	It is an objective of the plan to protect and preserve the archaeological value of industrial sites such as mills, warehouses, gasworks, malting etc. Proposals for refurbishment, works to or redevelopment/ conversion of these sites should be subject to a full architectural and archaeological assessment.

10.7.9 In assessing any development proposals the following best practice principles will apply:

- The Council will have regard to the policies and recommendations of the relevant Government Departments. In accordance with national policy and in the interests of sustainability, impacts on the subsurface archaeological environment should be avoided where possible. For this reason developments that compromise the in-situ record of the past will be considered unfavourable.
- Any development sites within the Zone of Archaeological Potential of all designated Archaeological sites, where it is considered will impact on the archaeological heritage will be subjected to appropriate archaeological assessment and be advised by the Local Authority Archaeologist and the relevant Government Departments. Where significant alterations, remodelling or demolition of a building is proposed, a building survey should be carried out to ascertain whether or not medieval fabric is present'
- The Council will have regard to archaeological concerns when considering proposed service schemes (including electricity, sewerage, telecommunications, water supply) and proposed roadwork’s (both realignments and new roads) located in close proximity to archaeological monuments and the Zones of Archaeological Potential.
- Large scale developments in Greenfield/Brownfield sites over ½ hectare in area or 1km in length will be subject to an archaeological assessment.

- Any development sites impacting on underwater heritage associated with the Owenacurra and Dungourney river estuary and tributaries will be subjected to underwater archaeological assessment in advance of the works.
- Where archaeological assessment and investigation are carried out and relevant material found, the Town Council will encourage the dissemination of the information in a timely and appropriate manner.

Architectural Heritage

10.7.10 Architecture is a non-renewable resource and once lost it cannot be returned. Ireland's historic built environment is a physical expression of the ongoing evolution of its towns and villages and buildings, monuments and landscapes are tangible links to its past within the contemporary lives of its citizens. These elements have changed and evolved over time to create today's living and working environments. Architectural heritage should not be considered as stagnant or unchanging and towns' and villages have and will continue to develop into the future. Architectural heritage should not be viewed as an impediment to development, but seen as an asset to be protected and integrated into any future developments.

10.7.11 The town of Midleton is very fortunate to retain such a large number of its historic building stock. The variety of historic structures and complexes very much give the town its distinctive character and streetscape. The building typologies in Midleton are testament to the evolving nature of town.

10.7.12 Midleton Distillery and Cuddigan's Yard are indicative of past and indeed present industrial activities which contributed to the importance of Midleton as a Market Town. As a result of these activities a very large number of terraced single storey three-bay dwellings survive on the routes approaching and close to the Main Street. Many of these dwellings would have housed workers associated with the industrial activities in and around the town of Midleton.

10.7.13 The larger Civic, Educational, Institutional and Commercial buildings within the town are still easily recognisable and dominant within the townscape. Buildings such as the former Market House (now the library), the Courthouse, Midleton College, St John the Baptist Church and Church of the Most Holy Rosary and AIB Bank, are a few examples of the exceptional architectural quality of the built environment. The numerous elegant Georgian buildings and terraces as well as ornately decorated Victorian houses and shop fronts, provide an insight to the residential and commercial activities of town during the 18th and 19th Centuries.

10.7.14 With such a variety of building types comes a wide selection of material finishes. The palette of material finishes in the area includes painted lime render, dressed stone, brick facades, terracotta chimney pots, decorative plaster details, natural slate clad roofs, timber sash windows and joinery, cast iron railings etc all of which contribute significantly to the character of the area. Equally, new development of a high quality architectural design can contribute significantly to the built environment and indeed to the existing historic built environment. When careful consideration is given to the overall design, context and relationship of new to old, the final result can be very successful in creating an appreciation for quality historic and modern architecture alike. It is important to understand that the architecture of the past and present both have a role to play in the future.

The Record of Protected Structures

10.7.15 Under Part IV of the Planning and Development Act 2000-2010, each Planning Authority must maintain a Record of Protected Structures. The Record of Protected Structures forms part of each Local Authority's Development Plan. This record should include all structures or parts of structures in their functional area which are, in the opinion of the planning authority of special, architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

10.7.16 The purpose of the designation of protected structure status is to ensure that any changes or alterations to the building and/or its setting are carried out in such a way that the existing special character is retained and enhanced. Therefore works which would in the opinion of the planning authority, have a material effect on the character of the structure will require planning permission. Works which consist of routine maintenance, once carried out with the use of appropriate materials and technologies, may be considered exempted development. However, clarification should always be sought from the relevant planning authority, even in the case of minor works.

10.7.17 It is a policy of Midleton Town Council:

- To protect and conserve the town’s cultural and built heritage; sustaining its fabric and character to ensure its survival for future generations.
- To seek the protection of all structures within the town, which are of special architectural, historical, archaeological, artistic, cultural, scientific or technical interest. In accordance with this, a Record of Protected Structures has been established and is set out in Table 10.3 of this plan.
- To review the RPS during the lifetime of the development plan and having regard to the recommendations issued by the Minister of Arts, Heritage and the Gaeltacht, from the architectural survey of East Cork, compiled by the National Inventory of the Architectural Heritage.
- To promote best practice in the repair, restoration and conservation of protected structures.

10.7.18 The objectives of this Plan for Architectural Heritage are as follows:

Objective No.	Development Plan Objectives: Architectural Heritage
HE 10-22	It is an objective of this Plan to protect and enhance the built heritage of Midleton as a resource in its own right and to ensure future generations can understand and appreciate their cultural heritage.
HE 10-23	It is an objective of the plan to ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.
HE 10-24	It is an objective of the plan to protect the curtilage and attendant grounds of all structures listed in the Record of Protected Structures.
HE 10-25	It is an objective of the plan to protect important, non-structural elements of the built heritage. These elements include historic gardens/ designed landscapes, stone walls, landscapes and demesnes, curtilage features and street furniture.
HE 10-26	It is an objective of the plan when considering development proposals for alterations and/ or extensions to a protected structure or within the curtilage/attendant grounds of a protected structure, the planning authority shall ensure that there is no loss or damage to the elements which contribute to the special character of the structure or its curtilage/attendant grounds.
HE 10-27	It is an objective of the plan to ensure development proposals are appropriate in terms of architectural design, treatment, character, scale and form to the existing protected structure.

Objective No.	Development Plan Objectives: Architectural Heritage
HE 10-28	It is an objective of the plan that development proposals shall be accompanied by appropriate documentation compiled by experienced conservation consultants.
HE 10-29	It is an objective of the plan to ensure a high quality architectural design of all new developments relating to or which may impact on buildings listed in the Record of Protected Structures.
HE 10-30	It is an objective of the plan to interpret and promote the importance and cultural significance of the built environment and its potential in the promotion of tourism and enhancing the image of Midleton as a place to live and visit. ..

10.7.19 One alteration is proposed to the Record of Protected Structures – the deletion of item 21 which is no 85 Main Street, Muckley Bros Jewellers.

10.7.20 The following structures are contained in the Record of Protected Structures

Table 10.3 Record of Protected Structures	
Register No.	Structure
Type: Industrial/Archaeology	
1	Historic Mills Jameson Distillery
2	Iron Foundry Buildings at Kennedy Park
3	Redbrick Chimney Dickinson's Lane
4	Mill Building on Drury's Lane
5	Midleton Railway Station
Type: Architectural – Public/Institutional	
6	Southern Health Board Health Centre
7	Our Lady of Lourdes Hospital
8	St John the Baptist N.S (the former)
9	St John the Baptist Church & Graveyard
10	Midleton College
11	National Bank (former) at Lewis Bridge
12	Old Dispensary Building (Youghal Road)

Table 10.3 Record of Protected Structures	
Register No.	Structure
13	Community Building next door to Old Dispensary
14	Town Hall (former), Main Street
15	Courthouse, Main Street
16	AIB Bank, Main Street
Type: Architectural - Buildings	
17	No.32, Main Street
18	No.101, Main Street, Old Bank House
Type: Architectural – Buildings/Shop Fronts	
19	Nos. 32/33 Main Street
20	Nos. 46, Main Street
22	No. 74, Main Street (T. Wallis & Sons)
23	No.6, Main Street (Hyde)
24	No.99, Main Street, Door & Fanlight
25	No.83, Main Street, Door & Fanlight
26	No.82, Main Street, Door & Fanlight
Type: Laneways	
27	Between AIB Bank & 103, Main Street
28	Between 103 &102, Main Street, (Vaulted)
29	Between 102 & 101, Main Street.
30	Between Town Hall & 82, Main Street
31	Between 75 & 76 Main Street
32	Between 73 & 74 Main Street
33	Between 3 & 4, Broderick Street
34	Between 46 & 47, Main Street, (Stone Arch)
35	Between 49 & 50, Main Street, Vaulted Open

Table 10.3 Record of Protected Structures	
Register No.	Structure
36	Between 6 & 5, Main Street, Vaulted Gate
37	Between 3 & 4, Main Street (Arch Way)
Type: Street Furniture	
38	Post Box at corner of Connolly and Main Street
39	Clonmult Monument
40	Lewis Bridge
41	Cobbled Setts at entrance to mill – Cuddigans Yard
42	Plaque at entrance to the Baby's Walk
43	No. 81, Main St. Enclosed space to basement
Type: Architectural – Detached Houses	
44	No. 55/56, Main Street McDaid's – (Pugin House)
45	Youghal Rd, Parish Priest's Residence
46	Youghal Road, Midleton Lodge
47	No. 35, New Cork Rd. (Turret House)
48	Courtenay House, off McDermott Street
49	Residence of the Dean of Cloyne, off McDermott Street
50	Youghal Road, Midleton House
51	Main Street, detached house, (Motherways)

Architectural Conservation Areas

10.7.21 Under the Planning and Development Act 2000-2010, a planning authority must include an objective in its development plan to preserve the character of a place, area, group of structures, or townscape if it is of the opinion that its inclusion is necessary for the preservation of the character of that area.

10.7.22 Such an area is known as an Architectural Conservation Area (ACA) and it is defined as a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of protected structures.

10.7.23 An ACA is designated in recognition of the special character of an area where individual elements such as building heights, building lines, roof lines, materials, construction systems, designed landscapes, public spaces and architectural features combine to give a place a harmonious, distinctive and special quality which merits protection. Architectural

Conservation Areas play a key role in the protection and enhancement of historic areas and streetscapes.

10.7.24 Midleton Town has a number of zones designated as Architectural Conservation Areas (see Architectural Conservation-Map 4). It should be noted that the ACA defines the entire curtilage of the site and not necessarily the frontage of the building alone. These include the following areas:

10.7.25 Main Street, Broderick Street, Thomas Street, Connolly Street, St Mary’s Road, Millrace Apartments, Coolbawn Court, Roxboro Mews, Mill Road, Park Street, Railway Terrace, McDermott Street, Casement Place, Drury’s Avenue, Oliver Plunkett Place, Old Cork Road, New Cork Road, Youghal Road, Roxboro Close, ‘Cuddigan’s Yard’.

10.7.26 In an ACA, the carrying out of works to the exterior of a structure will only be considered exempted development if these works would not materially affect the character of the area. Therefore, development that may normally be considered ‘exempted development’, may not be considered so if such works would materially affect the character of an Architectural Conservation Area. Even minor works can constitute a material alteration. If there is any doubt as to whether or not works will materially affect the character of an Architectural Conservation Area, clarification should be sought from the relevant Conservation Officer and/or Planning Officer.

10.7.27 Cork County Council has published ‘Guidelines for the Management and Development of Architectural Conservation Areas’ and Midleton Town Council will have regard to these guidelines in assessing development proposals in Architectural Conservation Areas.

10.7.28 It is a policy of Midleton Town Council:

- To designate Architectural Conservation Areas where the Planning Authority is of the opinion that its inclusion is necessary for the preservation of the character of the area.
- To conserve and enhance the special character of the Architectural Conservation Areas included in this plan. The special character of an area includes its traditional building stock, material finishes, spaces, streetscape, street and plot layout, landscape, settings, public spaces and important aspects and views.
- To continue to prioritise the assessment and consideration of appropriate historic areas/streetscapes etc for designation as Architectural Conservation Areas and or Areas of Special Planning Control and include policies to protect and enhance their architectural characteristics.

Objective No.	Development Plan Objectives: Architectural Conservation Areas
HE 10-31	<p>General</p> <p>a) It is an objective of the plan to ensure that all new development located within or adjacent to designated Architectural Conservation Areas will respect the established historical and architectural character of that area and will contribute positively to the existing built environment in terms of design, scale, setting and material specifications. This will be achieved by promoting a contemporary design of high architectural quality within Architectural Conservation Areas. The special character of Architectural Conservation Areas will be maintained through the protection of structures from demolition, non-sympathetic alterations and the securing of appropriate in-fill developments.</p> <p>b) It is an objective of the plan to protect all buildings, structures, groups of structures, sites, landscapes and all features that are considered to be intrinsic</p>

Objective No.	Development Plan Objectives: Architectural Conservation Areas
	<p>elements to the special character of Architectural Conservation Areas. This will be achieved by promoting the sensitive and appropriate reuse and rehabilitation of buildings and sites located within Architectural Conservation Areas and by prohibiting alterations, development or demolition of structures and features that contribute to the character of the Architectural Conservation Area or any relevant protected structure or monument included in the Record of Monuments and Places.</p>
HE 10-32	<p>Shop fronts, Advertising and Signage</p> <p>a) It is an objective of the plan to seek the repair and retention of shop fronts of architectural interest.</p> <p>b) New shop fronts and the fronts to other commercial buildings located within or adjacent to an architectural conservation area shall</p> <ul style="list-style-type: none"> - Display a unity with the building of which they are part (including the use of appropriate materials). - Reflect the scale and proportion of adjoining buildings and the street scene as a whole. <p>c) Advertisements and signage located within an Architectural Conservation Areas shall:</p> <ul style="list-style-type: none"> - Be designed so as not to detract from the character or appearance of the building on which they are to be displayed, or from the character or appearance of the street. - Be of a size, format and design (using appropriate materials colouring and lettering) which complements the visual amenities of the building and the locality. - Avoid unsightly, confused or cluttered appearance. - Signage shall generally be restricted to the fascia board and/or at fascia level. - Corporate signs will only be permitted where they are compatible with the character of the building, its materials and colour scheme and those of adjoining buildings. - Signage internal to the premises, including interior suspended advertising panels, which, obscures views into the shop or business and creates dead frontage onto the street shall not normally be permitted. - Internally illuminated signage shall not be permitted. - Advertisements and signs relating to uses above ground floor level should generally be provided at the entrance to the upper floors, in a form and design which does not detract from or impinge upon the integrity of the ground floor shop fronts, or other elevational features of the building. - Lighting shall ideally be located discreetly within the shop front.

