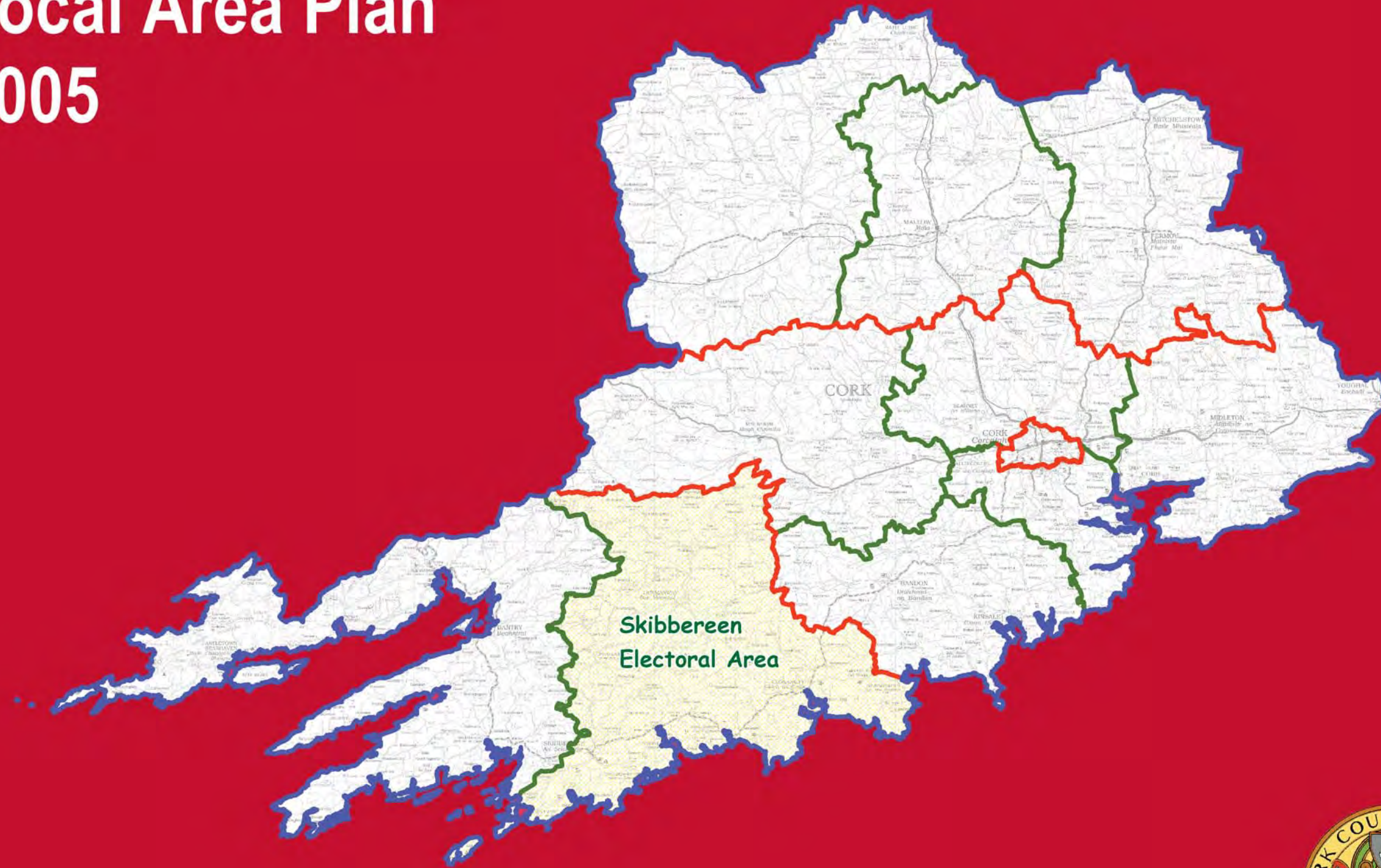


Skibbereen Electoral Area Local Area Plan 2005



Cork County Council





Skibbereen Electoral Area Local Area Plan

SCHEDULE

<u>Issue</u>	<u>Date</u>	<u>Containing</u>
No. 1	September 2005	Skibbereen Electoral Area Local Area Plan
No. 1	May 2006	Amendment to the Skibbereen Electoral Area Local Area Plan (Darrara Rural Model Village)

FOREWORD

Note From The Mayor

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

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

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

Cllr. Michael Creed
Mayor of the County of Cork

September 2005

Note From The Manager

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

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

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

Maurice Moloney,
Cork County Manager

September 2005

Skibbereen Electoral Area Local Area Plan September 2005

Section 1 Introduction to the Skibbereen Electoral Area Local Area Plan

1.1 Introduction.....	1
1.2 Purpose of the Plan.....	1
1.3 The Process That Has Been Followed.....	1
1.4 Main Settlements.....	1
1.5 The Form and Content of the Plan.....	1

Section 2 Overall Strategy

2.1 Strategic Planning Context.....	3
2.2 Settlement Strategy.....	5
2.3 Land Use and Zoning.....	6
2.4 Green Belts Around Towns.....	6

Section 3 Local Area Strategy

3.1 The Skibbereen Electoral Area Strategy.....	17
3.2 Growth and Development in the Skibbereen Electoral Area.....	17
3.3 Population Trends and Forecasts.....	17
3.4 Distribution of Growth.....	17
3.5 Settlement Structure in the Skibbereen Electoral Area.....	17
3.6 Housing Land Supply.....	18

Section 4 Employment and Economic Activity

4.1 Strategic Principles.....	21
4.2 Agriculture.....	21
4.3 Industry and Enterprise.....	21
4.4 Retail and Commerce.....	22
4.5 Fisheries.....	23
4.6 Tourism.....	23
4.7 Mineral Extraction.....	24
4.8 Forestry.....	24

Section 5 Transport and Infrastructure

5.1 Strategic Principles.....	25
5.2 Transport.....	25
5.3 Water Supplies and Drainage Schemes.....	26
5.4 Waste Recovery and Recycling.....	26
5.5 Energy and Communications.....	27

Section 6 Housing and Community Facilities

6.1 Strategic Principles.....	29
6.2 Housing – Overall Approach.....	29
6.3 Residential Densities Within Main Towns.....	29
6.4 Residential Densities in Smaller Settlements.....	29
6.5 Community Facilities.....	29

Section 7 Environment, Heritage, CLÁR, Gaeltacht and the Islands

7.1 Strategic Principles.....	31
7.2 The Natural Environment.....	31
7.3 Scenic Amenity, Views and Prospects.....	31
7.4 Built Environment.....	32
7.5 Cultural Heritage.....	32
7.6 Archaeological Heritage.....	33
7.7 Gaeltacht Areas.....	33
7.8 CLÁR Areas.....	33
7.9 Islands.....	34
7.10 Landscape Assessment.....	34

Section 8 Settlements and Other Locations

Main Settlements	40
1. Clonakilty Environs.....	41
2. Skibbereen Environs.....	45
3. Dunmanway.....	51
Key Villages	56
4. Ballineen/ Enniskeane.....	57
5. Baltimore.....	62
6. Courtmacsherry.....	66

7. Drimoleague.....	70
8. Leap.....	74
9. Rosscarberry.....	78
10. Timoleague.....	82
11. Union Hall.....	86

Villages.....

12. Ardfield.....	91
13. Ballynacarriga.....	94
14. Ballinascarthy.....	96
15. Ballingurteen.....	98
16. Butlerstown.....	100
17. Cappeen.....	102
18. Castletownkenneigh.....	104
19. Castletownshend.....	106
20. Clogagh.....	110
21. Drinagh.....	112
22. Glandore.....	114
23. Kilmichael.....	118
24. Lissavard.....	120
25. Rathbarry.....	124
26. Reenascreena.....	126
27. Ring.....	128
28. Rossmore.....	130
29. Shannonvale.....	132
30. Teerelton.....	136

Village Nuclei.....

31. Caheragh.....	139
32. Connonagh.....	140
33. Drombeg.....	140
34. Johnstown.....	141
35. Lislevane.....	141
36. Lyre.....	142
37. Rathmore.....	142
38. Togher.....	142
39. Tooms.....	143

Other Locations.....

40. Ballinglanna.....	145
41. Cape Clear.....	146

42.Darkwood.....	150
43.Darrara Rural Model Village.....	152
44.Inchydoney.....	156
45.Lisbealad.....	162
46.Ownahinchy.....	164
47.Poundlick.....	168
48.Sherkin Island.....	170
49.Tragumna.....	174

Section 1 Introduction to the Skibbereen Electoral Area Local Area Plan

1.1 Introduction

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

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

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

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

1.2 Purpose of the Plan

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

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

1.2.2. In the hierarchy of plans; locally, regionally and nationally, the local area plans will complete the suite of plans which will give plan coverage to the entire county based on a framework designed to co-ordinate future development and planning in a sustainable way.

Local Area Plan Principles

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

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

1.3 The Process That Has Been Followed

1.3.1. After a lengthy period of informal consultations during 2004, the process of preparing the Skibbereen Electoral Area Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised and the Public Consultation Draft Plan was published. A total of 374 submissions were received that were relevant to the draft plan. Having considered the Manager's Report under section 20 (3) (C), of the Planning and Development Acts (as amended), in April 2005, the elected Members of the Council resolved to publish the proposed amendment that was published on 6th June 2005.

1.3.2. A total of 64 submissions or observations were received in response to the public consultation carried out regarding the proposed amendment and these submissions were addressed in the Manager's

report under section 20 (3) (F) of the Planning and Development Acts (as amended), published in August 2005.

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

1.4 Main Settlements

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

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

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

1.5 The Form and Content of the Plan

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

Section 1: Introduction: This section outlines the Local Area Plan process.

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

Section 3: Local Area Strategy: This section sets out the growth and population forecasts and the settlement structure in the Electoral Area.

This section also looks at the key issues of distribution of population growth, the settlement structure and housing land supply.

Section 4: Employment and Economic Activity: This section sets out the principles underlining the policies on Employment and Economic Activity in the Cork County Development Plan 2003. It also looks at the key economic sectors of agriculture, industry/enterprise, retail & commerce, tourism, mineral extraction and forestry.

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

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

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

Section 8: Settlements: This section gives a description of the settlements in the electoral area along with the issues for the individual settlements and the planning proposals suggested to develop the settlements in the future including a number of general maps and zoning maps. It also includes those other locations such as holiday resorts, island communities and green belt settlements.



Section 2 Overall Strategy

2.1 Strategic Planning Context

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

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

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

- The Cork Area Strategic Plan 2001 – 2020 (CASP)
- The North and West Cork Strategic Plan 2002 – 2020
- The Cork County Development Plan 2003 (as varied)

The National Development Plan 2000 - 2006

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

The National Spatial Strategy 2002 – 2020

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

2.1.5. The National Spatial Strategy endorses the Cork Area Strategic Plan as the basis for guiding development in Cork and the surrounding areas and sees its full implementation as an important contributory step in realising the Government's objective for balanced regional development.

2.1.6. The National Spatial Strategy proposes that towns such as Clonakilty, Skibbereen and Dunmanway be promoted as self-sustaining towns which build up their employment and service functions through the implementation of CASP, in particular through enhancing their road, rail and bus links to Cork city.

The Regional Planning Guidelines, May 2004

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

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

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

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

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

Sustainable Rural Housing – Guidelines for Planning Authorities, April 2005

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

Cork Rural Design Guide

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

Retail Strategy March 2004

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

Joint Housing Strategy

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

Cork Recreational Needs Report (1999)

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

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

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

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

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

RAPID

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

CLÁR

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

Eco-Enhance: Lough Hyne Nature Reserve: Spatial Planning Study

2.1.19. This report was prepared for the EU Regional Development Fund (Interreg IIC Programme) in 2001, to provide improved development management of an ecologically sensitive area and provide guidance on the role of rural based tourism within the context of community based planning. It provided detailed planning policy for the management of the core area and buffer zone in the immediate surrounds of the proposed Natural Heritage Area (NHA) in the Skibbereen Electoral Area.

Cork Area Strategic Plan 2001 - 2020

2.1.20. In County Cork, the County Council and City Council jointly adopted the Cork Area Strategic Plan 2001 – 2020 (CASP), a 20 year strategic plan for the City and its suburbs, the surrounding satellite towns and the harbour area, and a wide rural area stretching out to the ring towns of Kinsale, Bandon, Macroom, Mallow, Fermoy and Youghal (see figure). The CASP also introduces the concept of 'Metropolitan Cork' (comprising the city and suburbs, satellite towns, strategic industrial areas and villages) to be promoted as a single unified growth and development entity. None of the Skibbereen Electoral Area is included within the CASP area.

**North and West Cork Strategic Plan 2002 - 2020**

2.1.21. The North and West Cork Strategic Plan (N&WCSP) focuses on areas of County Cork outside of the Cork Area Strategic Plan (CASP) study area. The document recognises that the greatest threat to the area lies in the continuous decline of population, with the population profile combining to militate against achieving a more sustainable population pattern. The Plan envisages that in reversing population loss and rural decline, the in-migration of young adults is critical to the areas' future wellbeing. Highlighting the challenge in combating the spatial shift towards towns and cities, the plan calls for actions which:

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

2.1.22. A key spatial development measure recommended by the N&WCSP is to support and enable a significant increase in settlement

populations across the area. In order to achieve the plan's target of doubling the number of households in towns and villages between 2002 and 2020, it will be necessary to prioritise development within towns and villages. The strategy recommends that 50% and 30% of all new houses would be in towns and villages respectively

Cork County Development Plan 2003 (as varied)

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

- Enhanced quality of life for all - based on high-quality residential, working and recreational environments, and sustainable transportation patterns.
- Sustainable patterns of growth in urban and rural areas that are well balanced throughout the County, together with efficient provision of social and physical infrastructure.
- Sustainable and balanced economic investment, together with wise management of the County's environmental and cultural assets.
- Responsible guardianship of the County, so that it can be handed on to future generations in a healthy state.

Local Area Plans

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

2.1.25. The Cork County Development Plan 2003 set out in Chapter 10 of the plan, the approach to development at the local level. The County Development Plan proposed a set of key requirements;

- A fully integrated set of Local Area Plans, covering the entire county, should be prepared in order to bring forward the policies of the County Development Plan at a local level and at the appropriate level of detail;
- Local Area Plans should recognise the important interrelationships that exist at local level between towns and the surrounding rural areas (including villages and open countryside). Local Area Plans should address both urban and rural local issues;
- Local Area Plans should be based largely on established area boundaries. Where important social, environmental and

economic links exist that cross these boundaries, mechanisms for joint working should be developed;

- Local Area Plans should take account of established local development initiatives in each area and be developed through consultation with local bodies and individuals;
- Three Special Local Area Plans will be completed for the Blarney-Kilbarry, Carrigtwohill and Midleton areas. These will address the planning issues faced in the Blarney – Midleton rail corridor. It is also an objective to prepare a Special Local Area Plan with Mallow Town Council that will take account of the towns “hub” status arising from the National Spatial Strategy.

Strategic Environmental Assessment (SEA)

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

2.2 Settlement Strategy

Strategic Principles

2.2.1. The settlement policy of this plan (see chapter 3 of Volume 1 of the CDP) is based, at a strategic level, on the following important planning principles:

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

of transport patterns and the provision of services and infrastructure.

Settlement Network

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

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

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

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

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

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

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

2.2.8. The most important settlements in this structure are likely to be those that already have a good range of services and facilities. It is suggested that such settlements are called **Key Villages**. They are likely to

be located where they serve a significant hinterland and in locations where they act as the primary location for investment in housing, transport, employment, education, shopping, health facilities and community services. The key villages will serve as rural service centres for their hinterlands.

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

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

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

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

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

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

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

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

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

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

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

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

2.3 Land Use and Zoning

Development Boundaries

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

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

DB 1-1	<p>Development Boundaries</p> <p>For any settlement, it is an objective to locate new development within the development boundary that defines the extent to which the settlement is expected to grow during the lifetime of the plan.</p>
DB 1-2	<p>Housing Strategy Provisions within Development Boundaries</p> <p>Part V of the Planning and Development Act 2000 (as amended) applies to land zoned in the plan for residential or mixed uses (including residential). All land within a development boundary, that is not subject to a specific zoning objective (including land that is subject to a general zoning objective), is deemed to be zoned for residential or mixed uses (including residential) for the purposes of Part V of the Planning and Development Act 2000 (as amended).</p>
DB 1-3	<p>Reserved Land for Social and Affordable Housing</p> <p>a. For any settlement, it is a general objective that 20% of all new residential developments, be reserved for social and affordable housing.</p> <p>b. The Housing Strategy requires that up to one quarter of the reserved lands shall be allocated to social housing and three quarters of the reserved lands shall be allocated to affordable housing. This objective should be read in conjunction with objective HOU 3-1 of the Cork County Development Plan 2003 (as varied).</p>

Land Uses in established areas

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

Land Uses in New Areas

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

more lively and sustainable reflecting the character of many of the existing areas within our settlements.

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

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

Zoning on Other Lands

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

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

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

Background

2.4.1. The County Development Plan 2003 (as varied), makes reference to the need for more precise objectives relating to the issue of green belts around the main towns. In Section 3.2.13, it refers to the

Local Area Plans as being the most appropriate instrument for addressing this issue.

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

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

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

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

Housing in Rural Locations

2.4.5. The demand for the building of individual houses in rural locations continues at a high level and whilst it is recognised that this type of development is an important part of the overall provision of new housing there are concerns that, in the longer term, unless steps are taken to encourage a greater proportion of this development to take place

near established settlements, particularly the main towns, then serious difficulties will arise in providing the services to such a dispersed population.

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

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

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

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

Green Belts around the Ring and County Towns

2.4.10. The Local Area Plans define green belts around the main towns in the county and replace the former rural housing control zones of the 1996 County Development Plan. In the Skibbereen Electoral Area, the towns of Clonakilty, Skibbereen and Dunmanway are the subject of new Green Belts in this way.

2.4.11. The physical extent of the area of each Green Belt is substantially less than the area to which housing controls applied in the 1996 Development Plan and is based on;

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

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

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

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

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

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

The Clonakilty Green Belt

2.4.16. Clonakilty town is located in an extremely attractive estuarine bay, which is surrounded by a series of interlocking hills and valleys. The seaside end of the bay has the scenic Inchydoney Island and the town is at the other end of the bay, a distance of approximately 2-3 km. The whole bay area (including Muckross Strand) is a proposed Natural Heritage Area (pNHA), a candidate Special Area of Conservation (cSAC) and a Special Protection Area (SPA). The Fealge River and its tributaries flow into the bay from the north and west of the town and form part of the drainage system, which contributes to the periodic problem of flooding in Clonakilty and there are flood attenuation measures proposed by the recently completed Flood Study. The town is surrounded on the northern, western and eastern boundaries by a series of rugged ridges, which provide a scenic backdrop to the town and strongly define the setting. The sea and the bay area form the southern boundary of the town and these areas are declared scenic landscape areas in the Cork County Development Plan 2003 (as varied). The land to the west of the Clonakilty Bay and north of Inchydoney Island is located within a Scenic Landscape Area and is adjacent to the candidate Special Area of Conservation and proposed NHA. Notwithstanding these designations, the land is within the Clonakilty green belt and may be suitable for use for recreation and tourism activities (such as a water sports activity centre and integrated facilities), subject to normal planning considerations.