Objective No.	Development Plan Objectives: Architectural Conservation Areas
	<ul style="list-style-type: none"> - Overhanging lighting will not normally be permitted. A small number of good quality, well designed overhanging lights may be considered by the planning authority in certain circumstances. - Shutters should be hung internally and be perforated.
HE 10-33	<p>Utilities and Security Measures</p> <ul style="list-style-type: none"> a) It is an objective of the plan to ensure that security measures, such as cctv cameras and/or security alarm boxes, should be discreetly located. Such units should be of a small size and appropriate colour. Any wiring or cables associated with the same would ideally be internalised and should not be located across the facade of the building. b) It is an objective of the plan to ensure that utilities such as satellite dishes, extractor fans, ventilations systems which arise for buildings in architectural conservation areas shall be located in such a manner that they will not detract from the character of or negatively impact on the integrity of the architectural conservation area. Such elements shall not be located on the front elevation of the structure.

11 Land Use Zoning

The key Land Use zoning aim for Midleton is:

- *To ensure the orderly and sustainable development of the town through the setting out of zoning objectives for a variety of uses.*

11.1 Introduction

11.1.1 It is a mandatory requirement of the Planning and Development Act 2000 as amended, that a Development Plan should contain objectives for the zoning of land for the sole or primary use of particular areas for particular purposes, including provision for residential, commercial, industrial, agricultural, recreational or other, or any mixture of those uses, having regard to the proper planning and sustainable development of the area and where, in the opinion of the Planning Authority, it is necessary that such uses should be indicated.

11.1.2 This revised Midleton Town Council Development Plan 2013 includes a total of 7 land use zones.

11.2 Land Use Zones

11.2.1 The land use zones and objectives in respect of each zone identified in the Plan are set out below and the extent of each land use zone is shown on the land use zoning map (Zoning Objective Map 1).

11.2.2 Parts of the town along the paths of the Owenacurra and Dungourney Rivers and close to the estuary area at the south end of the town which forms part of the Cork Harbour Special Protection Area, the Great Island Channel Special Area of Conservation and the Great Island Channel Proposed Natural Heritage Area, have been identified as being at risk of flooding. A number of measures have been incorporated into this Plan to avoid significant adverse impact on the designated sites and to address the issue of flood risk, including:

- The extent of the areas zoned for town centres uses has been reduced in this Plan to ensure there is no encroachment on the Designated Sites.
- Where zonings within flood risk areas have been inherited and retained from the previous plan then additional requirements have been included requiring compliance with the provisions of the Guidelines on Flood Risk Management, including site specific flood risk assessment. See chapter 7 for further details.
- As the Owenacurra, Dungourney and Ballynacorra Rivers drain into the Cork Harbour Special Protection Area, the Great Island Channel Special Area of Conservation and the Great Island Channel Proposed Natural Heritage Area, development within the flood plain of these rivers also needs careful consideration as it has the potential to impact on the integrity of the designated sites. In this context where parts of a zoning occur within an area at risk of flooding then any development proposed within the area at risk will also need to demonstrate that it will not adversely impact on the designated sites. This is reflected in the relevant zoning objectives.

11.2.3 The following are the Objectives for each Land Use Zone:-

Town Centre Mixed Uses

Objective No	Town Centre Mixed Uses
TC	<ul style="list-style-type: none"> a. To protect and enhance the special physical and social character of the existing town centre and to provide for new and improved town centre facilities and uses. b. Parts of Town Centre have been identified as being at risk of flooding. Any development proposals within the areas at risk of flooding will normally be accompanied by a detailed flood risk assessment that complies with the requirements of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives INF 7-10 to INF 7-15 in Chapter 7 of this plan. Some of these lands are adjacent to the Cork Harbour Special Protection Area (SPA), the Great Island Channel Special Area of Conservation (SAC) and the Great Island Channel Proposed Natural Heritage Area (pNHA). Any development proposals on lands within the potential impact zone of these designated sites, or within the area at risk of flooding as identified on Map 1 this Plan, may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on these sites. c. A buffer zone is likely to be required to be maintained between developments and the SPA, the size and nature of which will be determined at planning stage. d. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation may be required for any development which may be permitted in this area.

- 11.2.4 The area identified for town centre uses within this Plan is very large and development will need to take place in a sequential manner extending out from the core. The range of uses generally acceptable in principle within a town centre area is quiet broad but not all of the uses will be appropriate in every part of the town centre. For example the preferred location for retail development is within the core shopping area of the town along Main Street and its immediate hinterland and the Riverside Way area, and subject to suitable scale, within the other established retail areas at Market Green, Waters Edge etc. In accordance with the principles of the Retail Planning Guidelines, proposals for retail development outside of this core area will need to follow the sequential approach to site selection. For additional guidance on retail development see Chapter 4 of this Development Plan.
- 11.2.5 The growth and consolidation of the town core to include the Riverside Way Area, with enhanced pedestrian and vehicular links with main Street and new public realm spaces (particularly along the river banks where there is potential for green amenity corridors) is a key priority of this Development Plan. The Riverside Way Framework plan established a number of key objectives for the different Character areas within Riverside Way which are detailed in chapter 5 and are supported by this Plan.
- 11.2.6 Within the core retail area it is important to maintain a predominance of shop fronts at ground level in order to retain continuity and vitality in the main shopping area.
- 11.2.7 The intrusion of non residential uses in to areas which are primarily residential in character, will normally be resisted in the interests of maintaining the Town Centre housing stock and protecting residential amenity.
- 11.2.8 For some uses, including business uses for example, the scale of a proposal will be particularly important in assessing it suitability for a town centre location.

11.2.9 A road reservation for the completion of the Northern Relief Road passes through the northern part of the Town Centre Zone and development proposals in this area will need to accommodate the road proposals in the area.

Residential

<i>Objective No</i>	<i>Residential</i>
RES	<ul style="list-style-type: none"> a. To protect and enhance the amenity of existing residential communities and to provide for new residential communities and community facilities. b. Some of the areas zoned for residential development have been identified as being at risk of flooding. Any development proposals within the areas at risk of flooding will normally be accompanied by a detailed flood risk assessment that complies with the requirements of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives INF 7-10 to INF 7-15 in Chapter 7 of this plan. c. Some of these lands are adjacent to the Cork Harbour Special Protection Area (SPA), the Great Island Channel Special Area of Conservation (SAC) and the Great Island Channel Proposed Natural Heritage Area (pNHA). Any development proposals on lands within the potential impact zone of these designated sites, or within the area at risk of flooding as identified on Map 1 of this Plan, may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on these sites. d. A buffer zone is likely to be required to be maintained between developments and the SPA the size and nature of which will be determined at planning stage. e. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation may be required for any development which may be permitted in this area.

11.2.10 The Council acknowledges that residential development within Midleton’s town centre can make a very positive and significant contribution to its vitality. Town Centre housing provides continued after-hours life and activity and informal surveillance in the centre outside normal commercial hours. The provision of new Town Centre housing will be favourably considered on suitable Town Centre sites. The Council will also actively encourage the conversion of disused or under used commercial or other properties for residential use. The Council will encourage residential use above shops and other business premises, within the Town Centre, provided that the primary retail core and commercial functions are not prejudiced and that they comply with normal planning environmental considerations.

Residential Protection Zones (RPZ)

11.2.11 Midleton is fortunate that many residential streets and residential units over ground floor businesses still exist and maintain the vibrancy of a mixed use environment. This plan and previous development plans have encouraged the conservation and protection of the historical residential element of the character of Midleton’s Town Centre. Ten Residential protection zones have been identified and are shown on the (Zoning Objective Map 1).

Objective No	Residential Protection Zones
RPZ	<ul style="list-style-type: none"> a. To protect existing established residential uses. Changes of use will generally only be considered in exceptional circumstances. b. Parts of some of the Residential Protection Zones have been identified as being at risk of flooding. Any development proposals within the areas at risk of flooding will normally be accompanied by a detailed flood risk assessment that complies with the requirements of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives 7-10 to INF 7-15 in Chapter 7 of this plan. c. Some of these lands are within the flood plain of the Cork Harbour Special Protection Area (SPA), the Great Island Channel Special Area of Conservation (SAC) and the Great Island Channel Proposed Natural Heritage Area (pNHA). Any development proposals on lands within the potential impact zones of these designated sites or within the area at risk of flooding as identified on Map 1 of this Plan, may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on these sites . d. A buffer zone is likely to be required to be maintained between developments and the SPA and SAC, the size and nature of which will be determined at planning stage. e. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation may be required for any development which may be permitted in this area.

Open Space/Sports/Recreation and Amenity

11.2.12 There are a number of areas of open space within the town and these are generally covered by Objective OS –on the table below. Five specific areas of Open Space OS -1 to OS-5 have also been identified as having particular requirements.

11.2.13 For further information in relation to areas of Open Space/ Sports/ Recreation and Amenity, see Chapter 6.

Objective No	Open Space/Sports/Recreation and Amenity
OS	<ul style="list-style-type: none"> a) To protect, retain and improve the areas of public open space to provide for the future recreational needs of the town. b) Some areas of open space have been identified as being at risk of flooding. Any development proposals within the areas at risk of flooding will normally be accompanied by a detailed flood risk assessment that complies with the requirements of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives INF 7-10 to INF 7-15 in Chapter 7 of this plan. c) Any development proposals on lands within the potential impact zone of to the Cork Harbour Special Protection Area (SPA), the Great Island Channel Special Area of Conservation (SAC) and the Great Island Channel Proposed Natural Heritage Area (pNHA), or within the area at risk of flooding as identified on Map 1 of this Plan, may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on these sites. d) A buffer zone is likely to be required to be maintained between developments and the SPA and SAC, the size and nature of which will be determined at

Objective No	Open Space/Sports/Recreation and Amenity
	planning stage.
OS 1	<p>Open Space.</p> <p>This lands form part of Midleton Estuary. It is not suitable for development given its potential for inundation and its location within the Cork Harbour Special Protection Area (SPA), the Great Island Channel Special Area of Conservation (SAC) and the Great Island Channel proposed Natural Heritage Area (pNHA).</p>
OS 2	<p>Open Space and Amenity.</p> <p>a) This lands form part of floodplain in the Owenacurra River. Any development proposals on lands within the potential impact zone of to the Cork Harbour Special Protection Area (SPA), the Great Island Channel Special Area of Conservation (SAC) and the Great Island Channel proposed Natural Heritage Area (pNHA), or within the area at risk of flooding as identified on Map 1 of this Plan, may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on these sites.</p> <p>b) Parts of this area have been identified as being at risk of flooding. Any development proposals within the areas at risk of flooding will normally be accompanied by a detailed flood risk assessment that complies with the requirements of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives INF 7-10 to INF 7-15 in Chapter 7 of this plan.</p>
OS-3	<p>Open Space and Amenity.</p> <p>a) These lands form part of floodplain in the Owenacurra River. Any development proposals on lands within the potential impact zone of the Cork Harbour Special Protection Area (SPA), the Great Island Channel Special Area of Conservation (SAC) and the Great Island Channel proposed Natural Heritage Area (pNHA), or within the area at risk of flooding as identified on Map 1 of this Plan, may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on these sites.</p> <p>b) Parts of this area have been identified as being at risk of flooding. Any development proposals within the areas at risk of flooding will normally be accompanied by a detailed flood risk assessment that complies with the requirements of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives INF 7-10 to INF 7-15 in Chapter 7 of this plan.</p>
OS-4	<p>Open Space and Amenity.</p> <p>a) These lands form part of floodplain in the Owenacurra River. Any development proposals on lands within the potential impact zone of the Cork Harbour Special Protection Area (SPA), the Great Island Channel Special Area of Conservation (SAC) and the Great Island Channel proposed Natural Heritage Area (pNHA), or within the area at risk of flooding as identified on Map 1 of this Plan, may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on these sites.</p> <p>b) Parts of this area have been identified as being at risk of flooding. Any development proposals within the areas at risk of flooding will normally be accompanied by a detailed flood risk assessment that complies with the</p>

Objective No	Open Space/Sports/Recreation and Amenity
	requirements of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives INF 7-10 to INF 7-15 in Chapter 7 of this plan.
OS 5	<p>Town Park</p> <ul style="list-style-type: none"> a) To protect, retain and improve the existing public park and encourage increased public use of this area and facilitate nature conservation. b) Parts of this area have been identified as being at risk of flooding. Any development proposals within the areas at risk of flooding will normally be accompanied by a detailed flood risk assessment that complies with the requirements of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives INF 7-10 to INF 7-15 in Chapter 7 of this plan. c) Any development proposals on lands within the potential impact zone of to the Cork Harbour Special Protection Area (SPA), the Great Island Channel Special Area of Conservation (SAC) and the Great Island Channel proposed Natural Heritage Area (pNHA), or within the area at risk of flooding as identified on Map1 of this Plan, may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on these sites.

Utilities/Infrastructure

11.2.14 The Utilities zoning in this plan protects existing car parking areas.

Objective No	Utilities/Infrastructure (U)
INF	<ul style="list-style-type: none"> a) To provide for the protection, improvement and expansion of parking facilities within the town as appropriate. b) Some of these areas have been identified as being at risk of flooding. Any development proposals within the areas at risk of flooding will normally be accompanied by a detailed flood risk assessment that complies with the requirements of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives INF 7-10 to INF 7-15 in Chapter 7 of this plan. c) Some of these lands are within the flood plain of the Cork Harbour Special Protection Area (SPA), the Great Island Channel Special Area of Conservation (SAC) and the Great Island Channel proposed Natural Heritage Area (pNHA). Any development proposals on lands within the potential impact zone of the designated sites or within the area at risk of flooding as identified on Map 1 this Plan, may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on these sites. d) Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.

Institutional, Civic and Educational Land Use

11.2.15 Institutional, Civic and Educational Land Uses in this plan are intended to retain and protect and provide for the expansion of the essential facilities within the town include schools and community buildings.

Objective No	<i>Educational, Institutional and Civic Land Use</i>
EIC	<ul style="list-style-type: none"> a. To promote the provision of educational, community related and healthcare development including, where relevant, the provision of ancillary accommodation and facilities b. Parts of this area have been identified as being at risk of flooding. Any development proposals within the areas at risk of flooding will normally be accompanied by a detailed flood risk assessment that complies with the requirements of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives NF 7-10 to INF 7-15 in Chapter 7 of this plan. c. Some of these lands are within the flood plain of the Cork Harbour Special Protection Area (SPA), the Great Island Channel Special Area of Conservation (SAC) and the Great Island Channel proposed Natural Heritage Area (pNHA). Any development proposals on lands within the potential impact zone of the designated sites, or within the area at risk of flooding, may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on these sites. d. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. e. A buffer zone maybe required to be maintained between development and the designated sites, the size and nature of which will be determined at planning stage.

11.2.16 The Council is aware of the advantages which a central location can give to community uses and will assist in identifying opportunities for new or extended community facilities in response to identified needs.

Industrial Land use

11.2.17 The purpose of the Industrial Land use Category is to facilitate an extension to Midleton distillery.

Objective No	<i>Industrial Land Use</i>
IND	<p>To provide for future expansion of Midleton distillery only.</p> <p>Any development on this land will need to include an appropriate buffer between the proposed development and neighbouring properties.</p>

11.3 Zoning Matrix

11.3.1 Table 11.1 includes the land use objectives for each of Midleton's 7 land use zones within the plan area. Permitted development within each character area will be determined having regard to the zoning matrix set out below. Uses other than the primary use for which an area is zoned may be permitted in certain circumstances, provided that they are not in conflict with the

primary use zoning objectives. The Zoning Matrix illustrates the acceptability or unacceptability of various uses for each of the zones. The land use zoning matrix is intended to provide guidance to potential developers and to the general public on the category of uses which are normally permitted, open for consideration or not normally permitted. The matrix relates to land use only and important factors such as density, building height, design standards and traffic generation are also relevant in establishing whether or not a development proposal would be acceptable at a particular location. Proposals for development which are not covered by the Table will be decided on their merits in accordance with the policies and objectives of this plan

Table 11.1 Index for Zoning matrix	
Symbol	Comment
P = Normally Permitted Uses	A 'normally permitted use' is one which is in compliance with the primary zoning objective for the area.
O = Uses Open For Consideration	A use that is "open for consideration" is one that by reason of its nature and scale would not be in conflict with the primary zoning objective for the area
N = Not Normally Permitted Use	A 'not normally permitted use' is a use that would be contrary to the zoning objectives and sustainable development. Extensions to existing non conforming uses within any zoned area will be considered on their merits.

Table 11.2 Zoning Matrix							
USES	TC	RES	EIC	OS	RPZ	INF	IND
House	P	P	O	N	P	N	N
Apartments	P	P	O	N	P	N	N
Guest House / Hotel	P	O	O	N	N	N	N
Restaurant	P	O	N	N	N	N	N
Public House	P	O	N	N	N	N	N
Take Away Food Shop	O	N	N	N	N	N	N
Retail Shop (Small Convenience)	P	O	N	N	N	N	N
Retail Shop (General)	P	N	N	N	N	N	N

Table 11.2 Zoning Matrix							
USES	TC	RES	EIC	OS	RPZ	INF	IND
Cinema, Dance Hall, Disco	O	N	O	N	N	N	N
Offices	P	N	N	N	N	N	N
School	O	O	P	N	N	N	N
Medical & Related Consultant	P	O	O	N	N	N	N
Health Centre / Clinic	P	O	P	N	N	N	N
Nursing Home	O	O	P	N	N	N	N
Community Halls	O	O	P	N	N	N	N
Sports Club	O	O	P	O	N	N	N
Caravan Park / Camping	N	O	N	O	N	N	N
General Industry (med/heavy)	N	N	N	N	N	N	P
Workshops	O	N	N	N	N	N	N
Warehouses	O	N	N	N	N	N	O
Light Industry	O	N	N	N	N	N	N
Business	P	N	N	N	N	N	N
Recreational Buildings	O	O	P	O	N	N	N
Major Playing Fields	N	O	P	O	N	N	N
Park / Playground	O	O	P	O	N	N	N
Place of Worship	P	O	P	N	N	N	N
Cultural Uses (e.g. Library Museum)	P	O	P	N	N	N	N
Car Repairs, Garages, Panel Beating	O	O	N	N	N	N	N

Table 11.2 Zoning Matrix							
USES	TC	RES	EIC	OS	RPZ	INF	IND
Agricultural Machinery Outlet	O	N	N	N	N	N	N
Petrol Stations / Motor Sales	O	N	N	N	N	N	N
Wholesale Outlets	O	N	N	N	N	N	N
Broiler Hen / Pig Rearing Cattle Shed / Housing	N	N	N	N	N	N	N

Appendix A – Housing Strategy

Note: The full report and appendices of the housing strategy study are entitled ‘Cork Planning Authorities Joint Housing Strategy’ dated January 2009. They are available in two volumes from the County Council Planning Department. This Appendix is in two parts: Housing Strategy: Principles and Policies and Housing Strategy: Implementation and Monitoring.

Principles and Policies

This section has evolved from an analysis of housing issues, needs and supply. A restatement of the aim of the strategy sets the context for the four key principles that underpin the strategy. These principles are expanded into detailed policies and programmes of action.

Aim of the Strategy:

To help enable the people of Cork, now and in the future, to have a place to live, suited to their needs, at a price that they can afford’

Key Principles:

Four key principles guide the Housing Strategy.

Principle 1: To Provide for a Diverse Range of Housing Needs.

Principle 2: To Promote Balanced & Sustainable Communities.

Principle 3: To Promote Sustainable Development of the Urban & Rural Environment

Principle 4: To Promote Environmental Sustainability and the development of a High Quality Living Environment

Policies and Programmes of Action

Following directly on from analysis in earlier sections and a review of issues raised through the consultation process, a set of policies and programmes of action have been identified. The programmes of action identified are wide ranging: some are more general in nature and may already be contained in other policy documents of the Cork Local Authorities while others have been created to address specific issues, such as the reserved land policy. It is through the implementation of all of these actions together that we are likely to address existing and future housing needs in a comprehensive way.

The policies and programmes of action are presented on the following pages.

POLICY 1.1

The Cork Local Authorities will ensure a mix of house types and sizes within individual developments and within communities.

PROPOSED ACTIONS:

(a) Assess housing variety and mix as a material consideration when considering individual planning applications for residential development. Require developers to submit a *Statement of Housing Mix* with planning applications for multiple housing units detailing the proposed housing mix and why it is considered appropriate— established mix in the area, design, location and market considerations etc. The needs of special groups such as the elderly and disabled should be considered as part of this process.

(b) When developing their own housing stock, the Local Authorities will aim to achieve a mix of housing types and sizes, having regard to identified needs.

(c) Seek to improve the quality of information exchanged between the local authorities, development industry and all other groups with an involvement or stake in the provision of housing with a view to ensuring the supply of the different types of units more closely suits demand and to assist with monitoring the implementation of the strategy.

POLICY 1.2

The Cork Local Authorities will ensure the delivery of a range of housing to suit varying income levels.

PROPOSED ACTIONS:

(a) Ensure that sufficient land is zoned at appropriate densities to meet housing requirements during the lifetime of the relevant Development Plans.

(b) Work with educational and training institutions to support the development of student accommodation.

(c) In partnership with the DoEHLG, private developers, the voluntary & co-operative housing sector, and academic bodies, the Local Authorities will consider other methods for providing housing which is affordable to low and middle income groups.

(d) In partnership with the DoEHLG, continue to support and enhance the voluntary & co-operative housing sector in the development of general and special needs housing.

(e) Facilitate and support the provision of a high quality and affordable private rented sector.

(f) Each Local authority, in its development plan, will give an indication of preference for discharge of development under Part V.

POLICY 1.3

The Cork Local Authorities will require 20% of all land zoned for residential uses (or for a mix of residential and other uses) to be reserved for the purpose of social and affordable housing.

PROPOSED ACTIONS:

(a) Seek a suitable balance between social and affordable housing on the reserved lands in accordance with policy 2.1 below.

(b) Where it is proposed that a site be developed for student accommodation, the portion of the site relating to this shall be exempt from the reserved land policy. The proposed development must comply with the location and design criteria set out in the Government's Guidelines on Residential Developments for Third Level Students published in 1999.

(c) Development Plans are to include a policy, similar to that contained in the current City Development Plan, indicating that, in general, applications for a change of use from student accommodation to any other type of accommodation shall be resisted unless it can be adequately shown that an over provision of student accommodation exists in the County. Where such applications are given favourable consideration, Part V obligations will apply.

(d) Development Plans are to include an objective that 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) or the purposes of Part V of the Planning and Development Act 2000 (as amended).

(e) To ensure the timely conclusion of Part V agreements local authorities shall consider the use of a written agreement in conjunction with planning permissions to remove the ambiguity as regards what is agreed at preplanning and to impose time limits on both sides. 1 1 1 1 1 1

(f) Local authorities will give timely consideration to the enforcement of planning control where development proceeds without compliance with a Part V condition.

POLICY 1.4

The Cork Local Authorities will support the development of housing for people with special housing needs.

PROPOSED ACTIONS:

- (a) Support the voluntary sector to develop housing for special needs.
- (b) Continue to work with the Cork Homeless Forum in finding ways to prevent homelessness and finding housing solutions for homeless households.
- (c) Provide appropriate accommodation for Travellers and / or halting site and /or transient site facilities through the implementation of the Traveller accommodation programmes.
- (d) Work with the various Disability Organisations to ensure that wherever possible, housing (including Local Authority Housing) is built to barrier-free standards.
- (e) Liaise with the Department of Justice to develop policy for the provision of short-term accommodation for refugees / asylum seekers in Cork and to develop policy on long-term provision for refugees.
- (f) Liaise with representative organisations, the Health Service Executive and other stakeholders in undertaking a review of the need for accommodation for older people and people with a disability.
- (g) Support the concept of independent living for older people and people with a disability and ensure where possible that housing for such groups is integrated with mainstream housing.
- (i) Requirements of special needs housing will be considered in the context of Part V negotiations.

POLICY 1.5

The Cork Local Authorities will facilitate the establishment of a Joint Housing Strategy Stakeholders' Forum, to include representatives of the main stakeholder groups dealing with housing issues in Cork.

PROPOSED ACTIONS:

- (a) The Cork Local Authorities will set up a Joint Housing Strategy Stakeholders' Forum to comprise representatives of the main stakeholder groups dealing with housing issues in Cork, to meet annually and assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate the exchange of information and ideas.

POLICY 2.1

In the interests of developing sustainable communities the Cork Local Authorities will ensure that there is an appropriate balance between social, affordable and mainstream housing provision within communities.

PROPOSED ACTIONS:

- (a) Within the County area of Cork Metropolitan area, there will be a requirement that half of the reserved land be for social housing and half for affordable housing, subject to the exceptions in c) below. This will be subject to review in future Development Plans.

(b) Within the City area of Cork Metropolitan area, there will be a requirement that one quarter of the reserved land be for social housing and three quarters for affordable housing, subject to the exceptions in (d) below. This will be subject to review in future development plans.

(c) In certain specified areas within the County (excluding the city), where there is an existing high concentration of social housing or where it is perceived that there is no social housing demand, there will be a lesser requirement or no requirement for social housing on reserved lands. Such areas will be identified in the first instance in Housing Action Plans and will be reflected in future development plan objectives or local area plan objectives where appropriate. In taking the full 20% reserved land the balance will be made up by affordable housing or by other options of compliance with Part V as specified in the Planning and Development Act 2000(as amended).

(d) In Cork City this exception applies to the selected City wards.

(e) In all other areas, the appropriate proportion of social housing on reserved lands will be agreed with the relevant planning authority based on the existing housing profile and needs of the area. This proportion is subject to a maximum of one half of the reserved lands.

(f) The above actions do not preclude all of the reserved land from being used for social housing, if a developer wishes to make such an agreement and where a social housing need has been identified and where there is not a high concentration of social housing already.

(g) The Local Authorities will investigate ways of developing multi-tenure developments on their own land.

(h) The Local Authorities will promote participation in the Rental Accommodation Scheme.

(i) Should legislation allow, Local Authorities will support the provision of affordable rental housing in the future¹.

(j) In seeking to ensure an appropriate balance is maintained between the different housing tenures within communities the Cork Local Authorities will establish a consultative group to discuss the issues arising in meeting future social housing demand and to agree a coordinated approach to the delivery of social housing units.

(k) The Cork Local Authorities will seek to enhance the administration and marketing of affordable housing schemes in order to maximise the affordable housing uptake.

POLICY 2.2

The Cork Local Authorities will ensure that multi-tenure developments are developed as cohesive developments.

PROPOSED ACTIONS:

(a) As part of their planning application on sites subject to the reserved land policy, developers will be required to demonstrate how the overall development will be perceived as a cohesive unit and how the overall layout and design of the development, the mix of house types and sizes, the distribution of the different tenures throughout the development and the phasing of the scheme will work.

¹ The DoEHLG has indicated that it is committed to piloting the affordable rental approach but that further study is required before an appropriate pilot can be progressed, not least in relation to the potential target group and the conditions of eligibility. (Delivering Homes, Sustaining Communities, 2007).

(b) Support integration in mixed tenure developments by developing a high standard of property management for Local Authority properties and promoting good estate management practices.

POLICY 2.3

The Cork Local Authorities will maintain and enhance existing residential areas.