2.4.17. The Plan has made provision for land for residential development on the periphery of the town in the east (Gallanes), west (Miles) and the north. The town is administered by the Clonakilty Town Council and the Clonakilty Town Development Plan 2003 has a large area of land within their development boundary, which is undeveloped. There are also a number of smaller settlements within the greenbelt at Shannonvale, Ring and Inchydoney where individual housing would be encouraged. The Department of Environment, Heritage and Local Government has introduced a Sustainable Affordable Housing Initiative and the Department of Agriculture have made available 14 ha of agricultural land near Darrara Church approximately 5km east of Clonakilty and very near Ring.

2.4.18. The national road between Bandon and Skibbereen (N71) passes through the town from the east to the west. As this road has a national status and is the gateway to the tourist area of West Cork, it has heavy traffic. Therefore, development should not be encouraged along this road on the eastern and western approaches to the town of Clonakilty.

2.4.19. There are a number of high peaks on the ridges that define the outer boundary of the green belt in the west and north of the town. The regional roads to Dunmanway (R599) to the north-west and the road to Ballineen-Enniskeane (R588) to the north are along the river valleys, in between the ridges that define the outer boundary of the green belt. The village of Shannonvale (approximately 1-2 km from Clonakilty) is very near the Clonakilty Technology Park and is incorporated into the green

belt. This area has additional land for individual and multiple housing developments.

2.4.20. The eastern boundary of the green belt is well defined by the visual envelope of the town, which follows the line of ridges immediately east of the Darrara Agricultural College and Ring, which end in the scenic landscape designation along the coastline. The south-western boundary also follows a series of prominent ridges which form the visual envelope of the town and joins the coastline along the scenic landscape designation. In both areas there are spectacular views overlooking Clonakilty Bay and Inchydoney Island.

2.4.21. An area within the Green Belt has been identified where some individual housing in a rural setting could be encouraged. This is an area (32ha) directly west of the town boundary along the minor road near Connors Cross Roads where some housing development has already taken place. This area of land is subject to Objective GB 1-2.

The Skibbereen Green Belt

2.4.22. The town of Skibbereen has been developed around the Illen River and the valley runs through the town from the north to the west and forms the estuary to the sea, which exits at Baltimore Bay. The town is set in the valley and is surrounded by a series of interlocking hills, which give definition and character to the setting of the town. There is an inner ridge in the north, which contains the water reservoir and a housing cluster. The views from this ridge to the north and east are outstanding and the valley between the ridges is well settled with agricultural land holdings and houses, deserving of retention in the green belt.

2.4.23. The built-up area of Skibbereen is administered by Skibbereen Town Council and within the development boundary there is a substantial area of undeveloped land. Most of the planned growth of the town can be accommodated within the town boundary and some of the peripheral areas zoned in this Plan. Some of this land has been zoned for open space (14.4ha), where there may be limited potential for individual dwellings in a rural setting.

2.4.24. The radio mast on a high point to the west defines the edge of the green belt, which follows the line of the western ridge towards the Illen River valley in the north. The secondary road (Marsh Road) to the north follows the Illen river valley, which is liable to periodic flooding. The river and road meet at the Bunalaun Bridge, which is a distinctive break between the countryside and the town's setting. The town's water treatment works are also located at this junction.

2.4.25. The north-eastern boundary of the green belt is defined by the prominent ridge between the Bunalaun Bridge and water works and the national road to Clonakilty (N71). The wooded ridge that surrounds the entrance road to the town from the east is designated as a scenic landscape and the boundary of the green belt goes as far as the Derryleigh Bridge on the N71. This principle entrance to the town is generally not suitable for development.

2.4.26. The southern area of the town is well defined by the prominent series of ridges, which enclose the valleys leading to the town and separate the town from the seaside resort of Tragumna. Development of the town has extended along the Castletownshend road (R595) towards the Liss-ard Woodland and Lough Abisdealy, which should be protected as a scenic landscape area. However, limited expansion of the Liss-ard Estate for recreation and tourism related activities may be possible. The two ridges end at the intersection of the main road to Baltimore (R595) and the River Illen estuary at Oldcourt. There may be limited potential at Oldcourt for recreation and tourism development. The approach road into the town from Baltimore is generally not suitable for development. There are recreational uses within the green belt (golf course).

2.4.27. The Illen River estuary is a scenic landscape area that is generally unsuitable for development and this forms the western boundary of the green belt up to the radio mast.

2.4.28. Four areas within the Green Belt have been identified where some individual housing in a rural setting could be encouraged. There is an area (5ha) north west of the town adjacent to the existing housing cluster which was initially zoned in the County Development Plan 2003 (as varied) and where some housing development has already taken place. There is scope to extend this area to allow for more individual housing. Another area (11ha) is located immediately north of the hospital complex in an area where there are a number of individual houses already constructed. Two areas have been identified to the south of Skibbereen (c. 5ha and 2 ha), between the development boundary of the town environs and Poundlick. All of these lands would be subject to Objective GB 1-2.

The Dunmanway Green Belt

2.4.29. The town of Dunmanway has developed on the western banks of the Bandon River valley, which runs roughly north-south through the town. The river valley has a proposed Natural Heritage Area (pNHA) designation and also has a scenic landscape designation from the Cork County Development Plan 2003 (as varied). The town is surrounded on the northern, western and southern boundaries by a series of rugged ridges, which provide a scenic backdrop to the town and strongly define its setting.

2.4.30. This Plan has made provision for 11.4ha within the development boundary of the town for open space. However, there may be limited potential for individual dwellings at very low density on these lands in the town. There are also a number of smaller settlements within the greenbelt at Darkwood and Lisbealad where individual housing would be encouraged.

2.4.31. The regional road (R586) passes through the town from Ballineen-Enniskeane in the east to Drimoleague and Bantry to the west. This road will be upgraded to national status in the near future

and therefore, development should not be encouraged along this road on the eastern and western approaches to the town of Dunmanway.

2.4.32. There are a number of high peaks on the ridges that define the outer boundary of the green belt to the west and north of the town. The secondary road to the north-east, providing a link to the Cousane Gap and R585 (Glengarriff road) is a designated scenic route as it passes through the Bandon River valley and the housing cluster of Darkwood. This individual housing area (created in the 1996 County Development Plan) has been partly developed and there are many more sites available for development.

2.4.33. The regional road to Macroom (R587) also follows the Bandon River to the north and the boundary of the green belt is well defined where this road meets the river at the town water treatment works. Fairly close to the water works in the north east is the Ardachahan quarry, which is well set in a surrounding forested area. There are a number of low hills defining the north eastern boundary and these contain a number of forested and sparsely settled areas in broken lands around the hospital complex.

2.4.34. The south-eastern boundary of the green belt has been defined by the close proximity of the Lisbealad housing cluster and the high southern ridge. This area is served by the regional road to Clonakilty (R599) and would be inappropriate for new individual housing. The southern ridge has a road along the ridge line which clearly defines the town from the countryside and the boundary follows this road.

2.4.35. The southern ridges clearly form a scenic backdrop to the town and the road to Bantry has a dramatic entrance over the pass between two ridges in the south western boundary. It is important to discourage development along this approach road to the town. The western ridges have a number of peaks which clearly define the setting of the town and this rugged terrain should be retained as a scenic landscape.

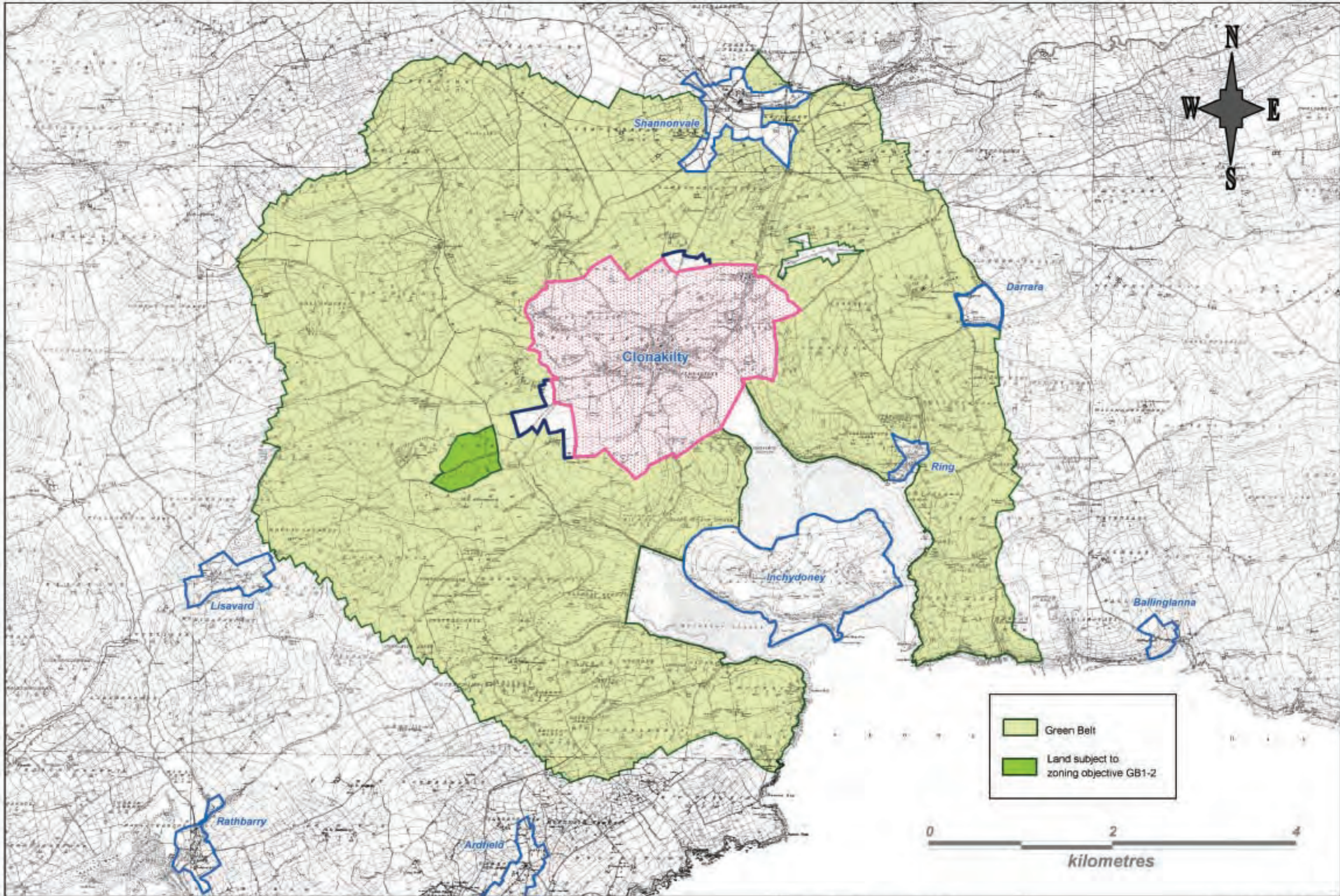
2.4.36. Two areas within the Green Belt have been identified where some individual housing in a rural setting could be encouraged. There is an area (c. 34ha) directly west of the town boundary along the minor road where some housing development has already taken place. The other area (c. 14ha) is located immediately north of the hospital complex where there are a number of individual houses already constructed. These land areas are subject to Objective GB 1-2.

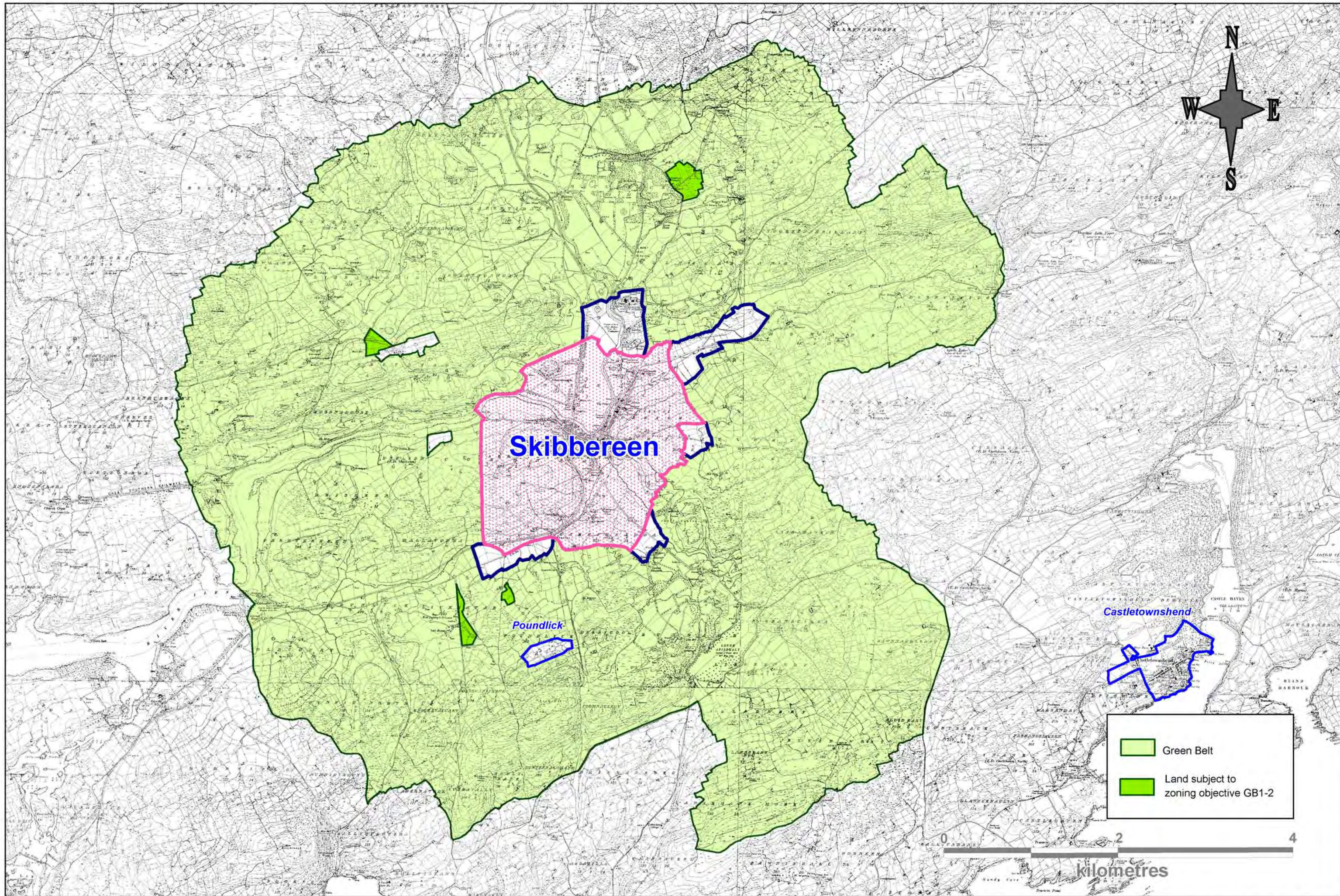
GREEN BELT MAPS

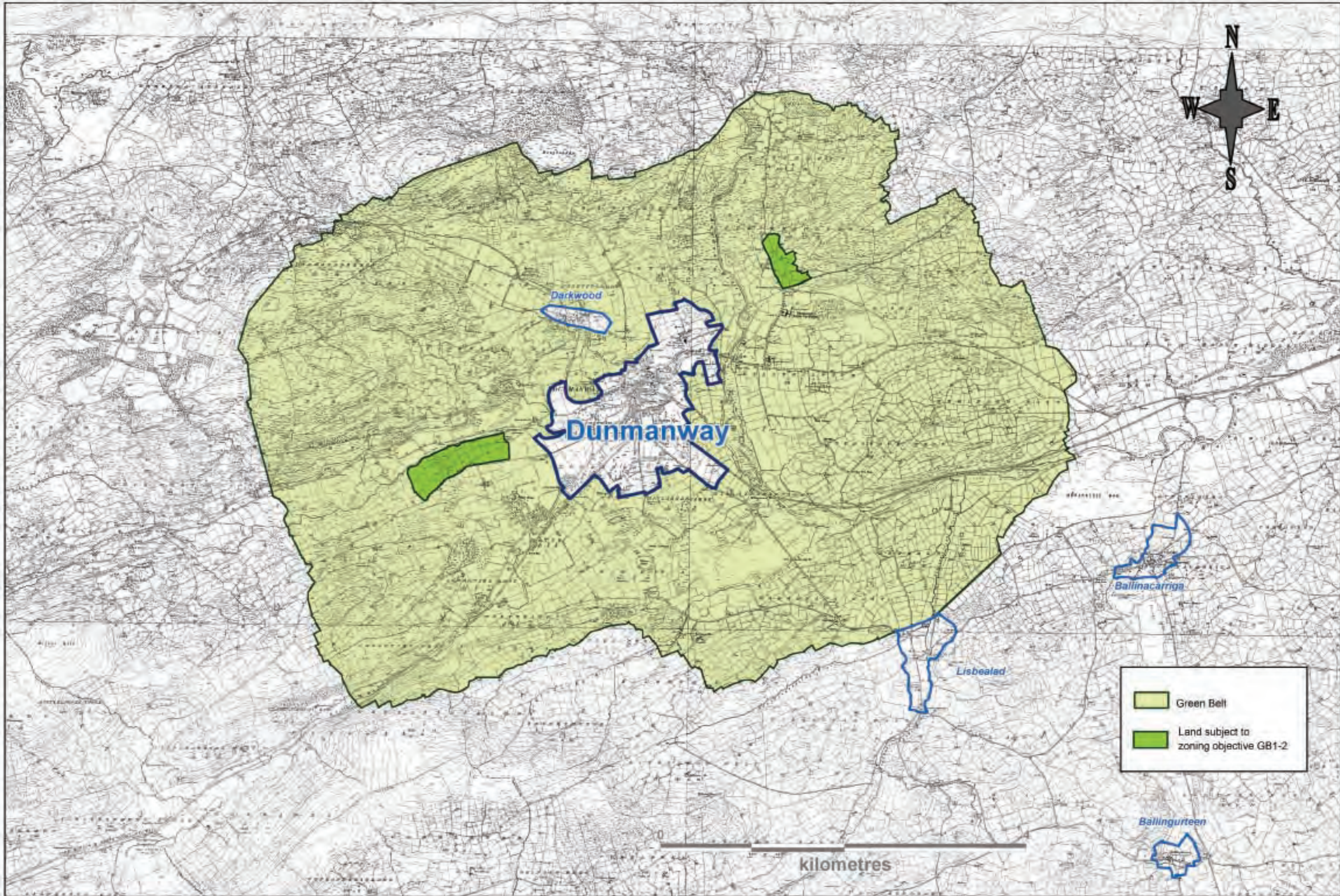
Clonakilty

Skibbereen

Dunmanway







Section 3 Local Area Strategy

3.1 The Skibbereen Electoral Area Strategy

Context

3.1.1. The Skibbereen Electoral Area comprises approximately 1220 km² and is part of the two electoral areas in West Cork, the other being Bantry. It is located in the centre of the West Cork area and has a diverse number of landscape characteristics, with both scenically attractive coastline in the south and mountainous terrain in the north.