PROPOSED ACTIONS:

- (a) Improve Estate Management practices for existing Local Authority Properties.
- (b) Continue development plan policies of protecting the residential amenity of established residential areas.
- (c) Seek to build sustainable communities by addressing, through development plan policies, any deficits in the provision of social and community infrastructure within established residential areas.
- (d) Identify opportunities for infill residential developments in the City centre, towns and villages.
- (e) Where appropriate, make use of powers under the Derelict Sites Act to acquire and secure the redevelopment of derelict sites.

POLICY 2.4

The Cork Local Authorities will facilitate and support the development of a high quality private rented sector.

PROPOSED ACTIONS:

- (a) Promote and facilitate best practice of the development of the Rental Accommodation Scheme to achieve the transfer of long term rent supplement recipients to RAS.
- (b) Investigate other ways in which the Local Authority can support the development of the private rented sector at local level.
- (c) Promote improvement in the quality and standards of private rented accommodation by carrying out of inspections of such properties.

POLICY 2.5

The Cork Local Authorities will, where possible, ensure that development of second / holiday homes does not have a detrimental effect on provision of mainstream housing development.

PROPOSED ACTIONS:

- (a) In assessing new housing applications in urban and rural areas under pressure for development, priority will be given to meeting local demand in the provision of housing over provision of holiday/second homes.
- (b) Seek to identify ways of monitoring the impact of second / holiday homes in Cork's rural areas and smaller settlements.
- (c) Identify ways in which local housing needs can be met in areas of existing high second / holiday home pressure.

POLICY 2.6

The Cork Local Authorities will seek to safeguard the enjoyment of any house, building or land provided by the Local Authority, and the enjoyment of any neighbouring private properties, through the promotion of good estate management.

PROPOSED ACTIONS:

- (a) The Local Authorities will continue to resource and expand the remit of the Estate Management Units to improve the quality of estate management services provided.
- (b) The Local Authorities will continue to provide Tenancy Courses to all new tenants and to tenants who have been granted a transfer. A tenant handbook will also be given to each tenant.
- (c) The Local Authorities will continue to assist tenants in establishing 'Resident Associations / Resident Groups, progressing any community initiatives and providing training to tenants elected to resident associations/groups.
- (d) The Local Authorities will continue to deal with complaints regarding breaches of tenancy conditions.
- (e) The Local Authorities will continue to work in close co-operation with An Garda Siochana and other agencies in addressing anti-social behavior and in carrying out their estate management functions.

POLICY 3.1

The Cork Local Authorities will ensure that future residential development takes maximum advantage of existing and future services and transportation links.

PROPOSED ACTIONS:

- (a) Ensure new development is prioritised in areas where services and infrastructure are already available or can be efficiently provided.
- (b) Require higher density residential development in proximity to town centres.
- (c) Require higher density residential development within a walking catchment area of public transport facilities, i.e. at points of access.
- (d) Promote enhanced accessibility in all new residential developments including provision of pedestrian routes and cycle ways.
- (e) Promote sustainable travel patterns by locating new residential development in close proximity to city and town centres; within a walking distance of public transport facilities; and in close proximity to other compatible uses.

POLICY 3.2

The Cork Local Authorities will encourage mixed-use developments.

PROPOSED ACTIONS:

- (a) Adopt land-zoning policies in future development plans for appropriate mixed-use developments (thereby reducing demands for commuting to work / education and social facilities).
- (b) Look favorably on applications for home based economic activities where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas.

POLICY 3.3

The Cork Local Authorities will promote the development of sustainable design solutions for future residential development

PROPOSED ACTIONS:

- (a) In accordance with the provisions of the Urban Design Manual published by the DoEHLG in February 2008 the Cork Local Authorities will request the submission of design statements with applications.

- (b) Encourage retention and use of existing natural and built features where appropriate.
- (c) Encourage inclusive design which allows all people to use space in the same way on equal terms.
- (d) Encourage sensitive refurbishment of under-utilised or obsolete buildings.
- (e) Encourage skilful design at a range of appropriate densities and designs for adaptable housing units through promotion of existing design guidelines and review requirement for further design guidelines.
- (f) Consider promoting architectural competitions for the design of residential developments, to encourage more sustainable designs for houses and residential neighborhoods.
- (g) Promote the concept of 'Lifecycle Housing', i.e. that housing is adaptable for people's needs as they change over their lifetime.

POLICY 3.4

The Cork Local Authorities will maximise the use of existing local authority housing stock.

PROPOSED ACTIONS:

- (a) Review the utilisation of the existing housing stock and assess the numbers of tenants willing to transfer to smaller units and under what conditions.
- (b) Consider regeneration programmes involving the re-design of existing Local Authority housing units and housing estate layouts such as those already pioneered by Cork City Council.
- (c) Promote good estate management as a means of maximising the use of Local Authority housing stock.
- (d) The local authorities will strive to reduce the length of time that a Local Authority house is left vacant between tenancies.

POLICY 3.5

The Cork Local Authorities will ensure clear demarcation between urban and rural land uses.

PROPOSED ACTIONS:

- (a) Prioritise the development of towns and villages with existing services, through land zoning policies and the prioritisation of infrastructural investment.
- (b) Where appropriate to the role and size of each settlement, provide for a range of different land uses to be accommodated within settlements, to ease pressure for development in the countryside.
- (c) Make optimum use of existing infrastructure and serviced land, by requiring development to take place at appropriate density levels.

POLICY 3.6

The Cork Local Authorities Housing Development will protect and enhance the Natural Environment.

PROPOSED ACTIONS:

- (a) Require applications for new developments to demonstrate that they are sensitive to the surrounding environment.
- (b) Require new developments to maintain vegetation and existing environmental features.
- (c) Promote the use of environmentally friendly / energy efficient construction materials and techniques.

(d) Require the incorporation of appropriate open spaces into the overall design of new developments in line with the DoEHLG publication “Sustainable Residential Development in Urban Areas – Consultation Draft Guidelines for Planning Authorities”, 2008 (in line with the final adopted version when issued by the DoEHLG).

(e) Promote sustainability initiatives in new and existing residential developments.

POLICY 4.1

The Cork Local Authorities will seek to ensure a safe residential environment.

PROPOSED ACTIONS:

(a) Encourage the submission of a Public Realm Safety and Security Assessment, where appropriate, with all applications for new development in accordance with the criteria set out in the Urban Design Manual, DoEHLG, 2008, and ensure that all new local authority developments have regard to the same guidelines.

(b) Liaise with the Garda Crime Prevention Unit in developing design guidelines for new public and private housing developments and in the design of new local authority estates.

(c) Require applications for new developments to incorporate traffic calming methods within the development.

(d) Continue to promote the establishment of residents associations in all developments and residents’ participation in estate management programmes targeted at enhancing the safety of housing areas.

POLICY 4.2

The Cork Local Authorities will ensure the attractive design and layout of residential developments.

PROPOSED ACTIONS:

(a) Require all applications for new development to demonstrate due regard to the latest government guidance documents on residential design issues e.g. The overall design and layout of residential developments, including design standards for apartments and the creation of sustainable communities.

(b) Require applications for new residential developments to ensure adequate provision of well-designed public and private open space, including provision of family-oriented recreation facilities.

(c) Require applications for higher-density residential developments to provide appropriate laundry facilities and adequate storage space for domestic waste, including provision of ‘user friendly’ recycling facilities as part of the scheme.

(d) Encourage skilful design through promotion of existing design guidelines and review the requirement for further design guidelines.

POLICY 4.3

The Cork Local Authorities will seek to maximise the provision of social infrastructure for residential areas.

PROPOSED ACTIONS:

(a) Require future land zoning policies to make adequate provision for community facilities and essential services such as schools, shops, health centres and childcare services and to seek their provision concurrent with development.

(b) Optimise and protect use of existing facilities and services, including established recreational facilities, amenity areas and open spaces.

(c) Require applications for residential development to make provision for childcare facilities, as outlined in appropriate guidelines.

(d) Require applications for residential development to address the need for open space and recreational facilities.

Implementation and Monitoring

The Cork Planning Authorities Joint Housing Strategy will become operational when it has been adopted into the relevant Development Plan following the completion of procedures to make or vary the Plan as set out under the Planning and Development Act 2000 (as amended).

Achieving the aims of the strategy, restated below, requires successful implementation of strategies policies and actions.

- a) To ensure that sufficient land is zoned to meet the housing requirements in the region for the lifetime of the development plan.
- b) To ensure there is a mixture of house types and sizes to meet the needs of various households.
- c) To ensure that housing is available for people on different income levels.
- d) To provide for the need for both social and affordable housing.

Implementation of these policies can only be realised through integration with all the relevant bodies. There is a need in particular for:

- closer inter-departmental working within Local Authorities including, in particular, consultation between planning and housing departments prior to and during the preparation of future housing plans;
- closer liaison between the Local Authorities within Cork;
- enhanced consultation and co-operation between Local Authorities, Developers, Voluntary & Co-operative Housing Sector and other relevant agencies in the implementation of the strategy;
- the development of Partnerships to deliver multi-tenure developments; · the development of imaginative design solutions to deliver multi-tenure developments; and
- closer liaison with City & County Development Boards, Community and Special Needs Forums.
- The facilitation of the establishment of a Joint Housing Strategy Stakeholders' Forum, to include representatives of the main stakeholder groups dealing with housing issues in Cork.

Among the key issues arising from the process of reviewing the Strategy have been the following:

- The need for the establishment of a Joint Housing Strategy Stakeholders' Forum. The purpose of establishing the Forum would be to assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate greater cooperation and the exchange of information and ideas between the Local Authorities and Housing Stakeholders.
- The importance of estate management and of continuing to resource and expand the remit of the Estate Management Units to improve the quality of estate management services provided. Through estate management the Cork Local Authorities will seek to safeguard the enjoyment of any house, building or land provided by the Local Authority, and the enjoyment of any neighbouring private properties, through the promotion of good estate management.

- The need to enhance the administration of Part V and marketing of affordable housing schemes to improve public confidence in the Part V process and to increase the uptake of affordable housing.

Role of Cork Local Authorities

Cork Local Authorities play an important role in influencing housing outcomes in our City and County. The key roles of the Local Authority include: -

- An Integrated Planning Role: setting broad policy directions, and land use development strategies and policies; and where appropriate directly implementing these policies.
- A Regulatory Role: regulating land use development, building quality, the private rented sector and environmental health, in accordance with national and local planning frameworks.
- A Promoting Role: promoting development and working with community agencies and other levels of government for housing outcomes that best address the social, cultural and economic needs of residents.
- An Amenity Role: developing, maintaining and preserving open space, parklands, recreational areas and physical infrastructure, so that the residential amenity of local areas is improved.
- A Facilitating Role: assisting in the leverage of funds and facilitating development opportunities that create affordable and social housing opportunities.
- A Landowner Role: using the Local Authorities' role as landowner to directly influence the market for housing to achieve established objectives.

It is a requirement of the Planning and Development Act that the Housing Strategy is reviewed every two years or sooner if there is a significant change in the housing market or in National Spatial Planning Policy. To facilitate this review and to assess if policies of the strategy are being achieved monitoring of the strategy will be essential. In addition it is important that trends in house prices and incomes are kept under review.

Systems must be put in place to ensure that the necessary data is recorded on an ongoing basis in a usable manner by all of the authorities and where possible recorded in a consistent manner to allow effective analysis of data. The authorities will need to cooperatively develop a range of indicators. It is hoped that the compilation of adequate and accurate data by the County Council will be made possible with the development of the new HOME computer system and the new Part V add-on to the system developed by the County Council. The availability of adequate data will facilitate more effective integration with and within Cork Local Authorities.

Appendix B Urban Design Guidance

The urban design guidance shall relate to all developments within the Town Centre generally.

Building Lines

The following principles will apply:

- Generally, maintain existing and established building lines where they exist
- Create new building lines where they do not already exist. e.g: in the case of greenfield sites with little context
- Building lines may be relaxed in the following circumstances:
 - For innovative design solutions where it can be demonstrated that the design will positively enhance the townscape
 - Where important areas of public or civic space are to be provided.
 - To accentuate an important building

Building Heights

The following principles will generally apply:

- The general range of building heights and number of storeys which are evident in the street should be retained
- Stepping up of corner buildings or buildings creating significant landmarks will be permitted
- In general, the difference in a building's height should not exceed one and a half storeys.
- Building heights should be appropriate to the street width and allow sufficient sun light and day light.

However, a variation in building height does not in itself provide a justification for height increases. An alteration or extension to the existing roofline may still be unacceptable. The considerations detailed below will be used in assessing applications for higher buildings:

- The degree to which its prominence is justified in the townscape – traditionally, only significant public buildings received such prominence
- The extent to which the building detracts from or enhances important landmarks and views
- The extent to which the building detracts or enhances the character of any open space or the public realm
- The degree of intrusion or obtrusion of the building skyline and the impact on the topography of the street
- Issues of shadow, significant loss of light and micro-climatic impacts
- Impact on Protected Structures and Architectural Conservation Areas
- The extent to which an imbalance in height is created between opposite sides of the street. This may not be relevant where there is future scope for the redevelopment of the opposite side
- The extent to which the alteration to the facade or roofline impacts adversely upon the architectural integrity
- The quality of the existing or neighbouring buildings.

Roofline

The height and form of a building will have a direct influence on the skyline. Features such as chimneys also add interest and variety to the skyline. Rooflines should normally respond to the articulation of the rest of the facade. It should therefore be possible to read the width of the plot division from the bottom to the top of the building.

- Designers shall have regard for the following:
- In many modern architectural solutions, roof tops tend to be flat and extended over a considerable distance (i.e., a building with a long facade). It can result in monotonous rooftops which should therefore be relieved with variations in building height at appropriate locations such as the stepping up heights at the centre of a uniform composition or at the corners
- The roofline should reflect the rhythm, harmony and scale of the entire street frontage, with the roofline picking up the subdivisions of the facade
- Materials should be chosen for their compatibility with the existing roof tops of the town, i.e., red dyed tiles would be inappropriate in the town centre where dark grey slate predominates
- Machine and mechanical plant rooms should be designed as an integral part of the building and should not cause disruption in the roofscape.