3.1.2. The electoral area has three main towns, **Clonakilty, Skibbereen and Dunmanway**, which command a hinterland of rural farmland and tourist amenities. The Cork County Development Plan 2003 (as varied) has designated a number of scenic routes and scenic landscape areas in the electoral area.

3.1.3. The strategy for the Skibbereen Electoral Area raises a number of important issues for the local area plan. A striking aspect is the range of differing issues that face particular parts of the electoral area;

- The northern part of the area is relatively remote and sparsely populated and is in very scenic mountainous terrain. Pressure for additional residential development may take place along the main road corridor and in the existing villages and potential village nuclei. The area is in a strategic search area for wind farms and part of the north-eastern part is within the Gaeltacht cultural area.
- The southern coastal area is the mostly densely populated and developed area and, as a result, is the most under threat of over-development and degradation of the scenic landscape. It will be important to concentrate development in the existing main towns (Clonakilty and Skibbereen) and existing towns/villages.
- The centrally placed middle ground between the two road corridors (R586 and N71) is ripe for additional development focused on the main town of Dunmanway and the smaller towns of Ballineen/Enniskeane in the east and Drimoleague in the west. All settlements have spare infrastructure capacity and land suitable for development within the surrounds of the existing settlements. Other supporting settlements such as Drinagh, Rossmore and Ballygurteen can also take development. Council could take a pro-active role in assisting the creation of investment in these existing villages and towns.

3.2 Growth and Development in the Skibbereen Electoral Area

3.2.1. Like much of rural Ireland, Skibbereen Electoral Area has seen a loss of young people in recent decades. In the remoter areas this is occurring to the extent that it threatens the capacity of the local population to reproduce itself and long term prospects for jobs in the area. Between 1986 and 1996 the majority of (DED's) District Electoral Divisions in Skibbereen EA suffered a net loss of more than 25% of the age group who reached their twenties during this period. Similarly, a large proportion of DEDs in the Electoral Area lost overall population between 1996 and 2002, with the only gains in population occurring in Clonakilty and Dunmanway. The heaviest proportional losses are inland in the remoter upland areas.

3.2.2. It is notable that the areas, which have experienced population decline, do not coincide with the areas with scenic, coastal or green belt controls on new development. Indeed, most of the DEDs with population growth have been subject to such controls. At a countywide level the match between areas of growth and areas of planning controls is even stronger. This shows that scenic, coastal and green belt controls are not, as is popularly supposed, the cause of population loss.

3.3 Population Trends and Forecasts

3.3.1. The Central Statistics Office (CSO) census of 2002 estimated that a total of 1182 households were created during the period 1996-2002 in the Skibbereen Electoral Area. Of these, approximately 376 were in the urban areas of Clonakilty, Dunmanway and Skibbereen and the remainder were in the smaller towns, villages and rural areas.

3.3.2. The growth strategy for the Skibbereen Electoral Area will be guided by a combination of the long-term perspective (2021) made by the North and West Strategic Plan and the medium term forecasts of the County Development Plan (2003-2009).

Skibbereen Electoral Area	2002 Census	2011 Forecast	Growth 2002-2011 (estimated)
Population	31,963	34,225	2,262
Households	10,671	12,721	2,050

3.4 Distribution of Growth

3.4.1. Of the estimated total growth figure of 2050 households, it is estimated that in the 3 main towns of Clonakilty, Dunmanway and Skibbereen, there would be a total growth of 480 households. In the remainder of the electoral area, it is forecast that there will be an additional

1570 households located in the key villages, villages and agricultural areas.

Estimated growth to 2011 (households)	Main Settlements	Key villages, villages and agricultural areas
Skibbereen Electoral Area	480	1570

3.4.2. The North and West Strategic Study made the recommendation that all urban development nodes (Skibbereen, Dunmanway, Clonakilty) should have a focused and co-ordinated approach to the development and enhancement of the towns so that the household numbers are doubled by 2020. In a major programme of town and village renewal and development, a pro-active role needs to be taken in promoting the development of the key villages and villages. Current distribution of households in the towns and villages shows that the villages only have a 10% share of households. This programme envisaged that across the north and west of Cork County there should be a suggested target of 30% of all new houses in to be located in villages (including all key villages and villages but excluding all main towns and the agricultural areas).

3.4.3. In addition to the natural growth forecast, the North and West Strategy suggested that there would be an additional 1500 households created across the whole plan area. If the total households forecast for the plan period (2005-2011) is added to the additional households forecast, then it is envisaged that approximately 217 new households will be distributed into the villages in the local area plan. This would give a total additional 1717 households by 2011.

3.5 Settlement Structure in the Skibbereen Electoral Area

3.5.1. In the Skibbereen Electoral Area, the settlement structure is characterised by a number of large towns, including the Main Settlements of Clonakilty, Skibbereen and Dunmanway. For the purposes of this Electoral Area Local Area Plan the strategic aims and zoning objectives for these main settlements have been carried forward from the Cork County Development Plan 2003 (as varied).

3.5.2. The most appropriate locations to accommodate planned growth in the electoral area are guided by the North and West Strategic Study and the County Development Plan 2003. They both identify **Skibbereen, Dunmanway and Clonakilty** as key strategic growth centres (urban development nodes), which will perform both service and employment functions (i.e. a jobs-led growth as a counter balance to Metropolitan Cork). It is an objective in the County Development

Plan to support existing green belt villages and smaller settlements and, where Local Area Plans identify a need for adjustment of development boundaries, to allow limited expansion into green belt lands.

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

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

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

3.5.6. In consultation with the Council Engineering Division, the priority for growth should be in towns that can be easily serviced by water and sanitation. In addition to the availability of infrastructure, adequate access to social services (schools and health facilities) and availability to regular public transport is another major priority. Of the small towns in the electoral area, **Drimoleague, Leap, Rosscarberry, Union Hall, Ballineen, and Baltimore** exhibit the best all round potential for growth, based on the availability of adequate infrastructure services. Other key villages that do not have the same level of adequate infrastructure but need to have this developed, are **Courtmacsherry, and Timoleague**.

3.5.7. There are a large number of **villages** that were part of the 1996 development plan and have been identified in the overall development strategy for the electoral area. There are also a number of village nuclei identified in accordance with the Local Area Plan settlement strategy. They have been grouped together in the table below to show the distinction between the settlement strategy of main towns, key villages, villages, village nuclei and other settlements.

3.5.8. The following table outlines the settlement network for the Skibbereen Electoral Area, and summarises the Strategic aims for each of the settlements:

Settlement Type	Strategic Aims
<p>MAIN TOWNS</p> <p>Clonakilty Environs Skibbereen Environs Dunmanway</p>	<p>Clonakilty</p> <p>Promotion as a key technology based employment location; consolidation of its important tourism and leisure functions and maintenance of its high quality residential amenities and facilities</p> <p>Skibbereen</p> <p>Continued growth and development as the primary urban centre for a large rural hinterland with key employment, educational, service and tourism functions.</p> <p>Dunmanway</p> <p>Improvement of its important commercial, administrative and institutional functions serving a wide area; promotion of its potential as a rural industrial / enterprise location.</p>
<p>KEY VILLAGES</p> <p>Baltimore, Ballineen/Enniskeane Courtmacsherry, Drimoleague, Leap, Rosscarberry, Timoleague, Union Hall</p>	<p>Establish key villages as the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including infrastructure and public transport.</p>
<p>VILLAGES</p> <p>Ardfield, Ballynacarriga, Ballingurteen Butlerstown, Ballinascorthy, Castletownshend, Cappeen, Castletownkenneigh, Clogagh, Drinagh, Glandore, Kilmichael Lissavard, Rathbarry, Reenascreena, Rossmore, Shannonvale, Teerelton, Ring.</p>	<p>Encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.</p>
<p>VILLAGE NUCLEI</p> <p>Caheragh, Connonagh, Drombeg, Johnstown, Lisleavane, Lyre, Rathmore, Tooms and Togher</p>	<p>Preserve the rural character of village nuclei and encourage small-scale expansion, generally through low-density individual or multiple housing and other development, in tandem with the provision of services.</p>

Settlement Type	Strategic Aims
<p>OTHER LOCATIONS</p> <p>Ballinglanna, Inchydoney, Ownahinchy, Tragumna, Sherkin and Cape Clear, Darkwood, Darrara Rural Model Village, Lisbealad and Poundlick.</p>	<p>Identify and establish other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.</p>

3.5.9. The **Other Locations** in Skibbereen are the holiday resorts of **Inchydoney**, (which has recently been provided with an updated development plan), **Ownahinchy** and **Tragumna**; the island communities of **Sherkin** and **Cape Clear**, the housing clusters from the 1996 Development Plan (**Darkwood and Lisbealad**) and the location of the **Darrara** model rural village project.

3.5.10. In developing this network of settlements during the period of this plan and beyond, a number of challenges are likely to arise. Among these challenges will be how to provide a range of services required to sustain the appropriate levels of growth. For the smaller rural settlements it will also be important to develop ways of expanding and consolidating without undermining the fabric, character and vitality of the existing places. Strengthening links between settlements and providing appropriate forms of wastewater treatment and disposal are also important objectives. The Council, together with other partners and stakeholders intends to explore various ways of facing these challenges in appropriate circumstances. The Government’s Affordable Housing initiative has allowed the Council to bring forward one such pilot approach in the Darrara model rural village project. This will function as a real case study to examine a range of possible solutions for the development of the smaller rural settlements in the county.

3.5.11. In order to achieve sustainable patterns of settlement in the electoral area as envisaged in the North/West Strategic Plan and the County Development Plan, the Local Area Plan must increase the amount of development in town and villages by attracting additional population based on inward migration and on successful economic and environmental policies.

3.5.12. It is therefore important to provide a proactive approach to town and village regeneration and growth through local efforts to create attractive urban environments, development of third level education and training facilities, decentralized administrative posts and increased tourism based livelihoods and improved access to infrastructure and public transport links. Village development should be promoted in the range of existing villages and those village nuclei that exhibit potential for growth (village nuclei that are at cross roads or at the location of primary schools, churches, pubs and other facilities).

3.6 Housing Land Supply

3.6.1. When assessing the sufficiency of zoned lands, the Cork County Development Plan 2003 (as varied), ensured that enough land was zoned to cater for the projected growth, not only for the County as a whole, but for all the towns and villages of West Cork as well.

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

3.6.3. The projections in the North and West Strategic Plan for new dwelling units in the Skibbereen electoral area are up to the year 2011. In this Local Area Plan, approximately 134 ha (gross) of zoned residential lands have been identified in the smaller towns and villages. The housing capacity of this land will depend on various factors including density, topography etc. In addition to the lands zoned for new residential development, some element of residential development may also occur within brownfield sites, sites zoned for town/ neighbourhood centre development or on sites with "special" zonings.

3.6.4. It is considered that sufficient lands have been zoned in the smaller towns and villages to accommodate the needs of the Skibbereen Electoral Area and that a scarcity is most unlikely to occur during the lifetime of this Local Area Plan. It would be prudent however, to monitor the rate of residential development to ensure that the supply remains sufficient on an ongoing basis.



Section 4 Employment and Economic Activity

4.1 Strategic Principles

4.1.1. The policies on Employment and Economic Activity are presented in Chapter 4 of Volume 1 of the CDP and are based at a strategic level on the following planning principles:

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

4.1.2. The mainstay of employment in the Skibbereen Electoral Area has been the tourism industry. However, a certain amount of agricultural activity, generally dairying, forestry and fishing takes place. Union Hall and Baltimore provide the main fishing employment while Drimoleague has a concentration of craft industries and Ballineen has timber processing. Creameries and associated distribution facilities are located throughout the electoral area in Ballineen, Rossmore, Drinagh, Lisleavane and Lissavard. Employment has generally declined over the last number of years resulting in an exodus of young economically active persons. These economic activities need to be enhanced and encouraged to continue operating, in order to attract the population to remain in the area.

4.1.3. The North and West Strategic Plan recognised that certain parts of the electoral area exhibit declining population and more recently declining employment. In order to expand the productive potential of the Skibbereen Electoral Area, the North West Strategic Plan identifies a number of requirements such as:

- Strengthening the competitiveness of the local economy by stimulating direct foreign investment through the involvement of the IDA investment programme. Key locations for additional foreign investment would be the existing main towns of Skibbereen, Clonakilty and Dunmanway, where social, economic and environmental conditions exist to support direct investment. It is important to protect traditional economic activities through balanced land use planning.
- Industrial development should be more sympathetic to local resources and needs, capitalising on prior initiatives, such as the

Clonakilty Technology Park. These existing resources should be re-inforced by ensuring that there is adequate broadband telecommunication infrastructure and improved access.

- Diversification of agricultural employment through improvements in the efficiency of operations (by increases in competitiveness and scale of operations). Many agricultural employment centres (timber, creameries, food processing and distribution, and fishing) in the electoral area need to be reinforced with other support industries that can feed off the primary industry.
- Raising educational attainment in the area to assist in retaining populations that leave to the bigger cities. There is a need to widen the courses available to people when they leave school, so that they can be undertaken within the area where they live, thereby retaining them in the community.
- Development of a land use strategy that protects traditional economic activities at the same time as encouraging a more self sustaining local employment base through the provision of adequate and attractive, serviced industrial land in the towns and villages; the provision of key social and economic services (schools, health centres, banks, shops etc); an improvement to the public transport network and the provision of an attractive environment for the construction of good quality and affordable housing in the towns and villages.

4.1.4. Employment between 1996 and 2002 in the Skibbereen Electoral Area has shown a decline in the agricultural sector, but there has been an increase in the tourism sector and services sector. This is in direct contrast to the 1996 development plan, which forecast a growth in labour force of between 8-14% in the period 1991-2001.

4.2 Agriculture

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

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

and innovation, marketing development and promotion, and human resources.



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

4.3 Industry and Enterprise

4.3.1. The Cork County Development Plan 2003, supports the expansion and development of the chemical and pharmaceutical sectors in the future.

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

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

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

4.3.4. In Skibbereen Electoral Area, industrial development sites contained in the 1996 County Development Plan were:

- Sites for small industrial units in Drimoleague, Rosscarberry, Timoleague and Union Hall, that have not since been built. The fishing pier at Union Hall has been constructed and now serves a large fishing fleet with some on-site (refrigeration) and some off-site processing.
- Marine services (boatyard) have been neglected at Baltimore although there has been other tourist developments in the refurbishment of hotels.
- Expansion to the Co-Op site at Drinagh which has taken place.
- There were 9 manufacturing plants employing more than 50 persons, 4 of which are dairy co-operatives (Carberry, Drinagh, Lissavard or Rossmore and Barryroe), 2 were timber processing

companies (Ballineen-Enniskeane) and 2 multinational branch plants.



4.3.5. Clonakilty Technology Park has been established with 5 office blocks and the enterprise park and this has been identified as a great success and worthy of mention in the North and West Strategic Plan and the Regional Planning Guidelines.

4.3.6. Hotels have been built at Inchydoney and Rosscarberry and upgrades have been made at Baltimore (2) and Castletownbere.

4.3.7. Rural based industrial development exists in the form of transport operations, distribution depots (oil), quarries and warehousing.

4.4 Retail and Commerce

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

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

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

4.4.4. Provision will usually be in the form of Local Shops, as defined in the Retail Strategy. These shops serve immediate local needs only and provide primarily convenience goods within residential, commercial or

mixed-use areas. The amount of floor-space provided is small in size and it may be appropriate to group a small number of local shops together to create more sustainable development forms. They may also form the focus of smaller villages where they serve a wider rural catchment area.

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

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

4.4.7. The Variation to the County Development Plan (March 2004) introduces a retail hierarchy where the three main towns of Clonakilty, Skibbereen and Dunmanway are classified as Town centres. Neighbourhood centres are identified as meeting the local primary needs for convenience shopping but also includes some level of comparison shopping. In the Skibbereen Electoral Area, there are a number of small towns which could be categorised as neighbourhood centres (Drimoleague, Ballineen, Baltimore, Rosscarberry, Leap and Timoleague).



4.4.8. Many of the other villages have convenience shops and the odd comparison shop to satisfy local demand. The growth in the

number of new convenience shops associated with the petrol stations located out of town needs to be considered in the context of the new Objective 4.3.52 of the retail variation. The assessment of retail applications is guided by the amendment to objective ECO 3-10, which is the sequential test, a mechanism to guide the determination of the application. This test will also be used in the small towns and villages, when determining any application for retail development.

4.4.9. Recent surveys of the convenience shopping carried out by County Council officials in the electoral area show that there is a substantial amount of proposed retail (10,000m²), which is more than double the existing supply. This increase in retail convenience floor space is in excess of what was allocated by the Retail Strategy and this indicates that there is a need for a revision of the data supplied to inform the retail study.

4.5 Fisheries

4.5.1. Fishing and mariculture are important to both the economy and the character of the area. The fishing industry overall has been hard pressed by changes in stocks and international regulation.

4.5.2. Onshore space and facilities are important, and where land is available close to piers etc., it can be important to reserve this for port related uses and protect it from pressure for higher value uses such as housing. (Experience also shows that new housing close to harbours and piers is likely to give rise to complaints about noise, traffic and night-time activity.)

4.5.3. In many harbours there is potential conflict between commercial marine activity and marine leisure uses. Given the importance of tourism to the area, and the identification by the Strategic Plan of marine leisure as having potential for economic growth in West Cork, it is important that such conflicts are managed and, where possible, facilities are expanded to minimise such conflict.



4.5.4. Mariculture is another important component of marine industry in the area, Bantry Bay mussel farming being a particular example. In particular, mariculture has been identified as an opportunity for the islands, which find it difficult to compete with the mainland in fishing. Many of the same issues about harbour facilities and management apply equally to the mariculture industry as to fishing.

4.5.5. The two main fishing ports in the electoral area are at Baltimore and Union Hall, where small fleets of boats undertake commercial fishing. There is also storage and fish processing on site at Union Hall and boat repair yards at Baltimore. As the entire coastline forms the eastern boundary of the electoral area, there are many areas where sea fishing takes place; namely Courtmacsherry, Union Hall, Glandore, Rosscarberry, Ownahinchy, Castletownshend and the islands. There are a number of objectives in the County Development Plan that provides for a co-ordinated approach to the development of coastal areas.