Roof Extensions

In general terms the Council will discourage a roof extension if it is considered to:

- Harm the architectural integrity, proportions or uniformity of a building or significant group of buildings
- Harm a significant or sensitive view
- Reduce the visual interest generated by a varied skyline, or where the building has features that were designed to be silhouetted against the sky
- Result in the loss of historic roof forms

Extensions and additions may be considered acceptable where:

- The scale of the proposed addition is appropriate to the scale of the existing property, or is unobtrusive
- The proposed addition is of a high standard of contemporary design where appropriate
- Steps have been taken to prevent the build-up of visual clutter apparent from the street at high level
- Permission will not be granted for other roof-top structures where these intrude into significant or sensitive public views, harm the character of a building or an area or adversely affect the amenity of adjoining properties

Shopfront Guidelines

Design Approach

- The integration of new into older fabric and the contemporary styling of shop fronts will be considered by the Planning Authority, particularly where the design is of a high quality and achieves a balance of finish and textures, establishing a sense of performance in contemporary design.
- Historic robust materials such as granite, limestone, brick, timber, cast-iron, brass and copper can be integrated with lightweight contemporary materials such as stainless steel and glass. Glass, in particular, introduces reflective properties which aid in a sense of playfulness and liveliness across facades.

- Design needs to be imaginative within the constraints of the existing building, enhancing its character rather than conflicting with it
- In most cases a modern proposal is preferred to inaccurate historical representations or pastiche

Framework

- It is important to create a good visual frame for the shop front. This will generally be formed by the pilasters, fascia and a well-defined stall riser. These may be expressed in a modern or traditional architectural idiom. A successful framing helps to contain the shop front and provides a context for composing the shop front elements within.

Access for People with Disabilities

- Access for people with disabilities, the elderly and the very young, should be incorporated into the design of the shop front. Care must be taken to ensure that access meets requirements set out in Part M of the Building Regulations, which can be achieved in a manner which is sensitive to the building and shop front design
- Certain steps can be taken in:
 - Door opening widths should have sufficient clearance to be used by wheelchairs
 - The interior layout should be fully accessible
 - Displays should not create barriers
 - Surfacing at the entrance to the shop should be slip resistant.

Materials

- The decision to build a traditional shop front or a modern one will, to a large extent, dictate the type of materials used
- Timber is the most appropriate material within traditional shop front design, but a high level of attention to detail and standard of craftsmanship is required
- Some materials, including plastics, reconstituted stone, and aluminium, can look visually bland especially when used in large quantities on a single plane. This can be improved with the introduction of effective modelling, detailing, and the use of appropriate features
- Existing stone fascias and pilasters provide excellent framings, within which a modern treatment can be inserted, the older traditional materials providing a good foil for modern display and lighting
- Painting over brickwork or stonework is not acceptable as this can lead to the long-term deterioration of the material
- In terms of the retail frontages within new, larger-scale retail developments, the palette of materials permissible is wider and may include, for example, back-lit signage, where there is no negative visual impact, particularly at locations where residential areas are located nearby.
- The use of glass and creative lighting design can enliven these areas significantly. Where large-scale retail is proposed, a varied shop frontage should be created by varying the building line and by introducing setbacks and porticos.

Signage

The guidelines below apply not only to retail premises but also to commercial, medical, medical-related and other premises providing services within the town. In all cases, existing traditional signage, tiled shop fronts, wrought ironwork, stonework, plasterwork detailing and any original features shall be retained on retail and commercial premises.

- Signage forms an integral part of the overall design for the shop front and should be restricted to the fascia level. Generally, only the name and street number of the shop should be included, preferably hand-painted, on the fascia panel.
- The size, shape and position of shop front signage should reflect the scale and facade of the building on which they are situated
- Illumination by bracket or wash lighting is preferred to internally illuminated signage
- All lettering is to be legible and in character with the building
- Minimum lettering should be used
- Preferred signage locations are to position lettering
 - Directly to the glazing
 - To the bulkhead behind the glazing
 - To architectural feature like doors
 - Behind the glass
- Lettering or logos should not be affixed directly to the glazing of any shop or business windows, other than etched lettering. All sign displays inside the shop should be kept back a minimum distance of 500mm from the glazing. Lettering or logos should not obstruct the window display or exceed one quarter of the area of the window through which the advertisements are exhibited.
- Lettering and use of the Irish Language in shop signage is encouraged and supported by the Council
- In general, corporate, mass-produced signage using bright colours with plastic shop fronts and plastic fascias will not be acceptable
- Projecting signs shall not generally be permitted as a profusion of such signs in a confined area can lead to visual clutter in the streetscape. However, positive consideration may be given to the use of a projecting sign if a building is in multiple occupancy and the proposed sign would lead to a significant overall reduction in the number and scale of advertisement structures on or projecting from the face of the building. In these circumstances, the following guidelines must be observed:
 - Not more than one projecting sign should be displayed on a building;
 - Signs should not be fixed directly to the face of a building but should be fixed by a bracket
 - Projecting sign should be fixed at fascia height, adjacent to the access to the upper floors
 - Signs should depict a pictorial feature or symbol illustrating the trade or business being undertaken and should be as transparent as possible
 - Signs should be individually designed to complement the scale, materials and design of the building

- Signs should not obscure important features of a building or adjacent buildings.

Lighting

- The illumination of the shop front should be discreet either by concealed tubing where the fascia details permit or by rear illumination of the individual letters.
- The colour and intensity of illumination shall be complementary to the overall shop front design and architectural context. Neon illumination around windows is unacceptable.
- Internally illuminated fascia panels or projecting box signs will not be permitted.
- Concealed strip or flood lighting of fascias or traditional hand painted hanging signs lit by spotlight may be an acceptable alternative.
- In developing and re-developing retail areas outside the historic core, there is more scope to utilise imaginative lighting solutions. In shopping centres and local and district centres a palette of design types and materials should be selected for the treatment of all areas of the public realm to create an attractive public realm
- In particular, lighting that is an architectural feature in itself will be favourably considered, for example to illuminate parking areas and the public realm in general.

Colours

- The colours used in the shop front should be complementary to those of the building and adjoining buildings
- Loud, garish colours which clash with the colours and tones of the building and adjoining buildings should be avoided. Painting over brickwork or stonework is also not acceptable
- Corporate design packages, including colour and material palates and signage, will generally not be acceptable unless fully compatible with and complementary to the character of the building and adjoining buildings. The context for the proposal is considered more important than uniformity between branches of one company.

Security Features

- The installation of security shutters requires planning permission
 - The use of such shutters is discouraged as these can visually detract from the ambience of a shopping street at night
 - The location of rollers on the exterior of the shop front will not be permitted.
 - Alternatives to roller shutters such as demountable open grilles will be considered where security needs are involved
 - Where security shutters are considered essential because of the nature of the business, they may be permitted provided they meet the following criteria:
 - They must be open grill type, not solid, or perforated.
 - They must be painted or coloured to match the shop front scheme.
 - Where possible they must be housed behind the window display.
- * A security hatch or slot of a sufficient scale to accept newspaper deliveries shall be incorporated into the design of new shop fronts, as appropriate. Such a feature shall be located at or immediately above the level of the stall riser and should not interfere with the general proportions and presentation of the front facade of the shop front.

Relationship with Overhead Building

- A shop front is an integral part of the building of which it forms part and therefore the shop front should relate to the architectural character of the upper floors in respect of proportion, scale and alignment
- Excessively deep fascias should be avoided most particularly where these obscure detailed elements such as console brackets and cornices. The fascia should not encroach on or above first floor level or extend uninterrupted across a number of buildings
- The design of a new shop front should relate to the architectural characteristics of the building of which it forms part, relating sympathetically to the upper floors in structural concept, proportion, scale and vertical alignment.
- Existing features of the building such as string courses, arches, plaster detailing or existing fascias and pilasters provide an opportunity to pick up and identify elements to be reflected in the design of the shop front.
- Texture and colour of materials are important considerations in integrating new shop fronts with older buildings.

Relationship with Adjoining Buildings

- Buildings and shop fronts relate to adjoining buildings and therefore the starting point for the design of a shop front must be its architectural context.
- Shop fronts should respect the scale and proportions of the streetscape and the established pattern of window and door openings.
- New shop front design must respect the scale and proportions of the streetscape by maintaining the existing grain of development along the street and respecting the appropriate plot width.
- Large expanses of undivided glass should be avoided where possible. Long runs of horizontal facades should be broken up by elevational modelling and vertical division or features. It is important to relate to the fascia heights of adjacent shops.

Windows & Doors

- In all instances, clear glazing should be used within the shop front facade: no frosted/tinted/opaque or laminated glass should be used except in exceptional circumstances where the overall design concept would warrant the use of such materials
- Shop front displays (including gable elevations and upper floor windows) must be provided as an integral part of the shop front design and these displays should be managed and maintained
- The window display fixtures, fittings and illumination must be of high quality and complement the shop front

Stall Risers

Town Centre

- The stall riser forms the base of the shop front between the display windows and the pavement, to reinforce the visual frame of the shop front. Stall risers can vary in height depending on the style and provide security, reducing the likelihood of the shop front being rammed by vehicles in order to gain access to the goods on display, offering protection from fouling by dogs and splashing from the feet of passers-by. This should be constructed of a durable material
- The use of the public footpath for security stanchions or roller shutter fittings/fixtures is not acceptable. Timbers should never run directly to the ground. If timber stall risers or pilasters are preferred, a small, stone, recessed plinth should be provided between the timber and the ground

Canopies

Town Centre

- In traditional shop front design, blinds were regularly incorporated within the shop front fascia and designed to retract into it when not required, a solution which is still considered best practice.
- Canopies, if considered necessary by reason of key corner sites or landmark buildings, should be traditional in style, appropriately integrated into the overall shop front, open ended and in a muted colour. Shop names or advertising on the blind are not permitted.
- The curved or Dutch canopy is unsympathetic to the traditional streetscape as it obscures the original detail of the shop front, neighbouring advertising, and deteriorates with age. However, there may be particular locations where these would be acceptable.
- Glass canopies may be considered, subject to agreement on design and maintenance.

External Seating

- External seating may be required for cafes, bars and restaurants.
- In such cases, care must be taken to ensure that these do not obstruct the pavement.
- Restrictions on hours of operation may be required in particularly busy areas. These shall be regulated through Section 254 licenses in accordance with provisions of the Planning & Development Act and will also be considered with due regard to safe access for the mobility impaired

Removal

Where a shop front is of minimal architectural merit, it may be desirable to remove it to increase development potential. Where this is permissible, any replacement development should echo any common themes, features or aspects of the remaining terrace. Care must be taken in every instance in case removal of a modern shop front reveals an earlier, high quality shop front.

Repair

When shop fronts require repairs, it is imperative that original features are retained as far as possible and that missing details are replaced in order to ensure the survival of the character. The Local Authority will endeavour to promote any future Government grant schemes for the refurbishment of traditional shop fronts.

Materials

- Locally sourced lighting and signage is always preferred, and efforts should be made to use these in every circumstance.
- Materials should be compatible with the building and, in the case of repair, should replicate as closely as possible the original material.

New Design

A high standard of contemporary design is encouraged by the Council, where appropriate, using the above guidelines. However, since many of the structures within the area are Protected Structures and often within an ACA, care should be taken to ensure that the entire structure and terrace are taken into consideration, and proportions, materials and overall design should respect the existing and surrounding structures.

Existing Redevelopment

When converting commercial premises to residential accommodation there are two key rules:

- Use the windows above as the key, ensuring that the materials, proportions and scale are retained
- Match the materials as closely as possible between floors. The ground floor must integrate with the floors above and this can be achieved easily with careful observation and consideration. Generally, if the shop front surround is of particular architectural merit, or if the upper floors are on a different vertical plane to the lower floors, the surround should be retained.

Appendix C:**STATEMENT PURSUANT TO SECTION 28 OF THE PLANNING AND DEVELOPMENT ACT 2000****(AS AMENDED)**

Pursuant to Section 28 of the Planning and Development Act 2000 (as amended) it is a requirement of the Planning Authority to append a statement to the development plan demonstrating:

(i) How the planning authority has implemented the policies and objectives of the Minister contained in the guidelines when considering their application to the area or part of the area of the development plan, or

(ii) If applicable, that the planning authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area of the development plan, to implement certain policies and objectives of the Minister contained in the guidelines when considering the application of those policies in the area or part of the area of the draft development plan or the development plan and shall give reasons for the forming of the opinion and why policies and objectives of the Minister have not been so implemented.