4.6 Tourism

4.6.1. West Cork is well known for its tourism and it contributes significantly to the economic activities in the county. Skibbereen Electoral Area is well endowed with a number of tourist attractions that have been developed and promoted. Of significance, are the following:

- An attractive coastline including a number of estuaries and blue flag beaches (Inchydoney, Ownahinchy, Warren, Traguma) all of which attract a large number of tourists in the summer months.



- A number of accessible large and medium sized islands that are both inhabited and un-inhabited and that provide the visitor with a contrasting schedule of views and experiences.
- A number of archaeological and historical attractions throughout the electoral area. The coastal tourist strip stretching from Courtmacsherry Bay to the Islands (Clear and Sherkin) is the

location of the major town of Clonakilty and the smaller settlements of Baltimore, Rosscarberry, Glandore, Castletownshend and Tragumna.

- Attractive towns and villages, some of which have fantastic settings and others which have been successful in the Tidy Towns competition, i.e. Clonakilty, Rathbarry, Rosscarberry.
- Location on the principal route (N71) through to other West Cork/Kerry tourist resorts such as Schull, Bantry and Glengarriff.
- An attractive countryside of rolling hills interspersed with rugged cliffs and sandy beaches.

4.6.2. Tourism is one of the mainstays of the local economy. The further development of the tourism industry is an important element of the strategy, particularly the potential to attract out of season visitors. It will be important to develop a set of appropriate objectives to compliment those generated by the County Development Plan 2003 and that would ensure the conservation and enhancement of the natural features attracting tourists (e.g. beaches and historical features). Holiday accommodation is an important feature of the residential sector in West Cork and such developments should be encouraged within the existing settlements where access to shops, services and public transport is available.

4.6.3. The coastline from Timoleague to Baltimore is mostly protected by a Scenic Landscape designation in the County Development Plan. This designation provides some protection against development that would unnecessarily destroy the amenity of the countryside. This is the main attraction to incoming tourists and it is important to protect the coastline from development that would be detrimental to visual amenity. It is an objective within the County Development Plan to promote integrated coastal zone management of the area, including support for the development of inland and coastal marine leisure facilities, where they are compatible with the long-term well being of the environment and local livelihood.

Holiday Homes

4.6.4. Holiday and second homes are common throughout most of the Electoral Area. The precise numbers of these is difficult to establish, but a comparison of the number of households recorded in the Census with the number of An Post residential delivery points is reckoned to give a fair indication. Most of the DED's along the coastline in the electoral area have shown a surplus of residential delivery points in comparison to the census households. Although some of the additional houses could have been unoccupied on the census night, it is estimated that between 10-25% of the houses throughout the southern part of the Electoral Area are holiday and second homes.

4.6.5. The existence of, and high demand for, holiday and second homes, can make access to housing more difficult for local people.

There are also important effects on the local economy. Second homes tend to put relatively little into the local economy, whereas regularly let holiday homes bring more money in. In both cases the consumption patterns of occupants are likely to be very different from permanent residents, generating some additional jobs but in some cases weakening the provision of services and facilities that are relevant to local, especially young people.

4.6.6. There is a need to differentiate between the two types of tourism ventures. Holiday homes for short term let should be zoned for special development and subjected to the normal objectives laid out in the County Development Plan. Second homes need to be zoned as a special category of residential that must be differentiated from the holiday homes and normal residential.



4.7 Mineral Extraction

4.7.1. The Cork County Development Plan 2003 contains a number of important objectives relating to mineral extraction. It is an objective of the Plan to:

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

4.7.2. In Chapter 4 of Volume 1 of the County Development Plan titled Employment and Economic Activity, objectives are included to identify (ECO 5-2) and safeguard (ECO 5-3) our mineral reserves and to minimize the impacts (ECO 5-4) of mineral extraction.

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

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

4.7.5. The extractive industry makes an important contribution to economic development in the Electoral Area. There are a number of important quarries in the electoral area, where Cork County Council must safeguard the resources. The main quarries in the area are located at Dunmanway, Drimoleague, Skibbereen, Ballineen-Enniskeane and Caheragh.

4.8 Forestry

4.8.1. The overriding strategy as regards forestry is to increase the productive forest area and the diversity of species, protect the environment, develop an internationally competitive saw milling sector and a range of complementary forest based processing industries, promote research and development and ensure the availability of education and training. The County Development Plan in Chapter 4 of Volume 1 titled Employment & Economic Activity, includes the main overriding principles as regards forestry and these are supported by Strategic Objectives ECO 5-5, ECO 5-6 and ECO 5-7.

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

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

in ensuring that the development of this sector is undertaken on a sustainable basis.

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

4.8.5. Assistance to encourage local forestry schemes through government initiatives include the NeighbourWood Scheme, the Urban Woodland Scheme and the Native Woodland Scheme. These initiatives reflect the fact that with the rapid expansion of Ireland's urban centres over the past few years there is a need to provide communities with accessible, attractive woodland amenities that form an integral part of the locality. New schemes can be planted with grant aid from the Department of Communications, Marine and Natural Resources.



Section 5 Transport and Infrastructure

5.1 Strategic Principles

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

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

5.2 Transport

5.2.1. Public transport (bus services) are provided to all the small towns in the electoral area but many of the villages and village nuclei do not have a full bus service, due to their remoteness and position on the secondary roads. Bus services are particularly important in low population density, dispersed rural areas, where population mobility levels can be low. Rural transport projects have a key role to play in providing public transport services, particularly in peripheral areas, in facilitating access to services in the key towns and Hubs. There are a number of rural transport services in the region operating under the Rural Transport Initiative (RTI), which is funded by the Department of Transport and administered by A.D.M. There are two of these projects operating in West Cork at present: Bantry Rural Transport and Comharchumann Chleire Teo (Cape Clear Island).

5.2.2. While these projects have become very successful in providing public transport services, where none existed before, there is a need to improve the integration of these services with scheduled bus and rail services and between the services of different RTI projects. There is

scope for the local authorities in the region to examine the extent to which such integration can be improved upon and to bring forward proposals in conjunction with the parties concerned. Rural taxi services are increasing in number and also provide a quality service to many rural areas. They provide an important 'feeder system' and suit the dispersed character of many areas in the region.

5.2.3. It is an objective of the Cork County Development Plan 2003 to,

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

Road Network

5.2.4. The County Development Plan 2003 identifies major strategic regional road improvements on the Bandon to Bantry route (R586) and the Dunmanway to Millstreet route (R587). There is a proposal to upgrade the regional road (R586) to national status and to improve the condition of the N71 that passes through Clonakilty and Skibbereen. The relief road through Skibbereen has been completed and there is a need for a by-pass to be constructed around Clonakilty.

5.2.5. The established small towns and villages in the electoral area are reasonably well served by regional roads. Almost all of the larger settlements have good regional road access while the smaller villages have secondary road access.

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

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

Ports and Airports

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

5.2.9. The ports are all economic agents and local engines of growth in the fishing and tourism sectors and their development should be sensitively approached in planning policies. All ports and harbours

should prepare a similar integrated development strategy, covering water and land based issues and involving all key stakeholders, combining interests and balancing competing goals.

5.2.10. The two main harbours in Skibbereen Electoral Area are Union Hall and Baltimore, which has a new pier serving the fishing fleet. Other significant harbours along the coastline are at Courtmacsherry, Rosscarberry, Ring, and Castletownshend. There are 170 coastal access points (piers, harbours and slipways) in West Cork all serving sea fishing, aquaculture and tourism. They also provide an important social function where they are part of the transport infrastructure serving inhabited offshore islands. Private ferry services and members of the public depend on these piers and slipways, which are maintained by the County Council.



5.2.11. A data base of coastal access points is being prepared by Council at present and this will assist future planning and investment of harbours in the area. Significant funds are being invested in the maintenance of the piers and slipways and management of the coastline. In particular, recent coastal erosion work has taken place at Warren Strand at Rosscarberry, Red and Reen Strand in Clonakilty and Coolbaum in Courtmacsherry.

Pedestrian and Cyclists

5.2.12. Footpaths, cycle lanes, and parking facilities should be built into the planning and design of new or upgraded road infrastructure proposals and public realm/environmental projects. The provision of facilities for pedestrians and cyclists and, where appropriate, commuter plans should be included in planning conditions in respect of larger scale developments.

5.2.13. There are a number of public walkways through out the electoral area, both along the coastline and in forests, which are well supported by the public. Maintenance of these walkways is the responsibility of the local authority. The County Development Plan has a general objective protecting rights of way and detailed objectives of

specific walks are provided in the respective town and village plans. The Local Area Plans have identified a large number of existing pedestrian walks in the electoral areas which should be maintained and improved where necessary. They have also identified proposed new walkways and cycle routes (see settlement maps), which will add to the leisure and tourist attractions of the areas.

5.3 Water Supplies and Drainage Schemes

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

5.3.2. Sanitary services, sewers in particular, in many smaller settlements are not adequate at present to serve the existing communities or to accommodate growth. In order to deal with this problem Cork County Council together with the Department of Environment and Local Government has prepared a programme of works to be undertaken to improve the situation.

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

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



5.3.5. The Water Services Needs Assessment 2003 for West Cork was prepared by the local authority for funding through the Department of the Environment, Heritage and Local Government. The principal objectives of the sanitary programmes are:

- to provide an adequate supply of water, complying with the Irish Drinking Water Regulations, for domestic, industrial, agricultural and other uses; and
- to provide for the safe disposal of sewage and other waterborne wastes.

5.3.6. The South Western River Basin District project will be undertaken from 2004 to 2007. It will characterise surface waters, ground waters and tidal waters and prepare a strategy for the achievement of good quality where this does not exist and maintenance of good quality where it does. The project will be carried out by contract under the direction of a steering group comprising representatives of the local and public authorities with responsibility for waters. The cost of the project will be approximately €8 million. Particular attention is, and will be, given to the maximisation of the efficiency of existing schemes. This will be achieved through better management of energy use and more use of computer controls to improve the operation and reliability of the plants and reduce operating costs.

5.3.7. Continuous upgrading of rural sewage treatment plants will improve the quality of our surface and ground waters. Water conservation and leakage detection programmes will continue. These types of projects will enable the Council to meet greater demands while delaying the need for the provision of expensive extensions to treatment plants and trunk mains. Separation of storm water from foul sewage will improve the operational efficiency and the quality of the treated effluent discharged from our sewage treatment plants.

5.3.8. The Water Services Needs Assessment provides a programme of investment in water schemes, sewerage schemes and storm-water drainage schemes, both upgrading and new construction, for the period 2003-2005.

Water Quality

5.3.9. A recent document, Phosphorous Regulations Priority Action Matrix For Designated Rivers and Lakes 2004 – 2006 has been produced by the Environment Department of Cork County Council. The need for this report has arisen from the passing into law of The Local Government (Water Pollution) Act 1977 (Water Quality Standards for Phosphorous) Regulations 1998. The main principle of these regulations is the requirement that water quality be maintained or improved. The report has identified a number of rivers where water quality, and in particular, phosphorus levels are a cause of concern. The implications of this report will be highlighted in the relevant settlements.

Drainage

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

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

5.4 Waste Recovery and Recycling

5.4.1. The Waste Management Plan for Cork County (May 2004) is based on the Cork Waste Strategy, a joint document with Cork City Council and replaces the Waste Management Plan for Cork County (1999).



5.4.2. The County Development Plan (2003) has an objective to promote the development of waste management facilities through a hierarchy of waste management (bring sites, civic amenity sites, waste transfer sites and landfills). The Plan highlights current levels of waste and sets objectives whereby overall levels will be reduced and stabilised in order to comply with both national and European legislative guidelines. The guidelines set down a hierarchy of

preferential modes of waste management, including the following; prevention, minimisation, re-use/recycling, disposal with energy recovery and disposal of residual waste.

5.4.3. Bring sites are proposed throughout the county and in the Skibbereen electoral area civic amenity sites are proposed for Clonakilty, Skibbereen and Dunmanway. A waste transfer station has recently been constructed in Clonakilty. With the exception of bring sites, these facilities raise different levels of environmental and social concerns and impacts and require licensing from the Environmental Protection Agency. It is important to ensure they are located where these impacts are minimised as much as possible.

5.5 Energy and Communications

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

5.5.2. The County Development Plan has many varied objectives to deal with the application for wind energy projects and the County Council has produced a guidance paper on strategically suitable and un-suitable wind energy projects in the county.

5.5.3. Cork County has significant wind resources, a certain amount of which may be amenable to exploitation as a renewable electricity source. The county also has a diverse set of landscapes with varying degrees of sensitivity to different kinds of development such as wind turbines and wind farms. Having studied both the wind speeds and the landscapes of the county on a broad level, the Council has identified, in broad strategic terms, two special areas namely; 'strategic search areas' where wind farm activity could be encouraged and 'strategically unsuitable areas', where wind projects would be normally discouraged because of high landscape sensitivity.

5.5.4. In Skibbereen Electoral Area, one of the 'strategic search areas' is located in the north eastern part of the electoral area. The County Development Plan 2003 has an objective to encourage prospective wind energy developers to focus their attention on the strategic search areas subject to a number of planning criteria such as sensitivity to the landscape, size, scale and layout of the project, visual impact of the project and other environmental concerns.

5.5.5. Other areas in the electoral area, such as the coastline, have specifically been identified as areas strategically unsuitable for wind farm development. There have been a number of wind farm developments constructed in the middle ground terrain between Drimoleague and Drinagh. The County Council are producing a

Planning Guidance and Standards series with detailed documentation on the development control considerations for wind-farm development.

Telecommunications

5.5.6. Eircom has indicated that within a period of twelve months most towns with a population in excess of 1,500, will have access to broadband services. Notwithstanding the above programmes, the South West is almost unique from a national perspective, in view of the large number of small settlements with populations less than 1,500 people. Innovative approaches such as the employment of satellite, powerline, microwave and wireless technologies will have to be employed to give broadband to these settlements, many of which will be dependent on new Information and Communications Technologies, if they are to expand their local employment potential, within the knowledge based economy of the region.

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



Section 6 Housing and Community Facilities

6.1 Strategic Principles

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

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

6.2 Housing - Overall Approach

6.2.1. The County Development Plan 2003 (as varied) incorporated the Cork Local Authorities Joint Housing Strategy of 2002 in its entirety and is now guided by the provisions of the strategy. It has introduced a number of new changes to the methodology of providing housing.

6.2.2. Since 1999, in West Cork there have been a total of 397 Council housing starts and 157 completions (approximately 40%). Of the schemes in progress, the majority are 3 bedrooms (42) and approximately 52% of the West Cork total of 239 are being built in the Skibbereen Electoral Area. The majority of these schemes are being built in the main towns of Clonakilty, Dunmanway and Skibbereen, but there are smaller schemes also being built in Ballinascarthy, Baltimore, Rosscarberry, Sherkin Island, Timoleague, Drimoleague, Courtmacsherry and Union Hall.



6.2.3. The Council has bought land for Local Authority Housing totalling 78 acres (approximately 32 hectares), which would allow for an additional 800 houses, based on densities currently used in the County Development Plan. This would be mostly social and affordable housing in addition to the 20% allocated from new housing developments.

6.3 Residential Densities Within Main Towns

6.3.1. The County Development Plan sets out the densities for residential development for the 31 main towns in County Cork. For the 31 main towns, densities less than 20 dwellings (net) per hectare (8 per acre) should be discouraged; however in certain exceptional cases, limited areas of lower density may be considered. This lower density, would apply, for example, where there are special environmental or ecological considerations, where there is a need to make a transition between higher density development and the open countryside, or in locations where services are inadequate to support greater densities. A number of locations have been identified to accommodate very low-density residential development (less than 5 dwellings per hectare).

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

Density Table: Main Settlements

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

6.4 Residential Densities in Smaller Settlements

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

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

Density Table: Key Villages, Villages and Village Nuclei

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

6.5 Community Facilities

Education

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



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

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

6.5.4. Secondary schools in the electoral area are located in the main towns of Clonakilty, Skibbereen and Dunmanway (new school) and the key village of Rosscarberry. Most of the secondary schools in the larger towns are being amalgamated into one fully comprehensive school for each town.

Health Care Facilities

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

6.5.6. The crucial issue for the provision of healthcare and childcare is ensuring access to appropriate levels of services. In terms of education at primary and secondary school levels, there is a need to ensure that, in a timely manner, sites and buildings to cater for the proposed increase in population are provided. The third level educational sector should be encouraged to provide outreach programmes to locations outside the larger settlements in order to establish access to education and training.

6.5.7. Hospitals are located in Dunmanway, Clonakilty and Skibbereen (out of town) and there are private doctors in all three towns and Ardfield, Baltimore, Drimoleague, Rosscarberry, Timoleague and Ballineen. Pharmacies and dentists are located in Drimoleague, Rosscarberry, Timoleague and Ballineen.

6.5.8. Apart from the public and private hospitals which are located in the main towns, health care in the electoral area in general, consists of GP's surgeries and local community health care facilities such as nursing homes and small scale medical centres.

6.5.9. Community Halls are located in Ballinascorthy, Baltimore, Butlerstown, Courtmacsherry, Drimoleague, Lissavard, Rossmore, Timoleague, Union Hall, Ballineen, Reenasreena, and Kilmichael.

Recreation

6.5.10. Sports fields are located in Ardfield, Baltimore, Castletownkeneigh, Castletownshend, Drimoleague, Drinagh, Leap, Rosscarberry, Timoleague, Union Hall and Ballineen.

6.5.11. Recreation and sports are provided for as private and public undertakings and indoor and outdoor facilities. The largest provider of sports and recreation in the electoral area is the GAA, which has facilities like playing pitches and halls in almost every settlement. Other

sports like soccer, rugby, hockey and tennis are also provided for. Golf courses are operating in the electoral area also. In new residential developments the policy objectives in Cork County Council's Recreation, Amenity and Cultural Policy document on the provision of facilities will be implemented.



6.5.12. Walking is increasing in popularity and is catered for in successful purpose built walks such as the Seven Heads Walk in Courtmacsherry. Other walks are proposed in or near settlements in the plan across the electoral area and these proposals are shown on the settlement maps.

6.5.13. The beaches in the electoral area are particularly beautiful, with Blue flag beaches at Warren, Inchydoney and Tragumna. Curreallicky Lake near Drinagh is an aquatic resource that needs to be used more frequently (e.g regattas and boating activities). The bays of Courtmacsherry, Castlehaven and Glandore are used extensively for both commercial and recreational fishing as well as sailing. Baltimore has a well established sailing school and aquatic diving school.

Open Space

6.5.14. Passive open space zonings are shown in the plan as well as the active recreation uses described above. Open space fulfils the purposes of providing important visual settings for settlements, retains land in agricultural use and protects the landscape where it is of a scenic quality that it needs to be preserved. These zonings are used for different reasons, to protect the visual setting of the village (Courtmacsherry and Rosscarberry) and the strategic gap between settlements (Ballineen and Enniskeane).

Childcare

6.5.15. Child care facilities like crèches are provided mainly in the larger centres on a privately run basis only. The demand for childcare facilities is increasing and the Department of the Environment,

Heritage and Local Government publication 'Childcare Facilities – Guidelines for Planning Authorities', June 2001, provides for the provision of at least one childcare facility for new housing areas of 75 dwellings or more. Childcare facilities should be promoted in the following locations; residential areas, places of employment, educational establishments, city and town centres, neighbourhood and district centres and locations convenient to transport nodes.

6.5.16. In the Skibbereen electoral area, the provision of recreational infrastructure and community services in the form of open space and amenity areas and built facilities is an important requirement. Some of the villages have adequate services provided but some do not and need attention in the Local Area Plan.



Section 7

Environment, Heritage, CLÁR, Gaeltacht and the Islands

7.1 Strategic Principles

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

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

7.2 The Natural Environment

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

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

7.2.3. Proposed Natural Heritage Areas (pNHAs) cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wild plant and animal species or a diversity of these natural attributes. The current list of pNHA's (dated

September 2002) is given in Volume 2 of the County Development Plan (CDP) and shown on the Heritage and Scenic Amenity Maps in Volume 4.

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

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

7.2.6. In the Skibbereen electoral area, the following environmental assets are important to protect: Special Areas of Conservation (Baltimore Harbour, Tragumna Bay, Glandore Harbour, Long Strand, Castlefreke, Clonakilty Bay, Courtmacsherry Harbour, Bandon River Valley, Dunmanway, Castletownshend); Natural Heritage Areas (Roaring Water Bay and Islands, Lough Hyne Nature Reserve and Environs, Castletownshend (Gate Lodge), Castletownshend, Myross Wood, Cloonties Lough, Rosscarberry Estuary, Kilkeran Lake and Castlefreke Dunes, Dirk Bay, Clonakilty Bay, Gallanes Lough, Seven Heads and Dunworly Bay, Batemans Lough and Bandon Valley (Dunmanway).

7.2.7. There is a Special Protection Area (SPA) in Clonakilty Bay. Cork county is also rich in areas of geological interest and the Department of the Environment, Heritage and Local Government and the Geological Survey of Ireland are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas. The importance of geological heritage is recognized in the CDP. A list of important geological features within the county has been drawn up with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork. In the Skibbereen electoral area the list includes Ballinaglanna Cove.



7.3 Scenic Amenity, Views and Prospects

7.3.1. Scenic areas and scenic routes are identified in the County Development Plan 2003 (as varied). These are based on designations established by previous development plans and, in general, they make up those areas of natural beauty and the important views and prospects that people in Cork (and visitors to the county) value most highly. Objectives ENV 3-2, ENV 3-3, ENV 3-4, ENV 3-5 and ENV 3-6 in the County Development Plan, refer to scenic amenity, routes and views and prospects.

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

7.3.3. The method of landscape assessment is set out in the Guidelines and provides for public consultation on each stage of the process. Initially the County Development Plan 2003 (as varied) established a set of 76 landscape character areas and amalgamated them into a set of 16 generic landscapes types. These are listed in

Volume 1 and shown on maps in Volume 4 of the County Development Plan.

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

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

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

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

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

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

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

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

7.3.12. In the Skibbereen electoral area, there are 23 routes classified as scenic routes; The main regional road from Dunmanway to Bantry through Drimoleague (A86), from Ballineen to Dunmanway (A85), the road through the Cousane Gap from Cappeen to Kealkil

(A81), Skibbereen to Baltimore (A105), Baltimore to Lough Hyne (A102 and 103), Lough Hyne to Castlehaven (A102), around Castletownshend and Union Hall (A100 and A101), the national road from Skibbereen to Leap (A99), Leap through Glandore to Rosscarberry (A96, 97 and 98), from Rosscarberry to Ownahinchy (A95), drive to Galley Head (A92 and 93), around Clonakilty Bay (A91), from Clonakilty to Dunworly Bay (A90), Clonakilty to Timoleague (A89), Timoleague to Courtmacsherry (A66), around Courtmacsherry (A88), from Timoleague to Kilbrittain (A65) and around Teerelton in the north (A84).

7.3.13. The electoral area also has a number of scenic landscape areas covered along the coastline from Baltimore in the south to Courtmacsherry in the north and around villages such as Timoleague, Courtmacsherry, Rosscarberry, Leap, Glandore, Union Hall, Castletownshend, Tragumna, Baltimore, Drimoleague and Ballineen, which are all designated scenic landscape in the County Development Plan 2003 (as varied). The scenic landscape areas are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the CDP.

7.4 Built Environment

7.4.1. In the Skibbereen electoral area, the County Development Plan 2003 (as varied) has included Castletownshend, Rosscarberry and Timoleague as Architectural Conservation Areas (ACAs). These areas are special areas that require protection from inappropriate development and may be subject to special planning controls in order to preserve and enhance the area. Additional ACAs may be adopted through the variation process. Specific objectives ENV 5-5, 5-6 and 5-7 refer to ACAs in the Cork County Development Plan 2003. The ACAs are mapped in Volume 4 of the County Development Plan.

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

7.4.3. The County Development Plan 2003 (as varied) established the initial Record of Protected Structures in County Cork, which includes a draft list of over 1,000 structures. In the Skibbereen electoral area there are many structures included on the list.



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

7.4.5. Village design statements have been prepared for Teerelton, and Caheragh as a pilot project sponsored by West Cork Enterprise Board, and they provide worked examples of what can be achieved through good village design. These techniques should be included in the preparation of the design guidance document of Village Design being prepared as part of the County Development Plan supplementary guidance notes.

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

7.5 Cultural Heritage

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

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

identification, protection, conservation, management, enhancement and interpretation of heritage.

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

7.5.4. The objectives of the County Heritage Plan are consistent with those of the County Development Plan. In the Cork County Development Plan 2003 (as varied), objective ENV 6-1 relates to the promotion of local heritage by encouraging the use of local place names in new developments. The promotion of the Gaeltacht and linguistic heritage is covered in objective ENV 6-2.

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

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

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

7.6 Archaeological Heritage

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

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

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

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

7.7 Gaeltacht Areas

7.7.1. The Skibbereen Electoral Area has two areas that need special treatment in terms of preserving the linguistic and cultural aspects of the Irish culture. Gaeltacht areas are evident in both the north-western part of the electoral area (Bealangeary DED) that is contiguous with the Gaeltacht area in Macroom Electoral Area. The second area is the Clear Island off the coast of Baltimore. These areas require special treatment so that any development which may occur supports or compliments the linguistic and cultural heritage. While attention tends to focus on the Irish Language aspect of the Gaeltacht, there are other aspects of its cultural and built heritage that merit support and protection.

7.7.2. The challenges and opportunities facing these areas are examined in this local area plan. Specifically, the local area plan looks at the decline in traditional employment and the loss of a significant proportion of the young population, thereby threatening the long-term sustainability of the area. On the other hand, the islands of Clear (and Sherkin) are relatively isolated but they have a certain appeal as a focus for tourism and Irish language activities. In both areas, it is important to promote development that provides jobs and supports local social activity, especially those that appeal to younger people and enhances and maintains the vibrant Irish speaking community. Development needs on the islands include specific improvements to their infrastructure (harbours and water supplies) and accessibility to social (secondary education) and economic activities (eco-tourism and fishing).

7.7.3. Development that is owned or sponsored by non-Irish speaking people should not be discouraged because it will contribute to the growth of the local economy. However, on the other hand, development which is unlikely to provide any substantial employment or social benefit to the local community (i.e holiday homes) and that may bring non-Irish speaking people who are unlikely to become active in the cultural life of the island community should be resisted unless it provides compensatory benefits to the planning and sustainable development of the wider area.

7.7.4. Some measures have already been put in place to reverse the decline of the Irish language and the economic base of the Gaeltacht areas. Cork County Council is preparing a plan for use of the language while the County Development Plan 2003 (as varied) also contains a proactive policy approach with regards to the Irish language. This policy is based on the following principles:

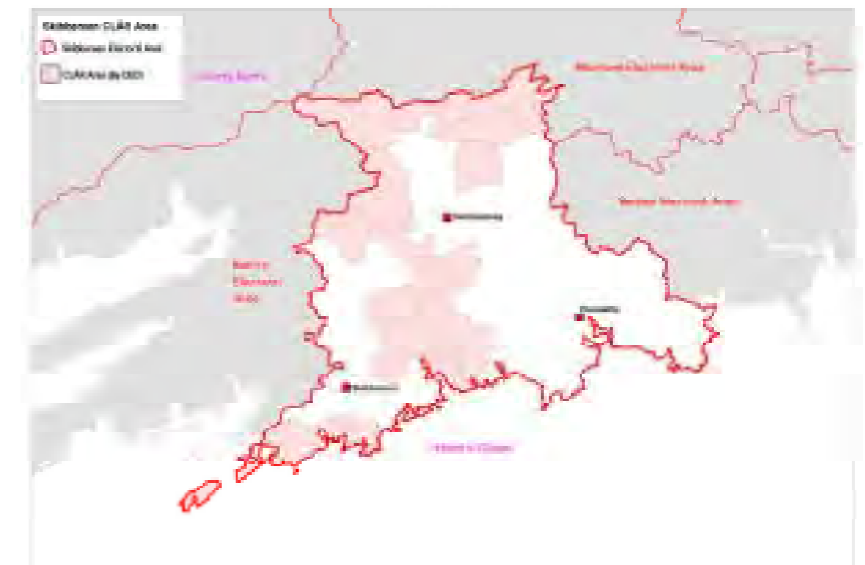
- *The cultural heritage of the Gaeltacht areas, including the use of the Irish language deserves fostering.*
- *An economically and socially vibrant community is a pre-condition for sustaining Irish as the community language of these areas.*

7.7.5. Recognition that the relationship between development and Irish language and culture is a complex one not amenable to simplistic measures and also that planning powers have significant, though

indirect and not unlimited, influence on the protection and promotion of culture. Gaeltacht areas are interdependent with the wider areas in which they are located. They cannot function, or be properly understood, in geographic isolation. Gaeltacht areas should play their full part in the life and well being of the County, Region and Country, and likewise should benefit from the resources of the territory around them.

7.8 CLÁR Areas

7.8.1. The programme was started in 2001 by the Minister of State in the Department of Agriculture, Food and Rural Development with the objective of addressing the problem of depopulation and decline in services through re-prioritising investments under the National Development Plan and the provision of a dedicated fund for special projects. The Department of Community and Enterprise is the co-ordinator of the programme in County Cork and the projects identified in the county involve improvements to the roads, water supplies, urban areas, village enhancement, minor health projects, sports capital and electricity. CLÁR (Ceantair Laga Árd-Riachtanais) has an investment programme launched to address rural areas of special disadvantage. The scheme facilitates development and, if necessary, provides supplemental funding to Government Departments and State Agencies to assist in accelerating investment in selected priority developments.



Clar Areas in West Cork shown hatched.

7.8.2. The majority of the sixteen areas originally selected for inclusion in the CLÁR programme were those that suffered the greatest population decline from 1926 to 1996. The average population loss in these regions was 50%. Following on from an analysis of Census 2002 population figures a revision of CLÁR Regions has been undertaken. As a result of this review all existing CLÁR Regions have been retained with many, including Cork, extended.

7.8.3. Priorities identified in the selected areas are dealt with in 3 modules: Local Authority, Industry & Enterprise and Health, Education & Community. It also provides co-funding for priority projects such as Non-National Roads, Group Water and Sewerage Schemes, Small Public Water Supply Schemes, Urban and Village Enhancement Schemes, Bi-lingual Signage Scheme, Sports Capital Grant Scheme, Major and Minor Capital Health Projects, Telecommunications and key projects on the Islands.

7.8.4. The north western part of the Skibbereen Electoral Area has been designated under the CLÁR programme. The following DED's have been included in CLÁR - Bealangeary, Bealock, Carrigboy, Teerelton, Aultagh, Garryown, Drimoleague, Milane, Drinagh, Carrigbaun, Cloonkeen, Shreelane, Knocksgagh, Kilnafaunabeg, Derry, Cape Clear, Tullagh, Castlehaven.

7.9 Islands

7.9.1. The islands are an important part of the culture, heritage, ecology, economy and tourist appeal of the County. Within West Cork there are 7 islands with permanent populations, and these fall into two electoral areas, and hence two local area plans, as follows:

SKIBBEREEN Electoral Area Local Area Plan - Oileán Chléire (Cape Clear) and Sherkin Island.

BANTRY Electoral Area Local Area Plan - Heir Island, Long Island, Whiddy Island, Bere Island, Dursey Island.

The individual islands of Cape Clear and Sherkin are dealt with in more detail separately later in this plan.

7.9.2. Whilst there has tended to be a long-term general decline in population of the islands, this is not reflected in the latest census results for Cape Clear and Sherkin (in the Skibbereen Electoral Area). The 2002 population census gives a total of 343 people in 130 households for the two islands, an increase of 7.5% over the previous census. In addition, there are substantial numbers of occupants, especially in the summer, of second homes and holiday lets, and these would not usually be recorded in the census.



7.9.3. CLÁR, West Cork Leader, Comdháil Oileánn na hÉireann, Údarás na Gaeltachta (in the case of Oileán Chléire), BIM, and other state, semi-state and voluntary bodies have programmes which include the islands.

7.9.4. The 1994 West Cork Island Study report (referred to in the 1996 Development Plan) identified the following;

- The islands of West Cork are numerous, varied and interesting and have substantial opportunity for development (though only 2 within the Skibbereen Electoral Area are currently inhabited - Clear and Sherkin). The most important aspect of the islands is the need to strike a balance between, on one hand; the need for development and to increase the population; and on the other hand, the need to protect the unique environment.
- Encouragement of "Island House" type development that combines tourist facilities such as accommodation (B & B or guest house) with other business (e.g. shop or pub); and the 'Island Business Centre' concept, mixing small business / industry or craft units with services like a shop or café.
- The desirability of avoiding the privatisation of uninhabited islands by development for individual holiday / second homes or complexes not open to the public, and using planning powers to ensure continuing public access to islands and their beaches.
- Recognition of potential for tourism development on currently uninhabited islands where this preserves public access and is in conjunction with facilities on the mainland or inhabited islands.
- Need for recognition of the lower income and higher costs faced by many permanent island dwellers.
- Housing problems caused by second home and holiday let uses pricing permanent residents out of the market and the lack of availability of appropriate accommodation to let for young people.
- Opportunities for development of marine leisure activities, especially on Sherkin.
- Importance of special island character, including landscape and traditional buildings, historic remains and archaeology.
- Presence of numerous derelict buildings, while new buildings are being developed around.
- Scientific and tourism value of ecology and wildlife on Clear and Sherkin, and role of the Sherkin Marine Station.
- Promotion of islands through pier notice boards, collective promotions, walkers' guides etc.,
- Desirability of re-routing of ferries to encourage 'island-hopping'.

- Resource limits in terms of sanitary infrastructure (water, sewerage, rubbish collection, etc.), fish-farming, availability of funding, etc.
- Higher costs to businesses on islands, including agriculture and fishing.
- Relevance of co-operative and other joint ventures to address islanders' needs.
- Need for selective development to support a permanent population, including cautious approach to tourism provision that produces much development without maintaining many jobs (e.g. second homes and self-catering accommodation).

7.9.5. The 2003 County Development Plan (as varied) recognised the unparalleled reputation of the island communities for resourcefulness and their unique culture and identity. The plan also recognises the potential of the islands for inward investment from second homes and has identified a number of objectives that encourage and support the islands:

- The need for special planning of access, infrastructure and services,
- The development of speciality or niche economic sectors,
- High priority for all year round population,
- Restriction on the development of individual second homes except where existing homes are being restored or extended,
- New development should be sympathetic to individual form and island landscape and traditional building patterns, and
- Restriction to the developments that lead to individual islands having a single use.

7.9.6. Both Sherkin and Cape Clear take their primary access from Baltimore, so Baltimore and Skibbereen are important centres for these islands and the retention and development of their facilities are critical to the long term well being of the island population. Conversely, visitors to, and residents from, the islands are important to the economies of those towns. It is in recognition of such factors that the North and West Strategic Plan places such importance on the development of the principal towns and villages as being crucial to the well being of their more rural hinterlands, including the islands.

7.10 Landscape Assessment

Landscape Assessment in County Cork

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

objectives for the preservation of the landscape, views and prospects and the amenities of places and features of natural beauty.

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

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

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

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

Landscape of Skibbereen Electoral Area

7.10.5. The Skibbereen Electoral Area is comprised of a diverse range of landscape types, including a large area of Rolling Patchwork Farmland, the Broad Marginal Middleground and Lowland Basin of the River Ilen, an Indented Estuarine Coast and part of the Broad Fertile Lowland Valley of the Bandon River. The northern part of the Electoral Area is comprised of a mix of smaller landscape areas including Rolling Marginal Middleground, Ridged and Peaked Upland, Fissured Fertile Middleground and Glaciated Cradle Valleys. These landscape types and the associated values accompanying these areas are summarised below.

Rolling Patchwork Farmland

7.10.6. This landscape, which is comprised of rolling and fertile patchwork of fields, mediates between the south coast and the valleys of the Bandon and Owenacurra rivers to the north, and stretches approximately between Leap in the west and the outskirts of Belgooly in the east. The rolling landform is characterised by low and subtly defined rounded hills with interweaving shallow valleys created by the irregular pattern of rivers. In terms of landcover, a mosaic of small to medium sized fertile fields, bounded by mature but relatively low broadleaf hedgerows, with some coniferous plantations on slopes and higher ground. Land use comprises intensive dairying and tillage, while farmsteads are scattered throughout the landscape, often concealed behind hill slopes and mature broadleaf hedgerows. Settlements are mostly located on lower ground and include Ballinascarty and Belgooly.



Values associated with the Rolling Patchwork Farmland

7.10.7. This landscape is valued within County Cork for its fertile agricultural land, areas of ecological importance, its scenic amenity, including large areas of mature hedgerows and fertile patchwork field patterns and as a place to live, due in part to its attractive rural setting, which is particularly evident in settlements such as Kilbrittain. Ballycatteen Ringfort is of national archaeological importance.



Broad Marginal Middleground and Lower Basin

This landscape is comprised of a broad shallow basin of the River Ilen and its tributaries, and is enclosed by rugged ridges and rocky outcrops. The area is bordered by Mullaghmesha, Nowen Hill and Millane Hill to the north, Mount Kid to the west and Carrigfadda to the east, and falls gently southwards and gradually expands in width towards Skibbereen. Landcover at lower elevations mostly comprises relatively fertile pasture but with rush on hillsides and on low lying flatter and wetter ground. Low-lying areas are characterised by relatively small fields with low to medium sized hedgerows, while higher ground is characterised by patches of rough scrub and small patches of coniferous plantations. Buildings are sparsely located, comprising occasional houses, farmsteads and sheds, which are generally screened by hedgerows, scrub and woodland and by the complexity of terrain. Towns and villages in this landscape type include Drimoleague to the north and Drinagh to the east.