Guidelines pursuant to Section 28 of the Planning and Development Act 2000 (as Amended)	Midleton Town Development Plan 2013
(a) Architectural Heritage Protection Guidelines (2004)	<p>Chapter 10 of the Plan addresses architectural and archaeological protection and conservation. Policies and objectives contained within this plan have had regard to various legislative provisions and policy guidance documents, including the <i>Planning and Development Acts 2000-2010</i>, <i>Architectural Heritage Protection Guidelines 2004</i>, <i>National Monuments Acts, Framework and Principles for the Protection of Archaeological Heritage 1999</i> and the <i>National Inventory of Architectural Heritage</i>.</p> <p>Chapter 10 identifies a number of ACA's and the Zone of Archaeological Potential in Midleton is identified on Map 4. The Development Plan also lists 51 structures on the Record of Protected Structures set out in Table 10.3 in Chapter 10.</p>
(b) Childcare Facilities (2001)	<p>Chapter 6 of the Plan deals within Community Facilities, including Childcare facilities (section 6.2) and includes a number of objectives in relation to childcare which have regard to the recommendations and requirements of the <i>Childcare Facilities: Guidelines for Planning Authorities 2001</i> and the <i>Child Care (Pre-School Services) Regulations 1996</i>.</p>
(c) Design Standards for New Apartments	Chapter 5 of the Plan deals with housing

Guidelines pursuant to Section 28 of the Planning and Development Act 2000 (as Amended)	Midleton Town Development Plan 2013
(2007)	and states that all planning applications for apartments shall be assessed against the recommendations and requirements of the <i>DoEHLG Guidelines for Planning Authorities, Sustainable Urban Housing: Design Standards for New Apartments, 2007</i> .
(e) Development Plan- Guidelines for Planning Authorities (2007)	The Development Plan Guidelines for Planning Authorities have informed the preparation of this Development Plan. The Core Strategy detailed in Chapter 2 of the Plan outlines the main targets for this plan in terms of population growth, amount of housing land required and details the lands zoned for housing etc.
(f) Implementing Regional Planning Guidelines – Best Practice Guidance (2010)	This document updates previous best practice advice on RPG implementation, taking into account the new statutory provisions of the Planning and Development (Amendment) Act 2010. The Core Strategy for Midleton Town Council as set out in Chapter 2 of the Development Plan deals with population and household growth for the area. These growth targets are consistent with the targets identified in the South West Regional Planning Guidelines.
(g) Provision of Schools and the Planning System (2008)	Section 6.4 of Chapter 6 deals with Educational Provision in Midleton and outlines existing provisions and plans for new schools facilities. Schools sites have also been zoned for educational use in this Plan to protect the land use into the future. Policies and Objectives contained in this chapter have regard to the recommendations and requirements of <i>The Provision of Schools and the Planning System, a Code Practice for Planning Authorities, 2008</i> and also the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009</i> , which highlights the importance of schools and their provision in tandem with residential development.
(h) Retail Planning Guidelines (2012)	The Retail Planning Guidelines (2012) set out the requirements in relation to the

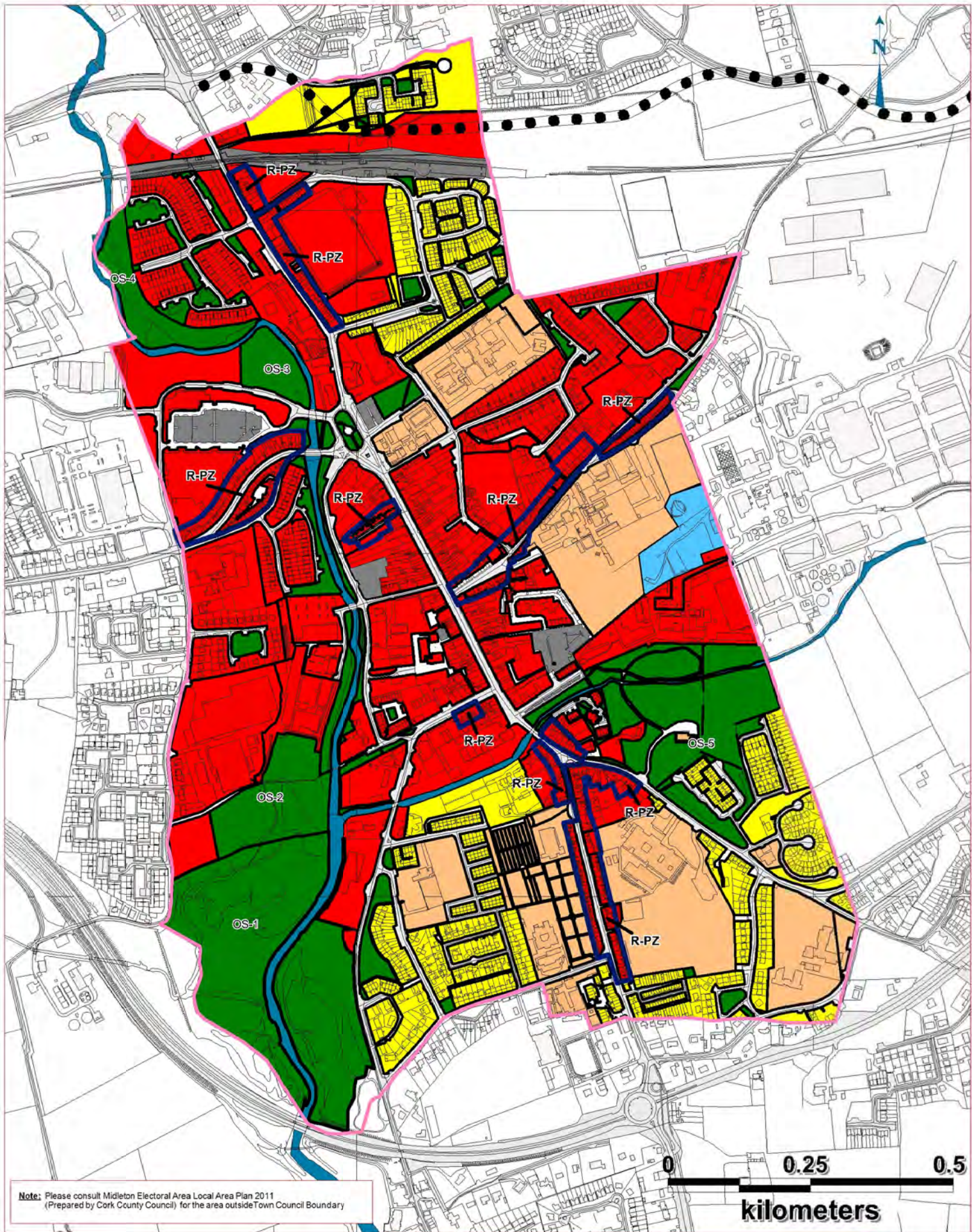
Guidelines pursuant to Section 28 of the Planning and Development Act 2000 (as Amended)	Midleton Town Development Plan 2013
	<p>preparation of retail strategies for development plans and the principles to be considered in the assessment of retail developments. Previous guidelines (2005) informed the Cork Strategic Retail Study (March 2008). The Cork Retail Strategy included a hierarchy of retail locations that forms the basis for determining the quantum and location of new retail development. This strategy is set to be reviewed in 2013 and will be informed by the new Retail Planning Guidelines which came into effect in April 2012. The Guidelines recognise that the planning system plays a key role in ensuring competitiveness in the retail sector and supporting the vitality and viability of city and town centres.</p> <p>The retail section of the Midleton Town plan was prepared having regard to the Retail Planning Guidelines 2012. It has defined a retail core for Midleton Town Centre as well as identifying a number of smaller retail hubs.</p> <p>It has also included objectives (TC 4-1) setting out guidance on the location of future retail development and encouraging the improvement of town centres.</p>
(i) Sustainable Residential Development in Urban Areas (2009)	<p><i>Guidelines for Planning Authorities: Sustainable Residential Development in Urban Areas, 2009</i> has been considered in the context of both Chapter 5 Housing and Chapter 6 Community Facilities, Recreation and Open Space.. These chapters contain specific policies and objectives in relation to high quality design of residential areas, the use and development of infill, greenfield and brownfield sites etc.</p>
(j) The Planning System and Flood Risk Management (2009)	<p>A Strategic Flood Risk Assessment has been carried out for Midleton in accordance with <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009</i> and an Indicative Flood Extent Map for Midleton is included in this Draft Plan. The outcome of this SFRA has informed strategic land-use decisions with the purpose of ensuring that flood risk management is fully integrated into the</p>

Guidelines pursuant to Section 28 of the Planning and Development Act 2000 (as Amended)	Midleton Town Development Plan 2013
	<p>Town Development Plan. Specific policies and objectives in relation to flood risk are included in chapter 7 of the development plan.</p> <p>At a meeting of Midleton Town Council, on January 21st 2013, the Members of Midleton Towns Council decided that certain lands at Watersedge, Mogeesh, were required in order to achieve the proper planning and sustainable development of Midleton and the expansion of the town centre in a compact, cohesive and integrated manner.</p> <p>Despite the lands being within Flood Zone A, the Members of the Town Council voted, contrary to the Manager’s Recommendation, to zone the land for town centre use for the following reasons;</p> <ul style="list-style-type: none"> • The lands adjoin the town core, and recently developed lands to the north, and are underutilised. • The lands have long been identified for town centre expansion and there are no other suitable alternative lands, in areas at lower risk of flooding within or adjoining the core of the town, which would deliver this quantum of development. • Flooding in the area has been alleviated by the development of lands to the north and the construction of N25/E30 across the estuary to the south. • Development proposals on the land will be subject to a site specific flood risk assessment and the Council is satisfied that this is the appropriate means by which flood risks should be assessed. <p>Following the adoption of the plan by the Members of Midleton Town Council, the Minister of State at the Department of the Environment, Community and Local Government, issued a direction requesting that the lands be zoned for open space use as per the draft plan. The Direction was confirmed on April 30th 2013 and has been incorporated into the final text of the Plan..</p>
(k) Wind Energy Development (2006)	Chapter 9 Telecommunications and Energy

<p>Guidelines pursuant to Section 28 of the Planning and Development Act 2000 (as Amended)</p>	<p>Middleton Town Development Plan 2013</p>
	<p>has been formulated having regard to the <i>Wind Energy Guidelines for Planning Authorities, 2006</i>. Section 9.3 of the development plan references wind energy in the context of supporting the development of renewable energy resources in Middleton.</p>

Appendix D

Zoning and Reference maps



- | | | | |
|-----------------------------|-----------------------------------|-----------------------|--|
| Residential | Town Centre Mixed Uses | Utilities | Open Space/ Sports/ Recreation/ Amenity |
| Residential Protected Zones | Institutional / Civic Educational | Town Council Boundary | Ballynacorra River
Dungourney River
Ovenacurra River |
| Industry | | Northern Relief Road | |

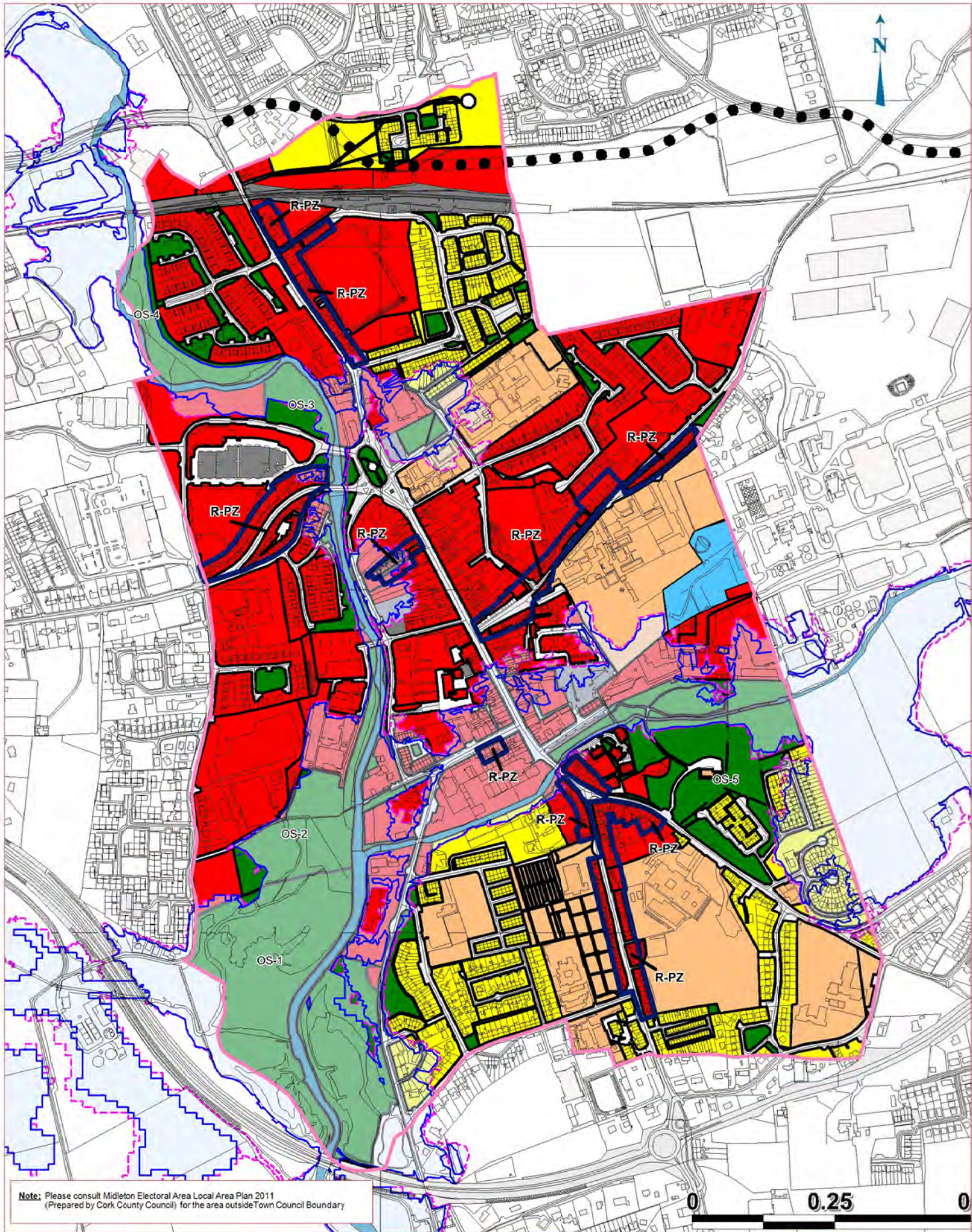
Middleton Town Council

Middleton Town Development Plan 2013

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Zoning Objectives - Map 1



- | | | | |
|-----------------------------|-----------------------------------|--------------------------------------|---|
| Residential | Town Centre Mixed Uses | Utilities | Open Space/ Sports/ Recreation/ Amenity |
| Residential Protected Zones | Institutional / Civic Educational | Town Council Boundary | Ballynacorra River
Dungourney River
Owencurra River |
| Northern Relief Road | Industry | Area Susceptible to Flooding: Zone A | Area Susceptible to Flooding: Zone B |