**Values associated with the Broad Marginal Middleground and Lower Basin**

7.10.8. This landscape is valued locally for its unspoilt natural beauty and strong natural character shaped by non-intensive farming, the vernacular quality of its built environment, which is particularly prevalent in such villages as Drimoleague and in scenic areas such as at Sheparton. The landscape is limited in terms of agricultural productivity with some upland areas being used for forestry, however the area is highly valued by local residents as a place to live and has a strong sense of identity based largely on continuity of settlement.

Indented Estuarine Coast

7.10.9. The indented estuarine coast stretches from Baltimore in the west to the mouth of Cork Harbour, in the east. This landscape comprises gently undulating topography incised by shallow river estuaries or 'drowned' valleys formed by glacial activity. Much of the coastline comprises low but steep cliffs and is punctuated by a series of promontories, such as Old Head of Kinsale, Seven Heads, Galley Head and Toe Head and which recede to bays, such as Courtmacsherry Bay, Rosscarberry Bay and Kinsale Harbour. The estuaries wind inland into agricultural areas, creating shallow tidal mudflats and occasional marshy areas. Agricultural areas are

intensively farmed for dairy and tillage uses and are comprised of fertile undulating fields of moderate size bounded by broadleaf hedgerows. Farmsteads, houses and outbuildings are generally visible throughout the landscape due to the relatively low height of the hedgerows. Urban centres such as Rosscarberry, Clonakilty, Timoleague, Kinsale and Carrigaline are generally located within the sheltered inlets.

**Values associated with the Indented Estuarine Coast**

7.10.10. This landscape is valued both nationally and internationally for its scenic amenity, its built and natural heritage, including such areas as Lough Hyne, which is a particularly unique and important coastal habitat. The area attracts significant numbers of domestic and overseas visitors and tourists based on the unique quality of its scenic landscape, and its towns and villages of exceptional quality including Kinsale, Crosshaven, Clonakilty, Rosscarberry, Timoleague and Castletownshend. The area also has a particularly complex and unique topography within Ireland, and which includes cliffs, promontories (including Oysterhaven, Old Head of Kinsale, Seven Heads, Galley Head and Toe Head), inlets, estuaries and beaches including Inchydoney and Garretstown. Within Cork County the area is particularly important as a provider of significant amenities and recreational areas, particularly in the eastern part of the area, which is close to large centres of population. This landscape also contains some agricultural areas, which form an important component of the local economy.

Broad Fertile Lowland Valleys

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

west of Cork City, Castlemartyr to the east and Rathcormack to the north. Major roads such as the N22 between Macroom and Cork City and the N71 between Innishannon and Bandon tend to follow the rivers, often providing distant views across the landscape.

**Values associated with the Broad Fertile Lowland Valleys**

7.10.12. The fertile valley areas of the Lee and Bandon Rivers are highly valued in County Cork, not only for the economic value of their fertile farmland, but also for the scenic amenity of this landscape, including significant amounts of broadleaf hedgerows and prominent ridges and slopes, which are often accompanied by distant views and prospects. The importance of much of this landscape is reinforced even further, by the fact that it comprises a significant amount of the Metropolitan Greenbelt area. The quality of the areas built heritage is also renowned within the County and includes a significant number of estate houses, traditional farmhouses, and a number of important towns and villages including Bandon, Innishannon and Dunmanway. Blarney Castle and village is of particular significance for its tourism, as it attracts large numbers of domestic and international visitors. Some of the areas natural heritage is of national importance, particularly regarding the ecological value of habitats associated with the Lee and Bandon.

Rolling Marginal and Forested Middleground

7.10.13. This landscape type is found in two locations in west Cork, namely within the vicinity of Ballyvourney, and north of Dunmanway. It comprises rolling topography with rugged rocky ridges and the upper reaches of the River Bandon and Sullane River basins. The hills forming these two basins are gently sloping, becoming somewhat steeper at lower levels and generally comprised of patchy moorland vegetation of semi-natural grassland and heather.

7.10.14. A mixture of small irregularly shaped fertile fields are located on lower ground between scrub and rocky outcrops. The landscape is mottled in terms of both colour and texture due to the diverse landcover, involving a mix of scrub and cultivated patches. On wetter ground and along streams at lower altitudes, willow is more prevalent and rush is common in fields of marginal agricultural quality.

7.10.15. Broad swaths of coniferous plantations skirt the hills mostly at lower altitudes but also on some hilltops. Roads are limited in width and wind through the rugged terrain, while houses and farmsteads are sparsely located on lower ground, with farm related buildings such as sheds generally small and limited in extent. Village clusters are small and scattered, and include those at Shanlaragh, Coolea and Ballyjourney.



Values associated with the Rolling Marginal and Forested Middleground

7.10.16. This landscape is valued locally for its scenic amenity, particularly its rugged and complex topography. This landscape is also valued locally as a place to live and for its farmland, much of which is of marginal agricultural quality and often used for commercial forestry. The area also contains a small though nationally important example of an alluvial wet woodland on the Bandon River, which is a rare and important habitat.

Ridged, Peaked and Forested Upland

7.10.17. The ridged, peaked and forested upland landscape type borders much of the mid-western boundary of County Cork, from Kealkill in the south to Millstreet in the north. This landscape type comprises rolling mountainous topography at a relatively high elevation, and includes such areas as the Cousane Gap and the southern slopes of the Boggeragh Mountains. Soils are of low fertility and experience relatively high levels of rainfall due to its elevation and location in the southwest of Ireland, resulting in poor growing conditions and limited vegetation including moorland, heath and scrub. Isolated or clusters of fields, are scattered along lower slopes, giving this landscape type a small scale dimension, to the otherwise open moorland. Urban settlements tend to be located on lower ground and include, for example, Ballingeary, Inchigeelagh, Carriganimmy and Millstreet.



Values associated with the Ridged, Peaked and Forested Uplands

7.10.18. This landscape comprises a substantial component of the Muskerry Gaeltacht, which is of national significance for its linguistic and educational value. In addition, a nationally important example of undamaged, intact and growing blanket bog exists at Mullaghanish. Within County Cork this landscape is valued for its scenic amenity, particularly its rolling countryside, narrow shallow lakes and complex topography, its expansive views and scenic routes, including the Cousane Gap. This landscape is also valued locally as a place to live and for its farmland, much of which is of marginal agricultural quality and often used for commercial forestry.

Fissured Fertile Middleground

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



Values associated with the Fissured Fertile Middleground

7.10.20. This landscape is valued locally, not only as a place to live and for the quality of its agricultural land, but also for its aesthetic quality, particularly due to its fertile and complex topography, even though there are limited areas of particular significance regarding scenic amenity.

Glaciated and Forested Cradle Valley

7.10.21. This landscape type is found in a number of locations in County Cork. It is formed by intensive glacial erosion, leaving armchair-like formations gouged out of the mountainside, such as Gougane Barra. The mountainsides are steeply scarping, falling to a flat but limited valley floor which typically accommodates a small lake and/or river. The predominance of blanket peat combined with the relatively high level of rainfall experienced due to elevation and location in the southwest of the country, result in poor growing conditions and limited vegetation, which typically comprises gorse as well as stunted broadleaf trees and shrubs. Rush and willow are quite common on lower wetter areas, especially in small patches of previously improved land and along watercourses. In recent years, a patchwork of coniferous plantations, occupy a significant portion of these valleys. Buildings and other structures are scarce in this landscape type, however Gougane Barra does contain historical remains of medieval stone buildings along side a nineteenth century stone oratory as well as contemporary tourist facilities.

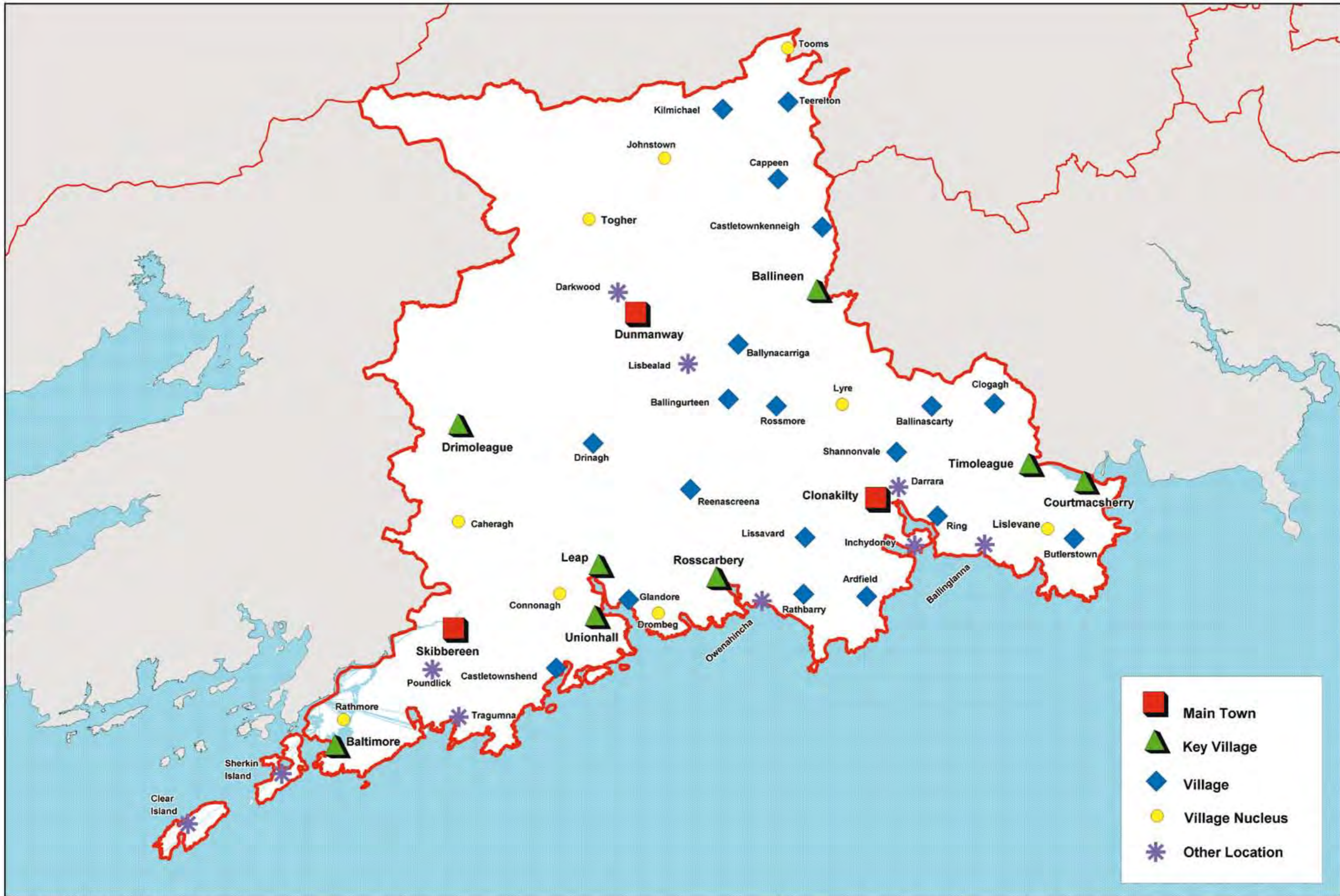


Values associated with the Glaciated and Forested Cradle Valley

7.10.22. This Landscape is valued locally as a place to live and for the remote and naturalistic quality of the physical landscape. Upland areas are valued locally for forestry.

Section 8 Settlements and Other Locations

	VILLAGES	VILLAGE NUCLEI
MAIN SETTLEMENTS		
Clonakilty Environs	Ardfield	Caheragh
Skibbereen Environs	Ballynacarriga	Connonagh
Dunmanway	Ballinascarthy	Drombeg
	Ballingurteen	Johnstown
	Butlerstown	Lislevane
	Cappeen	Lyre
	Castletownkenneigh	Rathmore
	Castletownshend	Togher
	Clogagh	Tooms
	Drinagh	
	Glandore	
	Kilmichael	
	Lissavard	
	Rathbarry	
	Reenascreena	
	Ring	
	Rossmore	
	Shannonvale	
	Teerelton	
		OTHER LOCATIONS
		Ballinglanna
		Cape Clear
		Darkwood
		Darrara Rural Model Village
		Inchydoney
		Lisbealad
		Ownahinchy
		Poundlick
		Sherkin Island
		Tragumna



	Main Town
	Key Village
	Village
	Village Nucleus
	Other Location

MAIN SETTLEMENTS

Clonakilty Environs

Skibbereen Environs

Dunmanway

1 Clonakilty Environs

Clonakilty performs an important employment, service and social function in its role as a county town and growth/development centre for an extensive rural hinterland. It is also a significant tourist centre and has been designated under the seaside resorts scheme. Most of Clonakilty is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

The overall strategy aims to promote the settlement of Clonakilty as a key technology based employment location, consolidate its important tourism and leisure functions and maintain high quality residential amenities and facilities. The objectives set out in this chapter should be read in conjunction with the zoning map.

1.1 CLONAKILTY IN CONTEXT

1.1.1. The majority of the built up area of Clonakilty is administered by the Clonakilty Town Council who are a separate planning authority and prepare their own development plan for their jurisdiction.

1.1.2. In this Local Area Plan, Clonakilty is identified as a Main Settlement within the Skibbereen Electoral Area, while retaining its status as a county town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in Chapter 2, Volume 1 of that Plan. The strategic aims for Clonakilty are to encourage its promotion as a key technology based employment location, consolidate its important tourism and leisure functions and maintain its high quality residential amenities and facilities.

Population Growth

1.1.3. The 1996 census recorded a population of 2,950 persons, equivalent to 911 households, in the town of Clonakilty (including the Town Council's area). By the year 2000, it is estimated that this had grown to a population of 3,770 persons, equivalent to 1,200 households. According to the forecasts and strategy in the Cork County Development Plan 2003 (as varied), the town could grow by 300 households by the year 2011.

1.1.4. This would bring the 2011 population to around 4,200 in approximately 1,510 households.

1.1.5. The North and West Cork Strategic Plan suggests that towns like Clonakilty may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 390 households (in addition to the figures set out above) or so by 2011 and this has been reflected the zoning provisions of the Cork County Development Plan 2003 (as varied).

Key Planning Considerations

1.1.6. A key issue facing Clonakilty is the control of flooding. The Clonakilty Development/Flood Control Study will address the expansion of the town and the control of freshwater flooding in the town. The strategies resulting from the study will ensure a sustainable context for development, conservation and renewal of the town centre.

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

1.1.8. Drinking water is abstracted from the Arigideen River. There is adequate capacity for planned development subject to upgrading of pumping stations, treatment works and storage capacity. The proposed Dunmanway Regional Water Supply Scheme, phase 1, will supplement the north-western part of the Clonakilty scheme in times of peak demand.

1.1.9. Waste water disposal is to a combined system with secondary treatment discharging to the estuary. The treatment plant, constructed in 1988, is presently overloaded and requires upgrading.

1.1.10. The town is subjected to both tidal and surface water flooding. The Fealge River does not have the capacity to cater for surface water drainage from development on the western part of the town. Storm retention conditions will apply to some new developments. The Clonakilty Development/Flood Control Study will address the expansion of the town and the control of freshwater flooding in the town. The Study will propose strategies to overcome the flooding problem.

1.1.11. The long narrow streets in the town can be a source of major traffic congestion but the new one-way system through the town has improved traffic flows and reduced the conflict between through and local traffic. There are proposals for alternative by-pass routes from the Cork Road running south crossing the estuary and joining the Skibbereen road west of the town or a northern circular route.

1.2 OVERALL ZONING APPROACH: CLONAKILTY ENVIRONS

1.2.1. Because the majority of the built up area of Clonakilty is within the area administered by the Town Council, land was only zoned for

development in the County Development Plan 2003 (as varied) where it made a logical adjunct to the pattern of development in their area. It is envisaged that, with a few exceptions, most of the development needs of the town will be met within their area.

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

1.2.3. There will be a review of the quantity of residential zoned land in the 31 main settlements after the adoption of all the Electoral Area Local Area Plans and this review will investigate the need for including additional land within the development boundary of Clonakilty and may provide additional specific zoning objectives for residential land. A portion of land (4.5ha) at Clogheen (south west of the town) will be included in this review.

1.3 SPECIFIC ZONING OBJECTIVES: CLONAKILTY ENVIRONS

Residential Areas

1.3.1. Much of the land zoned for residential development in Clonakilty Environs was originally zoned in the 1996 County Development Plan but did not come forward for development during the life-time of that plan. A small number of areas were added to the existing residential areas, under the County Development Plan 2003 (as varied), to round off their boundaries, mainly to the west adjacent to existing developments in the Town Council's area.