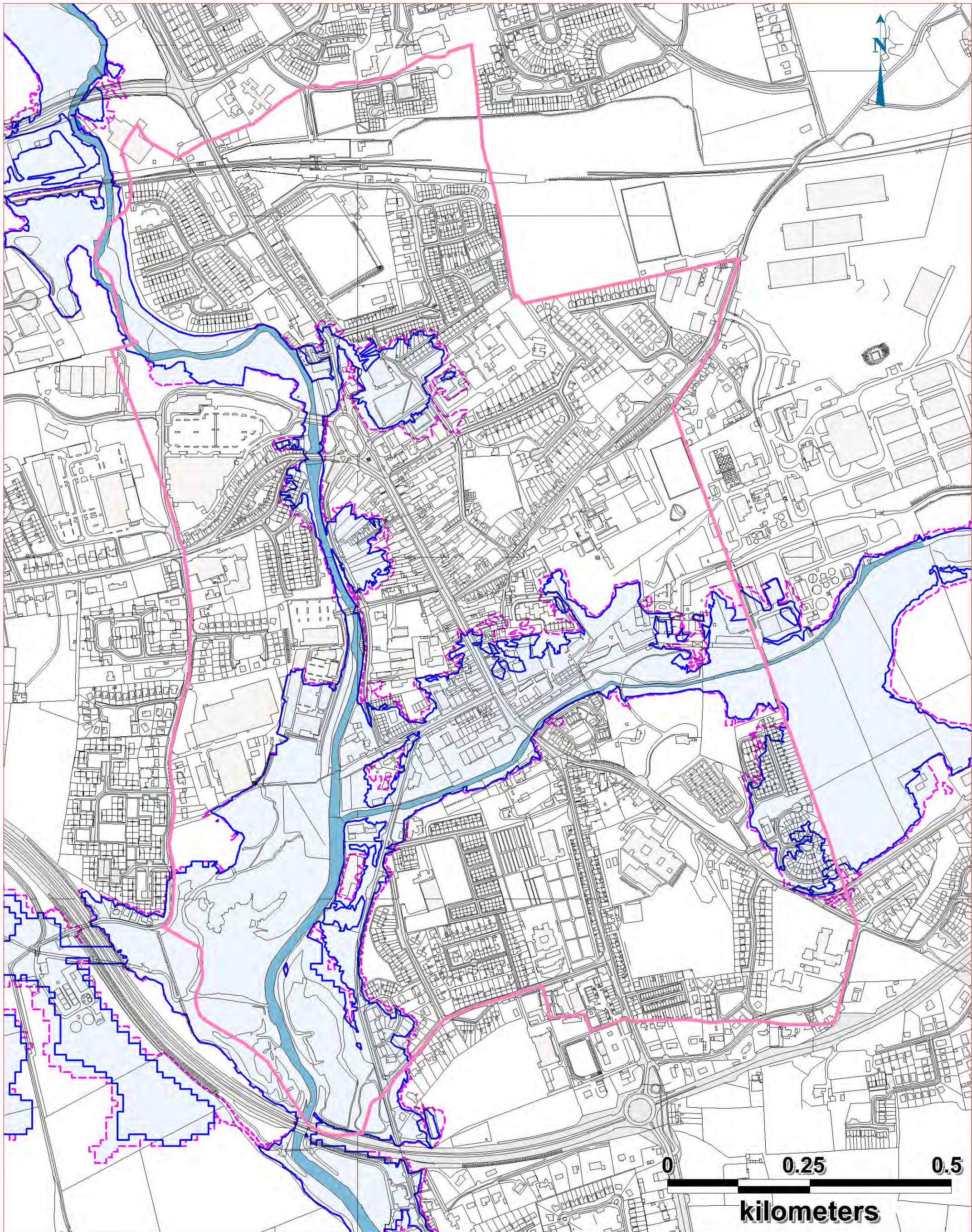
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Zoning Objectives - Map 1A



- Town Council Boundary
- Ballynacorra River
Dungourney River
Owenacurra River
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

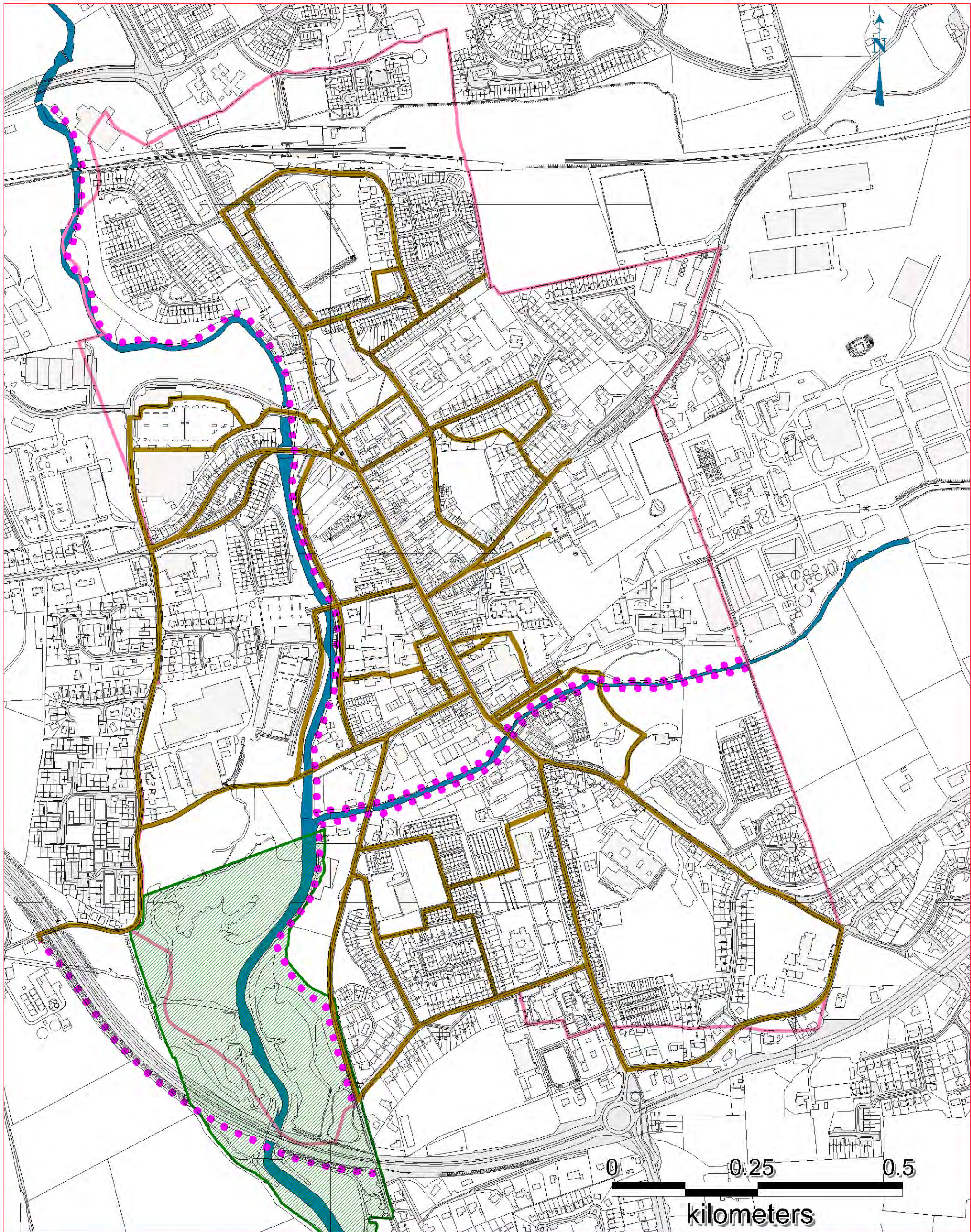
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Flood Risk Zones - Map 1b



-  Special Area of Conservation (SAC)
-  Town Council Boundary & limits of the Development Plan
-  Ballynacorra River
Dungoumey River
Owenacurra River
-  Amenity Walks
-  Pedestrian Route

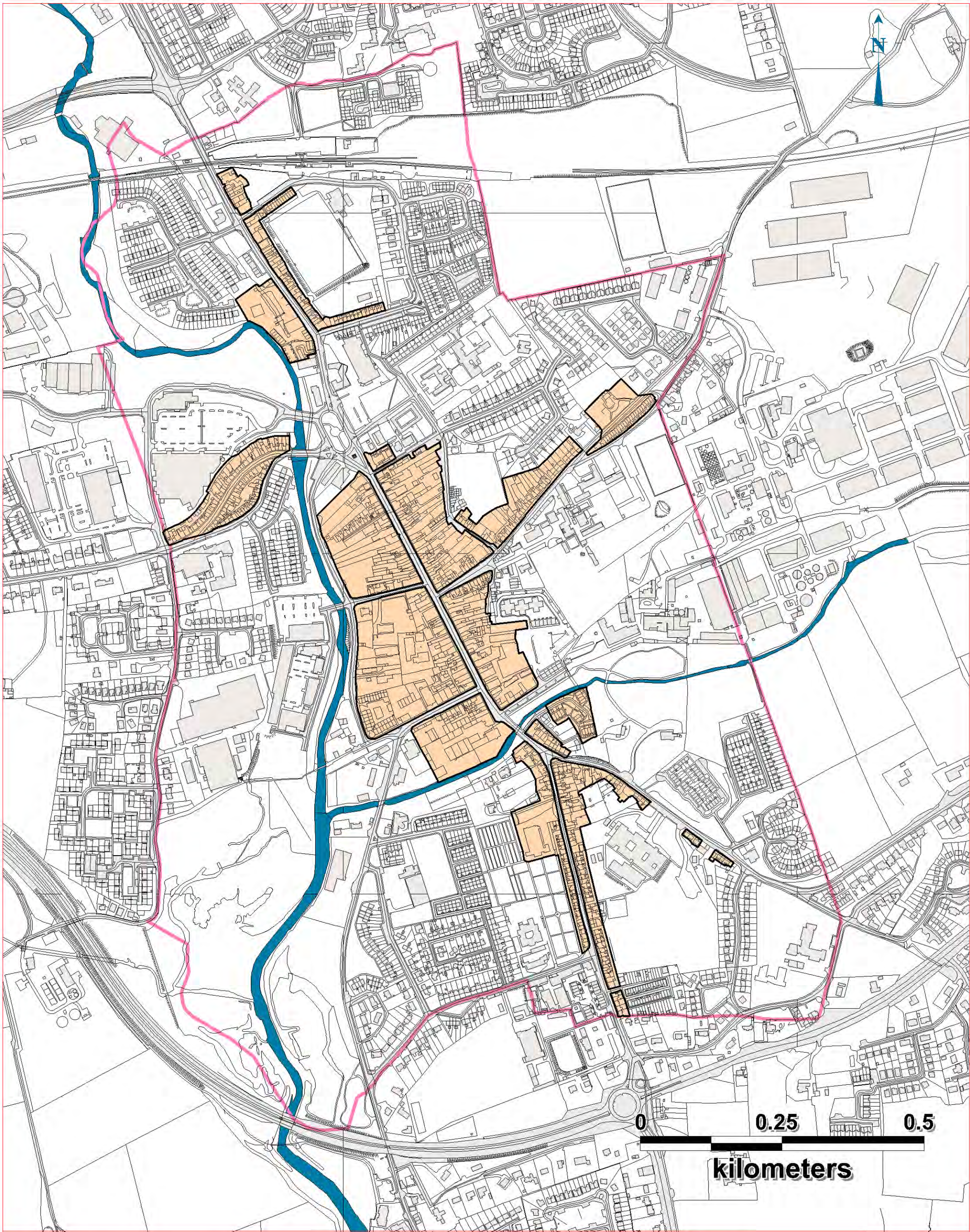
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Natural Heritage Areas - Amenity / Pedestrian Walks - Map 2



 Architectural Conservation Area

 Town Council Boundary & limits of the Development Plan

 Ballynacorra River
Dungoumey River
Owenacurra River

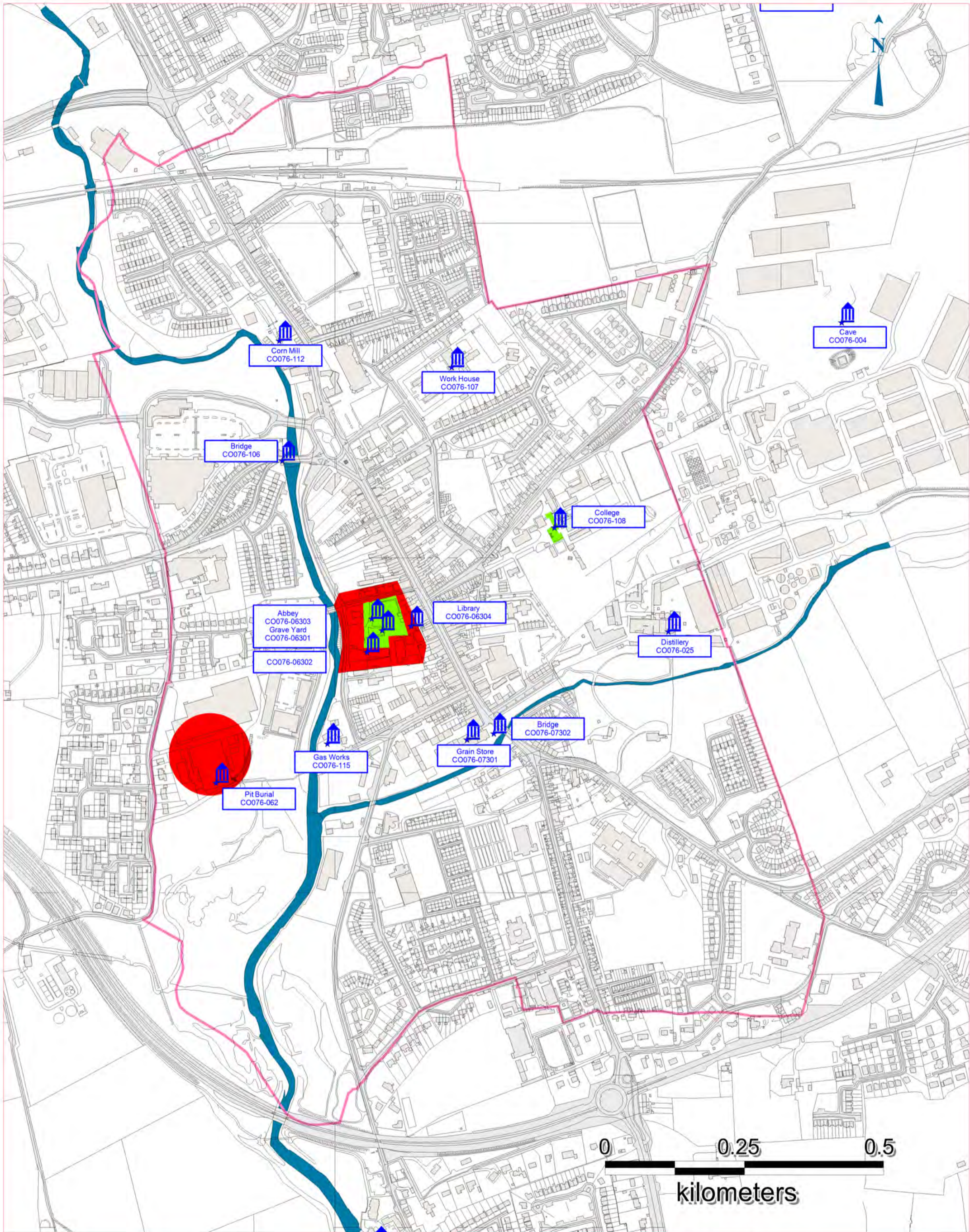
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Architectural Conservation - Map 3