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

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development. Development will comprise individual houses rather than estate development.	2.2
R-02	Low density residential development, single storey dwellings.	3.3
R-03	Low density residential development.	3.8
R-04	Medium density residential development to include a mix of house types and sizes.	5.4
R-05	Medium density residential development to include a mix of house types and sizes.	11.4

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Relief road.	-

Industry and Enterprise

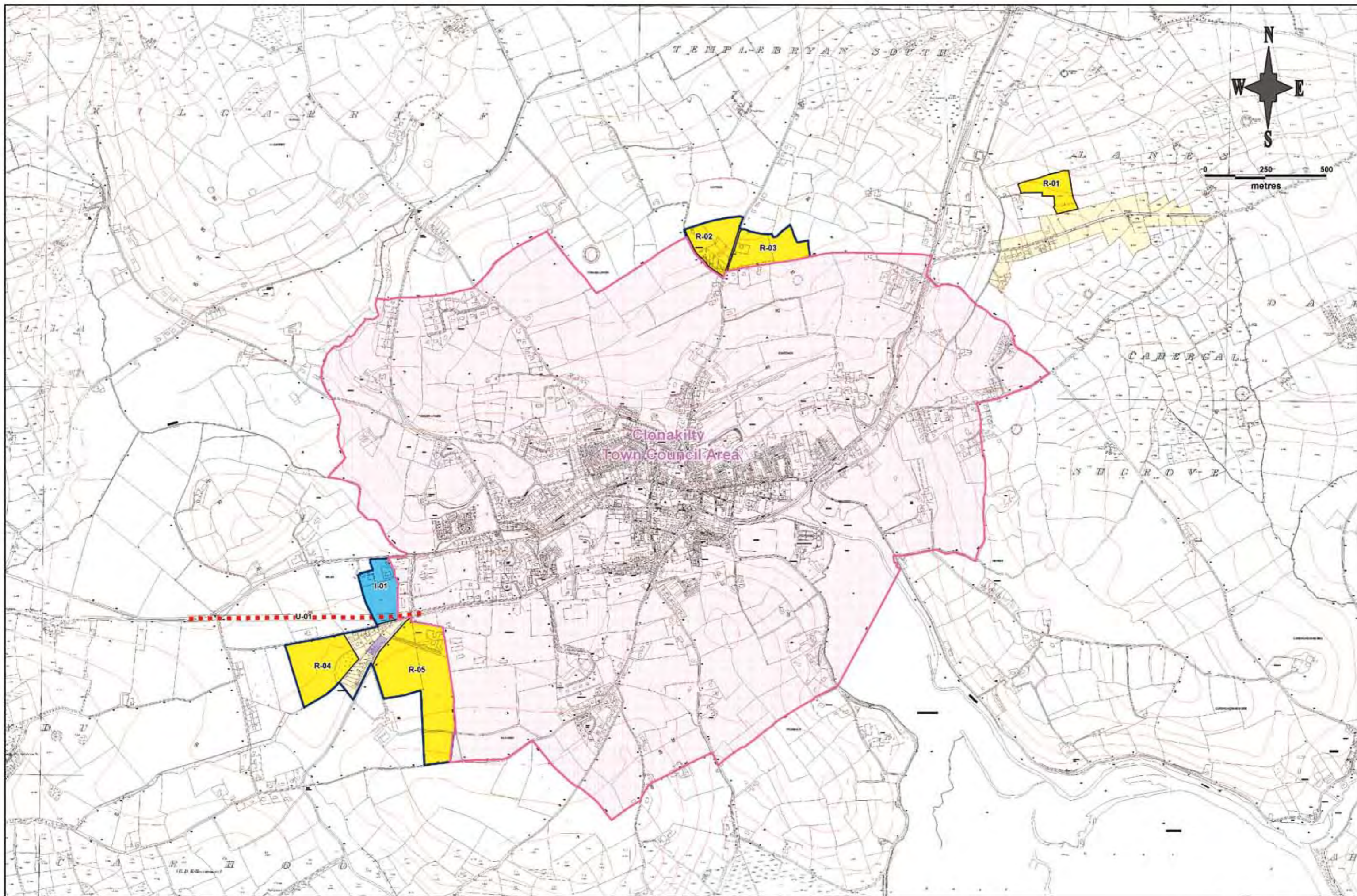
1.3.4. Clonakilty's established industrial areas are located within the Town Council boundaries. The Clonakilty Enterprise Park is located to the north of the town on the Cork road and caters for office-based industry and technology uses. With the exception of one site zoned for light industrial use adjacent to the Town Council boundary on the western side of the town, no other lands have been zoned for industrial use.

1.3.5. The specific industry and enterprise zoning objective for Clonakilty Environs is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Light industry.	3.2

Utilities and Infrastructure

1.3.6. The specific utilities and infrastructure objective for Clonakilty Environs is set out in the following table:



2 Skibbereen Environs

Set in the heart of West Cork, Skibbereen as a county town and growth/development centre, performs an important employment, service and social function for an extensive rural hinterland.

The overall strategy aims for continued growth and development with Skibbereen as the primary urban centre for a large rural hinterland with key employment, educational, service and tourism functions. Most of Skibbereen is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

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

2.1 SKIBBEREEN IN CONTEXT

2.1.1. The majority of the built up area of Skibbereen is administered by Skibbereen Town Council who are a separate planning authority and prepare their own development plan for their jurisdiction.

2.1.2. In this Local Area Plan, Skibbereen is identified as a Main Settlement in the Skibbereen Electoral Area, while retaining its status as a county town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in Chapter 2, Volume 1 of that Plan. The strategic aims for Skibbereen are to encourage its continued growth and development as the primary urban centre for a large rural hinterland with key employment, educational, service and tourism functions.

Population Growth

2.1.3. The 1996 census recorded a population of 1,926 persons, equivalent to 740 households, in the town of Skibbereen (including the Town Council's area). By the year 2000, it is estimated that this had grown to 2,310 persons, equivalent to 790 households. According to the forecasts and strategy in this plan, the town could grow by 150 households by the year 2011. This would bring the 2011 population to around 2,450 in approximately 950 households.

Key Planning Considerations

2.1.4. The town of Skibbereen is particularly attractive enjoying a fine townscape and an attractive landscape setting. To the north is the River Ilen and its floodplain. Elsewhere is attractive, gently rolling countryside.

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

2.1.6. The town's water supply is adequate to serve the development planned for the town. There is no sewage treatment plant in the town at present. Effluent is discharged to the river via a number of outfalls. There is a proposal for a new sewerage scheme including a collection system, a treatment plant and a tidal holding tank and discharge to the Ilen estuary. The brief is presently being finalised.

2.1.7. The town has been subjected to flooding in the past. The recommendations of a flood study report have not been implemented to date.

2.1.8. The by-pass to the north of Skibbereen, within the Town Council's area, is under construction and there are proposals for a by-pass road to the Baltimore Road.

2.2 OVERALL ZONING APPROACH: SKIBBEREEN ENVIRONS

2.2.1. A number of development boundaries have been proposed for Skibbereen Environs and this plan also includes those areas where new development is proposed outside the area of the Town Council's jurisdiction.

2.2.2. The Town Council adopted a new development plan in 2004. It makes provision for the scale of development necessary to accommodate the level of population growth predicted for the town. The land zoned in this plan, largely reflects relatively small areas of land that were designated for development in previous plans but have not yet come forward for development.

2.2.3. A need has been identified for an additional hotel in Skibbereen that would offer a full range of facilities including a leisure centre, conference facilities and high quality tourism accommodation. While the preferred location would be close to the town centre (within the Town Council area) where the widest commercial, economic and social benefits would be derived, it might not be appropriate to restrict the options of a potential developer to a single location. The established Liss Ard Estate (including Liss Ard House and Lake Lodge) on the Castlehaven road with its particularly attractive setting also offers scope for development of this kind. In order to allow

flexibility for potential investors, a site-specific zoning has not been made for a new hotel in this plan. To add to the range of options, however, the zoning maps do indicate a potential location on the Baltimore Road (zoned primarily open space) at the edge of the new development boundary, which is just about at walking distance from the town centre.

2.2.4. In other cases, the specific objective for some areas of established primarily open space areas does not preclude small-scale development, reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

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

2.3 SPECIFIC ZONING OBJECTIVES: SKIBBEREEN ENVIRONS

Residential Areas

2.3.1. In addition to the modest areas zoned for new residential development, provision has also been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

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

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, extension to existing housing cluster.	1.8
R-02	Low density residential development, with provision to retain and supplement tree planting.	3.8
R-03	Medium density residential development.	6.9
R-04	Low density residential development.	2.2

Industry and Enterprise

2.3.4. Skibbereen’s established industrial areas are located within the Town Council boundary. A site east of and adjacent to the Town Council boundary has been zoned for small to medium sized light industrial uses.

2.3.5. Skibbereen should continue to have a key employment function and it needs to attract inward investment in industry and enterprise. Therefore, provision has been made for a new industrial zoning opposite the quarry at Curragh on the Drimoleague Road and a new enterprise zone on the edge of town on the Cork Road. The new industrial zone is suitable for general industry, including warehousing, distribution, civic amenity and waste transfer facilities, and small to medium industrial units etc.

2.3.6. The new enterprise site, at the edge of the development boundary on the Cork road has been identified as an opportunity enterprise site for office-based industry including technology-related enterprises or research uses. Such a site, if it were to be developed, would have high environmental standards and high standards of architectural design and landscaping that would attract outside investment enterprises and be appropriate to the entrance to the town.

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate type development suitable for small to medium industrial units, warehousing and distribution and civic amenity / waste transfer facilities site. Flood prevention measures need to be provided along the river-bank on the western portion of the site.	15.6
I-02	Industrial estate type development for small and medium light industrial units.	5.4
I-03	Opportunity enterprise site for office-based industry, technology-related enterprise and research uses in high quality buildings and a landscaped setting subject to satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme including improvement to the junction with the N71 and provision for a safe off-road pedestrian access to the town centre.	15.9

Educational, Institutional and Civic

2.3.8. The specific educational, institutional and civic zoning objective for Skibbereen Environs is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Extension to cemetery.	1.5

Open Space, Sports, Recreation and Amenity

2.3.9. Many of the town’s recreational areas are located within the Town Council boundary. A small area to the south east of the town has been zoned as open space.

2.3.10. A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their

status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole. The specific established open space, sports, recreation and amenity zoning objectives for Skibbereen Environs are set out in the following table:

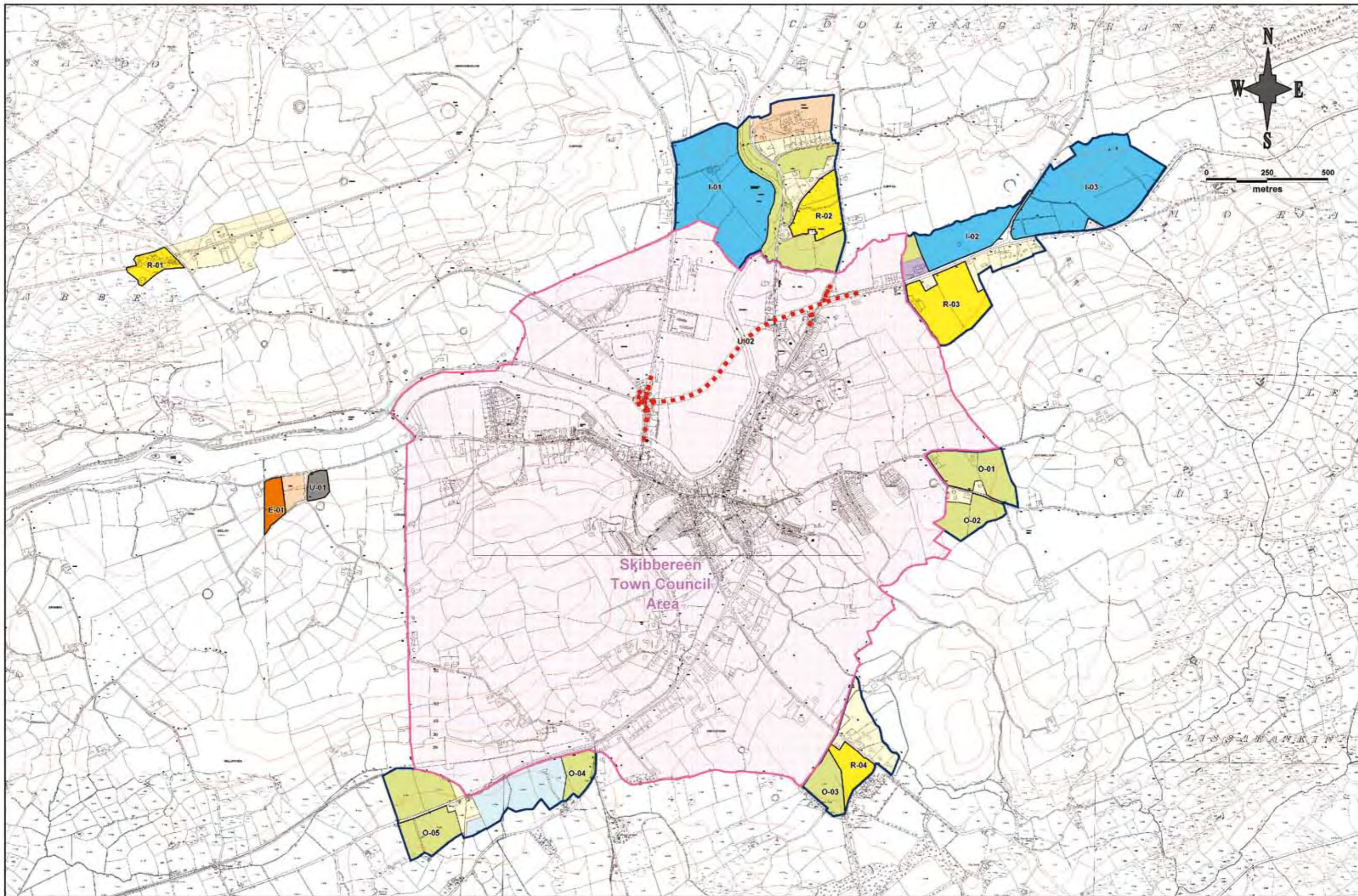
Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside development. This zoning does not preclude additional small-scale development (e.g. residential) on these lands subject to normal proper planning consideration and consistency with the policies and objectives of this plan.	5.1
O-02	Lands to remain predominantly open in character with generally no linear roadside development. This zoning does not preclude additional small-scale development (e.g. residential) on these lands subject to normal proper planning consideration and consistency with the policies and objectives of this plan.	3.1
O-03	Lands to remain predominantly open in character with generally no linear roadside development. This zoning does not preclude additional small-scale development (e.g. residential) on these lands subject to normal proper planning consideration and consistency with the policies and objectives of this plan.	2.7
O-04	These lands also have some potential for a nursing home or other community uses that complement the surrounding residential areas. Lands otherwise to remain generally open.	2.1

Objective No.	Specific Objective	Approx Area (Ha)
O-05	Passive open space defining the edge of the settlement and the transition to open countryside. Open land uses to remain generally unchanged but with potential, as an opportunity site, to accommodate a hotel including leisure centre and conference facilities to serve the town and its hinterland. Any development would be subject to a detailed landscape-based design scheme incorporating safe, off-road pedestrian access to the town centre. This site is not suitable for residential or stand-alone holiday home development.	3.5

Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Proposed sewage treatment plant.	-
U-02	Proposed bypass.	-



3 Dunmanway

Dunmanway is a key support settlement set in the heart of West Cork. The overall strategy aims to improve Dunmanway's important commercial, administrative and institutional functions serving a wide area and to promote its potential as a rural industrial/enterprise location. The objectives set out in this chapter should be read in conjunction with the zoning map.

3.1 DUNMANWAY IN CONTEXT

3.1.1. In this Local Area Plan, Dunmanway is identified as a Main Settlement within the Skibbereen Electoral Area, while retaining its status as an urban development node in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in Chapter 2, Volume 1 of that Plan. The strategic aims for Dunmanway are to improve its important commercial, administrative and institutional functions that serve a wide area and to promote its potential as a rural industrial/enterprise location.

Population Growth

3.1.2. The 1996 census recorded a population of 1,427 persons, equivalent to 490 households, in the town of Dunmanway. By the year 2000, it is estimated that this had grown to a population of 1,540 persons, equivalent to 530 households. According to the forecasts and strategy, the town could grow by 180 households by the year 2011.

3.1.3. This would bring the 2011 population to around 1,820 persons in approximately 660 households.

Key Planning Considerations

3.1.4. Dunmanway town centre is constrained by the river to the east, by steeply rising ground to the north, by the wetlands and parklands to the south, and by an elevated scenic area on the west flank of the town centre. There is some capacity to expand to the west.

3.1.5. Throughout the town as a whole, there are 28 buildings or other structures entered in the initial Record of Protected Structures.

3.1.6. Drinking water is abstracted from Coolhellure Lake and, although the supply is inadequate, it should cater for limited expansion to the town. A new scheme, in the planning stages, will include an

upgrade to the existing treatment works and will augment the existing scheme.

3.1.7. The waste water treatment plant discharges to the River Bandon and is presently overloaded. The upgrading of the plant is in the planning stage. It should be noted that the biological quality and phosphorus levels of this section of the River Bandon is currently an issue for the receiving waters of this settlement.

3.1.8. Some areas of the town have been subjected to flooding and major flood relief work has been carried out along the Bandon River. An additional major flood relief project is necessary for the improved storm-water drainage throughout the town.

3.1.9. Improvements to the alignment of roads near the town centre could improve traffic circulation. There is a need for the construction of a foot bridge from the proposed car park to the lane leading to the square.

Problems and Opportunities

3.1.10. Important issues facing the town include strengthening the tourist industry in the town, enhancing the town's inherent natural and man-made amenities, encouraging the employment and enterprise sector and consolidating the settlement around its existing land uses.

3.2 OVERALL ZONING APPROACH: DUNMANWAY

3.2.1. The development boundary for Dunmanway has been set to include all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

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

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

3.3 SPECIFIC ZONING OBJECTIVES: DUNMANWAY

Residential Areas

3.3.1. Much of the land zoned for residential development in Dunmanway was originally zoned in the 1996 County Development Plan but did not come forward for development during the life-time of that plan. Because of this, and in order to ensure that no shortage of developable land should arise during the life-time of this plan, many of these zonings have been continued into the current plan.