- Zone of Archaeological Potential
- Town Council Boundary & limits of the Development Plan
- Ballynacorra River, Dungourney River, Owenacurra River
- Site (with upstanding remains)
- Sites & Monuments

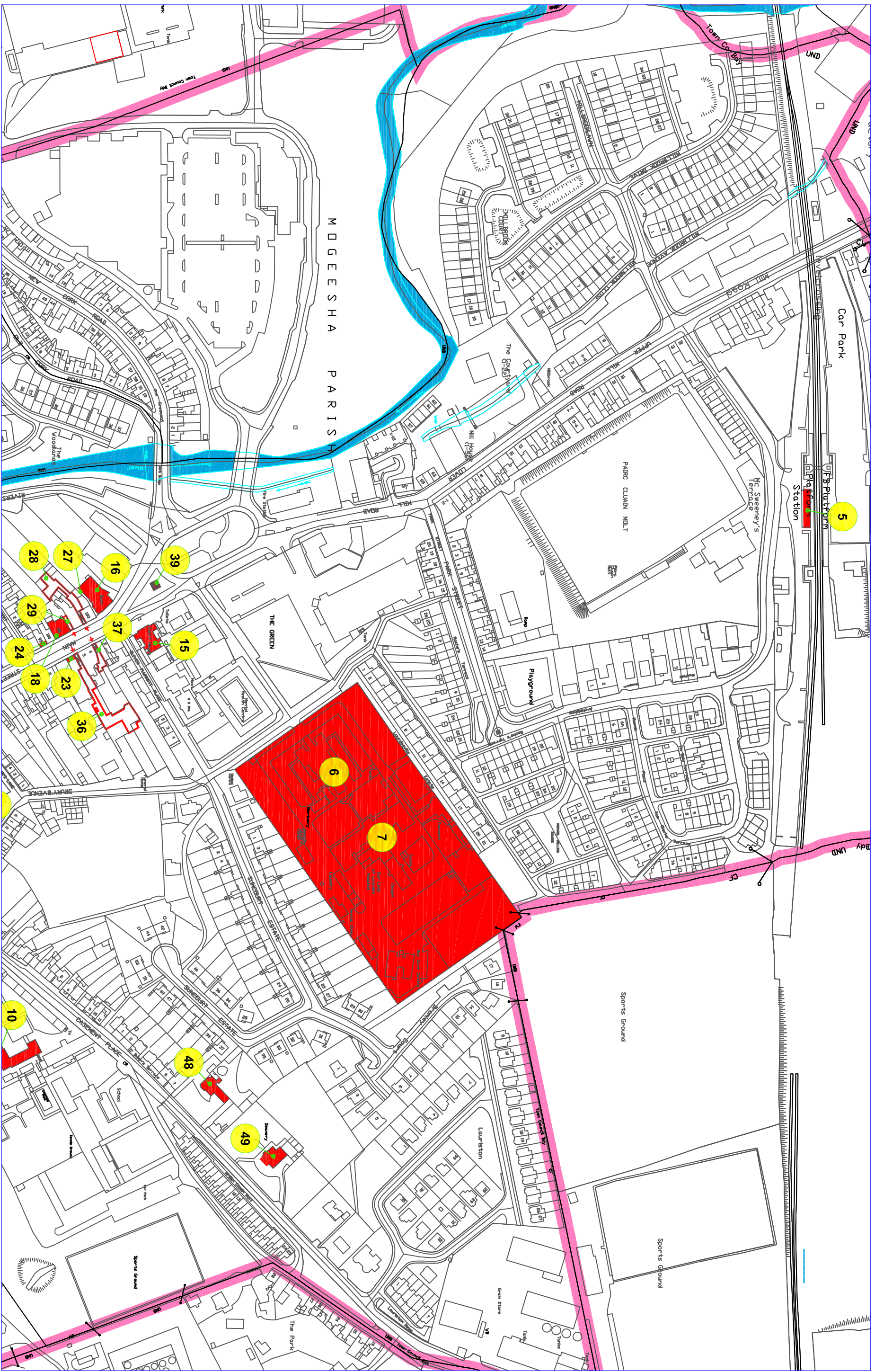
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Archaeological Survey - Map 4



Protected Structure



Protected Lane Ways



RPS Number



Town Council Boundary

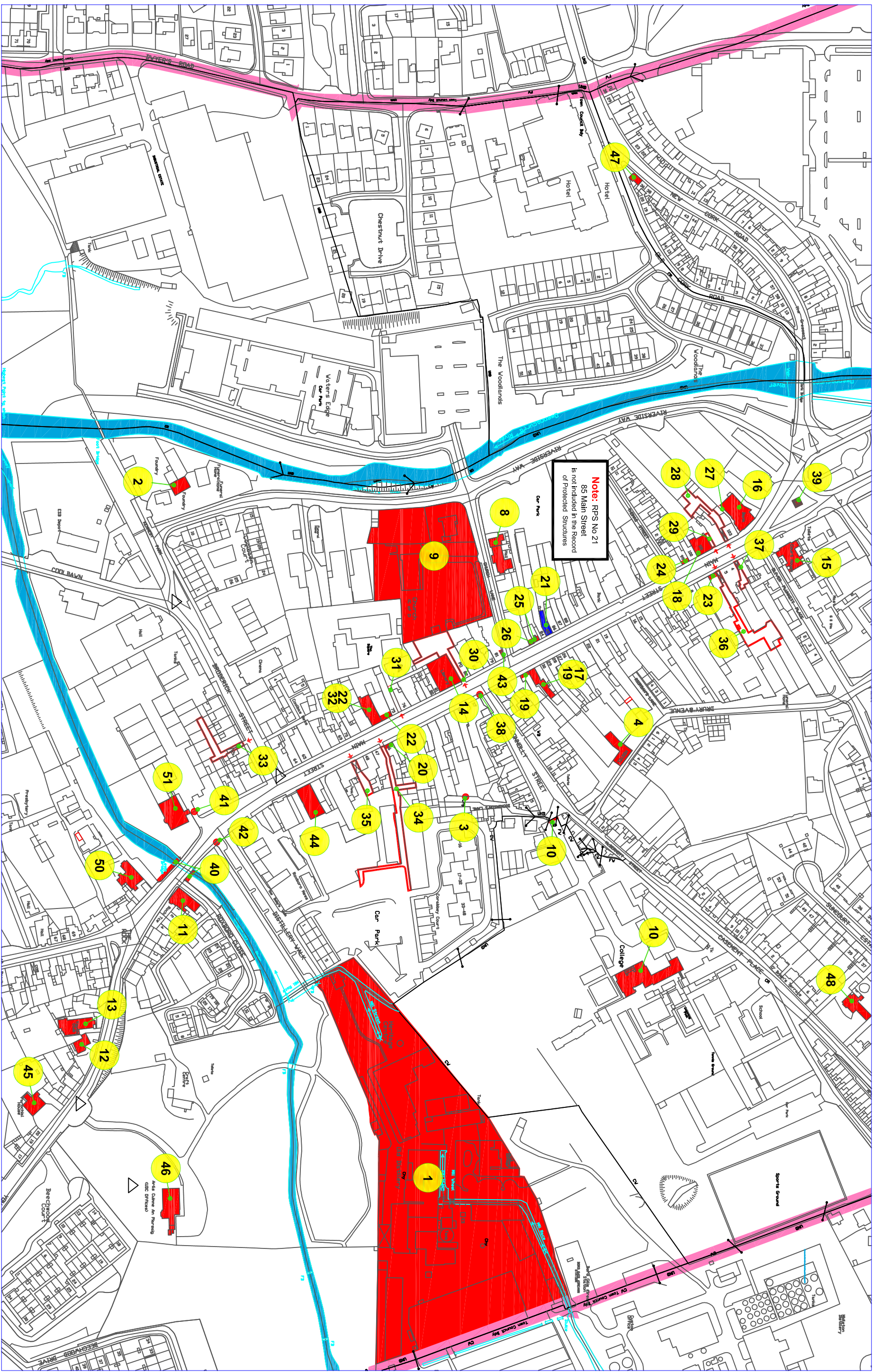


Midleton Town Council

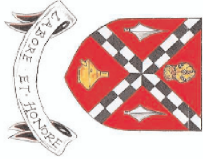
Protected Structures Map 5

This map ought to read in conjunction with the Record of Protected Structures (RPS) Schedule in Section 4 Development Plan - 4.2.14 Architectural & Townscape. For further information on the RPS the Midleton RPS Study may be consulted at the Midleton Town Council Offices.
Note: When a structure is shown outside a private property boundary the item referred to is street paving or other public domain artwork.
Numbering System: The digits in the number refers to the Structure

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- Protected Structure
- Protected Lane Ways
- RPS Number
- Town Council Boundary



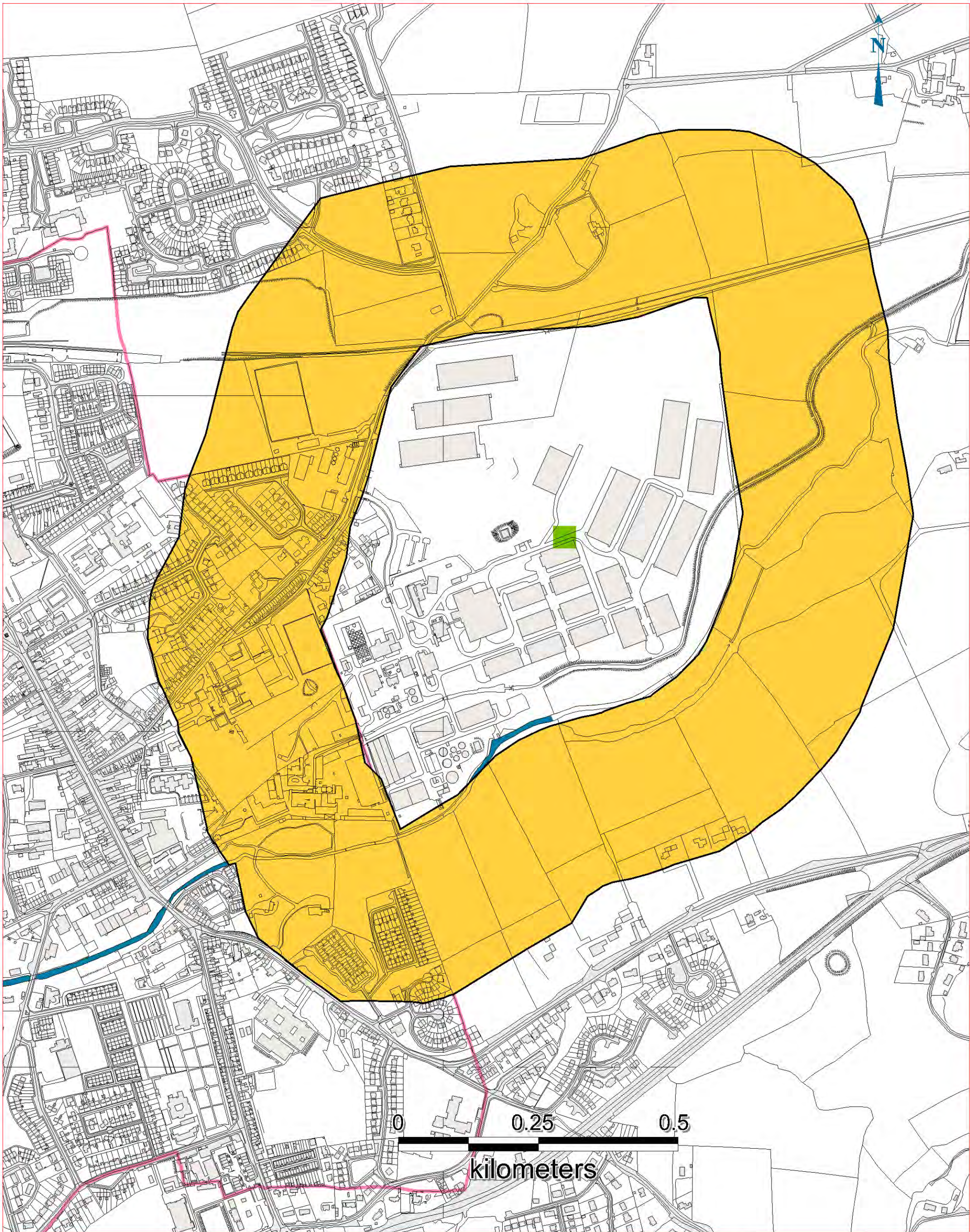
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Protected Structures

Map 5A

This map ought to read in conjunction with the Record of Protected Structures (RPS) Schedule in Section 4 Development Plan - 4.2.14 Architectural & Townscape. For further information on the RPS the Midleton RPS Study may be consulted at the Midleton Town Council Offices.
Note: When a structure is shown outside a private property boundary the item referred to is street paving or other public domain artifact.
Numbering System: The digits in the number refers to the Structure



Prevention of Major Accidents
 Any proposals for development in the coloured zone must be referred to the Health & Safety Authority (HSA) for their advice.

Ballynacorra River
 Dungourney River
 Owenacurra River

SEVESO Points

Town Council Boundary
 & limits of the Development Plan

Midleton Town Council

Midleton Town Development Plan 2013

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Prevention of Major Accidents - Map 6



MIDELTON TOWN COUNCIL