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

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

3.3.4. The specific residential zoning objectives for Dunmanway are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of houses types and sizes.	6.8
R-02	Medium density residential development to include a mix of houses types and sizes.	2.1
R-03	Low density residential development individual sites.	2.8
R-04	Low density residential development individual sites.	2.3
R-05	Medium density residential development (apartments or duplexes).	0.8
R-06	Medium density residential development to include a mix of houses types and sizes with provision for a nursing home.	2.5

Objective No.	Specific Objective	Approx Area (Ha)
R-07	Medium density residential development, to include a mix of houses types and sizes with amenity walk along northern boundary of site. Provision for a nursing home.	2.3
R-08	Medium density residential development to include a mix of houses types and sizes.	7.3
R-09	Medium density residential development to include a mix of houses types and sizes.	3.3
R-10	Medium density residential development.	1.9
R-11	Medium density residential development to include a mix of houses types and sizes.	7.4
R-12	Medium density residential development to include a mix of houses types and sizes.	5.6
R-13	Low density residential development.	1.6

Industry and Enterprise

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industry suitable for a mixture of units including small to medium industrial units.	17.2

Educational, Institutional and Civic

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

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Provision for post primary school.	5.1

Open Space, Sports, Recreation and Amenity

3.3.7. The town has several attractive amenities including Dunmanway lake, playing fields and a swimming pool.

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

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining existing trees, hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road past St Patrick's church. No access should be permitted from the Macroom road.	5.6
O-02	This prominent slope and ridge makes a significant contribution to the rural character of the town and the setting of St Patrick's Church.	9.9

Objective No.	Specific Objective	Approx Area (Ha)
O-03	Open space with provision for amenity walk.	9.1
O-04	The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens.	4.0
O-05	The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens.	12.2
O-06	The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens.	2.3
O-07	Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining and preserving the important landmark trees as well as on-site features and field pattern(s). A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road. Any scheme must preserve important landmark trees.	3.9
O-08	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	1.9

Utilities and Infrastructure

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

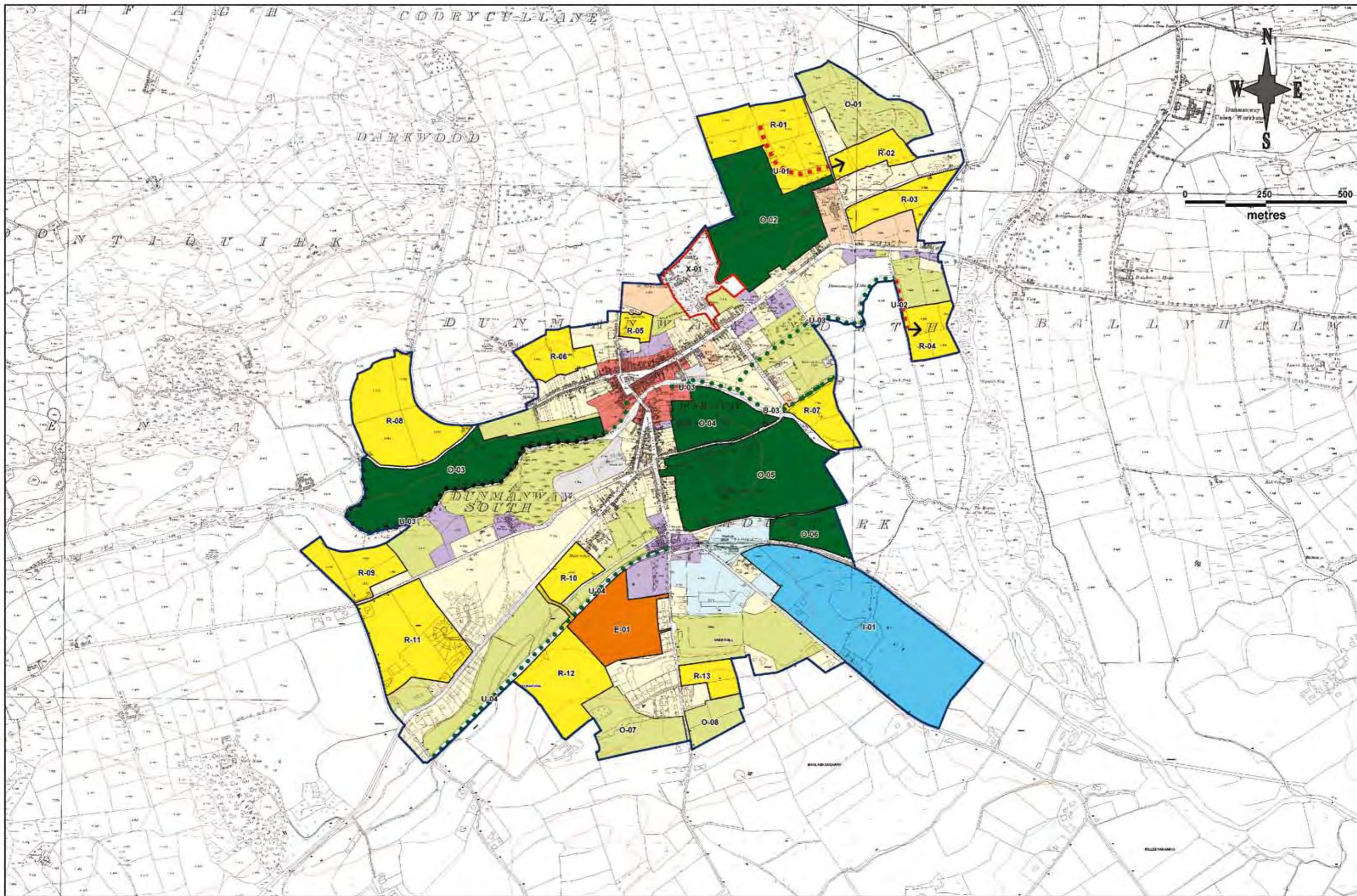
<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
U-01	Local access road.	-
U-02	Local access road.	-
U-03	Provide pedestrian walkways connecting open space to the town centre and Dunmanway Lake.	-
U-04	Pedestrian walk connecting scenic landscape to town park.	-

Special Zoning Objective

3.3.11. The Daughters of Charity Convent is in the process of closing. The substantial buildings and landscaped grounds that it comprises occupy a prominent position in the town. It is anticipated that this special zoning objective will encourage the emergence of proposals for an integrated mixed-use development that will utilise the potential of the existing buildings and their attractive setting.

3.3.12. The special zoning objective for Dunmanway is set out in the following table:








<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
X-01	An opportunity site suitable for a variety of uses including mixed uses involving the re-use of the existing buildings and preservation of the parkland setting of the site.	3.1












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

KEY VILLAGES

Ballineen-Enniskeane

Baltimore

Courtmacsherry

Drimoleague

Leap

Rosscarberry

Timoleague

Union Hall

4 Ballineen / Enniskeane

4.1 BALLINEEN / ENNISKEANE IN CONTEXT

4.1.1. The settlement of Ballineen / Enniskeane is located approximately 12 kilometres west of Bandon. The villages of Ballineen and Enniskeane have joined together to form a continuous and largely linear built up area and consequently the villages are considered as a single planning unit, Ballineen / Enniskeane. (The villages lie in separate administrative areas of the County, Ballineen in West Cork, within the Skibbereen Electoral Area and Enniskeane in South Cork, within the Bandon Electoral Area).

4.1.2. In the overall strategy of this Local Area Plan, Ballineen / Enniskeane is designated as a **key village** in the Skibbereen Electoral Area. The strategic aims for the village are that it will be the primary focus for the development of surrounding rural areas and provide local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities, including infrastructure and public transport.

4.1.3. The River Bandon lies to the south of the settlement and the lands that surround the villages, incorporating a prominent hillside to the north and river valley to the south, provide an attractive rural setting.

4.1.4. The census of population for Ballineen / Enniskeane in 2002 recorded a population of 619, a very slight reduction (-0.8%) from the population of 624 recorded in the 1996 census. The population of Ballymoney, part of an Electoral Division, increased by 4.1% while the population of Teadies also part of an Electoral Division, dropped by 5.1%.

4.1.5. Ballineen / Enniskeane is located at the western edge of the Cork Area Strategic Plan study area and is located within the North and West Cork Strategic Plan study area. The lands that surround the villages are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2003 (as varied), to support the economic viability of primarily agricultural areas and to retain existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

4.1.6. It is also an objective of the Cork County Development Plan 2003 (as varied), to recognise the essential role of rural villages in the long-term sustainability of rural areas and to encourage a significant

proportion of new development during the lifetime of the plan to be located in existing villages.

4.2 PLANNING CONSIDERATIONS

4.2.1. Services within Ballineen / Enniskeane extend beyond basic ones such as a range of shops and public houses. The broad range of services within the settlement include educational, sports and community facilities, medical, financial services and a range of other consumer facilities. Ballineen / Enniskeane also has an attractive streetscape, particularly within each village core, in the areas where commercial uses are primarily located.

4.2.2. St. Mary's Catholic Church, within the village, is entered in the initial Record of Protected Structures. Derrigra House and the lands surrounding the house in Ballineen also add to the architectural character of the settlement and this structure and its setting should be protected.

4.2.3. An area of land to the south of Ballineen / Enniskeane, to the south of the River Bandon has been designated as scenic landscape in the Cork County Development Plan 2003 (as varied) and it is an objective to preserve the visual and scenic amenities and natural beauty of the area.



4.2.4. The hillside to the north of Ballineen/Enniskeane also provides an attractive backdrop to the village and should be maintained, with development avoiding the higher lands.

4.2.5. Ballineen / Enniskeane is well provided with industrial employment, with the main employers being Carbery Milk Products to the west of Ballineen and Graingers Sawmills, located in Enniskeane village. The continued operation of these industries is of importance to the economy and vitality of the settlement and to the surrounding rural hinterland.

4.2.6. The Regional Road the R586, Bandon – Dunmanway – Bantry Road, runs through the settlement, giving rise to large volumes of traffic, including a high proportion of heavy goods vehicles. In the Cork County Development Plan 2003 (as varied), and in the North and West Cork Strategic Plan, it is an objective to promote the improvement of strategic regional roads throughout the county. In particular, it is an objective to seek funding for the upgrading of the R586 to national road status.

4.2.7. There are footpaths and public lighting within the settlement and some traffic calming works have been carried out at gateway points. However, additional footpaths, public lighting and traffic calming works would be desirable to improve pedestrian safety.

4.2.8. Ballineen / Enniskeane is also served by a bus service that links the settlement to Bandon and Cork City to the east and also to areas of West Cork.

4.2.9. The current water supply to Ballineen is from the Bandon River, while the public water supply serving Enniskeane is from the Bandon Water Supply Scheme.

4.2.10. Enniskeane is served by a septic tank while Ballineen is served by a waste water treatment plant. The septic tank in Enniskeane is at capacity at present and development is curtailed due to the existing sewerage network limitations.

4.2.11. There have been some small-scale residential developments, predominantly infill schemes, to the south of the Main Street in recent years. The schemes developed have been both public and private small-scale developments. In the 1996 County Development Plan (as varied) five individual pockets of land were zoned for residential use or agriculture with the option for housing. Residential development has only taken place on one of the pockets of zoned land, to the rear of Derrigra Crescent.

4.2.12. An area of land between the villages of Ballineen and Enniskeane, to the west of and north of the primary school was zoned as agriculture in the 1996 County Development Plan (as varied).

4.3 PROBLEMS AND OPPORTUNITIES

4.3.1. Ballineen / Enniskeane’s rural setting, existing level of industrial employment and its close proximity to the towns of Bandon, Dunmanway and Clonakilty make it an attractive location for development. Further development of the villages should maintain the rural character of the area and the integrity of the surrounding rural landscape.

4.3.2. It is particularly important that development does not extend the existing pattern of linear development of the settlement and that additional ribbon development to the east and north of Enniskeane and to the south and west of Ballineen is restricted. Development should also avoid the steep slope to the north of the village and should not compromise the designated scenic landscape to the south.

4.3.3. Population has increased in the settlement and surrounding hinterland in recent years and this in turn has put extra demands on the villages’ infrastructure and community facilities. It is important that new facilities are encouraged to locate within the village cores and that where possible, existing community facilities are improved.



4.3.4. The settlement would benefit from a more compact form and from some regeneration of and reuse of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Additional traffic calming measures would also be desirable.

4.3.5. A new waste water pumping station and rising main, the provision of a storm water tank serving Enniskeane and the upgrading of the Ballineen Waste Water Treatment Plant is proposed under the Serviced Land Initiative. The new pumping station and rising main serving Enniskeane will connect to the Ballineen Sewage Treatment Plant. These works are listed in Cork County Council’s Water Services

Investment Programme 2004-2006 and will have the capacity to meet with projected demand and lead to a reduction in Biological Oxygen Demand (BOD) and nutrient loads to the Bandon River.

4.3.6. Cork County Council’s “Assessment of Water Services Needs 2004” also lists the upgrading of the water supply serving Enniskeane by upgrading the trunk main to feed the existing reservoir from the Bandon network, to ensure security of supply and to meet with projected demands.

4.3.7. Under the Specific Improvement Grants Scheme for non-national roads Cork County Council has projected expenditure for 2004 of €440,000 and €2.2 million post 2004 on improvements to the R586.

4.4 PLANNING PROPOSALS

4.4.1. The development boundary for the village defines the extent of the built up area, whilst also allowing for some expansion for residential development. The development boundary for Ballineen / Enniskeane is largely determined by topography and infrastructural considerations.

4.4.2. Development is avoided on the steep slopes to the north, which form an important part of the villages setting and to the south of the village along the River Bandon, within the areas of designated scenic landscape. Although the southern bank of the Bandon River is designated scenic landscape, there is limited potential for small scale tourism related development between the crossroad on the R588 and the bridge on the south-eastern end of the village.

4.4.3. The main development proposals included in this Plan are focused on low lying lands in closest proximity to the village centres. There are also opportunities within the settlement of Ballineen/ Enniskeane for infill developments or for the redevelopment of existing derelict sites and for the development of sites to the rear of the R589, the main street.

4.4.4. A pedestrian/amenity walk is proposed to the north of the Bandon River, along the old railway line.

4.4.5. The main through road is busy with traffic and there is periodic congestion and parking problems. There is a need for an off-street car parking area to be located near the main shopping centre. A site for this is proposed near the community hall.

Residential Areas

4.4.6. The specific residential zoning objectives for Ballineen / Enniskeane are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development.	1.0
R-02	Medium density residential development.	1.7
R-03	Low density residential development.	1.3
R-04	Low density residential development to include the maintenance of existing natural boundaries and the provision of a landscaping buffer along the southern boundary.	1.0
R-05	Low density residential development to include the maintenance of existing natural boundaries and the provision of a landscaping buffer along the southern boundary.	1.4
R-06	Low density residential development to include the provision of serviced sites and the maintenance of and strengthening of natural boundaries.	1.7
R-07	Medium density residential development, to include a mix of house types and sizes and the maintenance and strengthening of natural boundaries.	2.2
R-08	Medium density residential development, to include a mix of house types and sizes and the maintenance and strengthening of natural boundaries.	1.6

Open Space, Sports, Recreation and Amenity

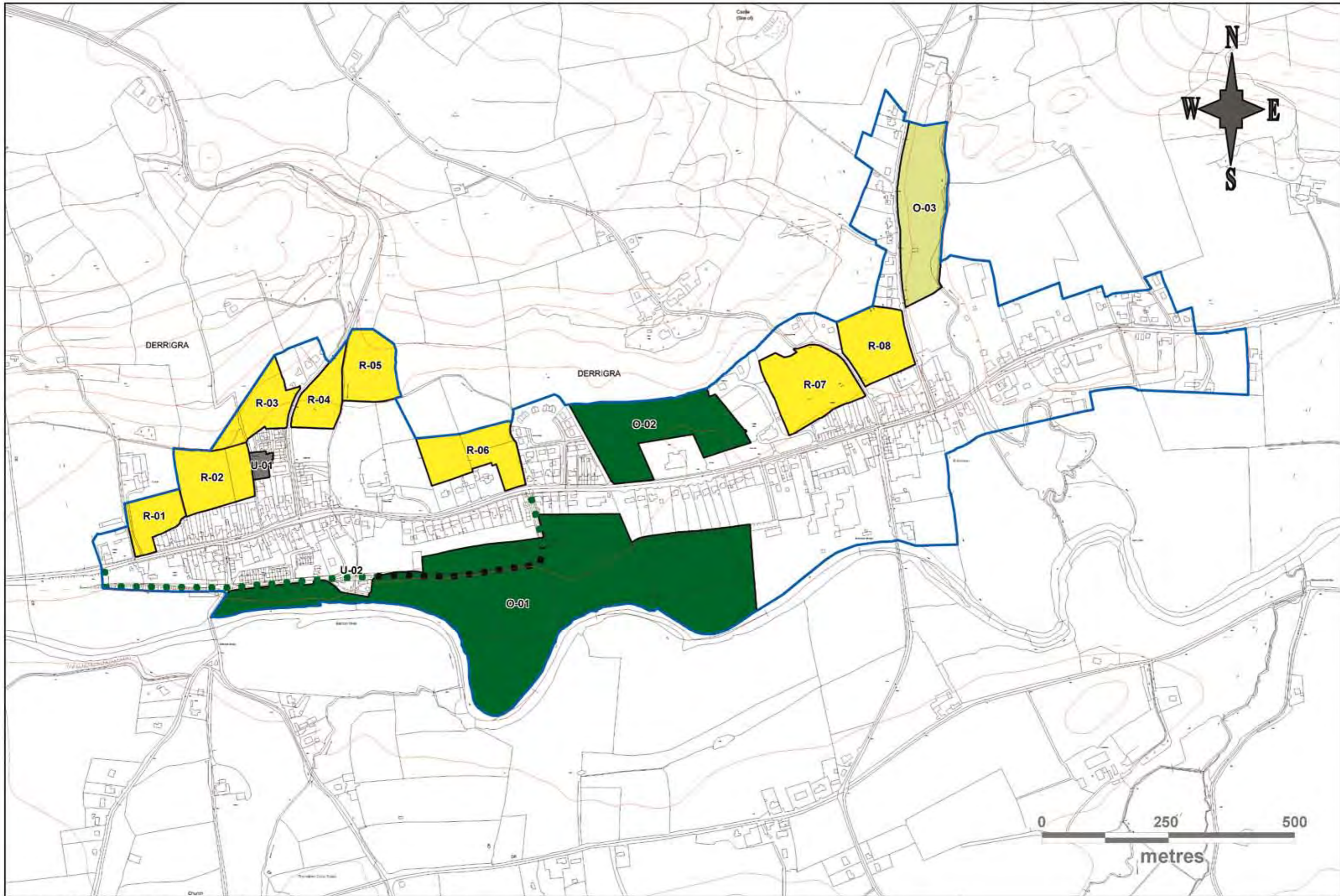
4.4.7. The specific open space sports, recreation and amenity zoning objectives for Ballineen / Enniskeane are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing pitch and putt course, tennis courts and children's playground.	15.4
O-02	Open space preserved for use as a green belt between the villages of Ballineen and Enniskeane	3.4
O-03	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road. Proposals to protect the stream along the eastern boundary will also be required.	2.9

Utilities and Infrastructure

4.4.8. The specific utilities and infrastructure zoning objectives for Ballineen / Enniskeane are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Provide off-street car park.	0.2
U-02	Develop and maintain amenity walk.	



5 Baltimore

5.1 SETTLEMENT IN CONTEXT

5.1.1. This attractive key village is situated about 12 km south west of Skibbereen along the regional road (R595), which terminates in the village. The village is situated on the eastern shore of the peninsula that is opposite the islands of Sherkin and Ringarogy. Having a sheltered harbour, the village is a well known sailing centre and there is a pier with a variety of nautical activities; namely sailing, ferry service to the islands, fishing, diving centre, boatyards and pleasure craft. The village is the service centre for a large hinterland stretching from Skibbereen to Castletownshend and includes the two main inhabited islands of Cape Clear and Sherkin. However, the main activity of the village is as a tourist resort.

5.1.2. There are a high proportion of holiday homes, located in both the village centre and the outlying hillsides. In winter many of these holiday homes are vacant and the local population is very small (about 200). This can swell up to 5 times in the summer months. Other commercial facilities in the village are shops, pubs, restaurants, a post office and a number of hotels and marine related industries (boat repair and construction).

5.1.3. The services in the settlement include a primary school, a church, community hall, sports pitch, doctor and Garda Station. Local employment has been largely based on boat construction, fishing (including processing) and tourism.

5.1.4. Baltimore has seen high levels of growth in recent years (65% between 1996-2002), especially in the form of holiday homes. It is now one of the larger settlements in West Cork and as such could perhaps be a location for further development in line with the North and West Strategic Plan's emphasis on focusing growth in existing towns and villages. The town is heavily reliant on tourism, especially marine leisure, both of which are identified as in need of strengthening.

5.2 PLANNING CONSIDERATIONS

5.2.1. Since 1996, there has been considerable growth in the development of housing, both in-filling within the town centre and in the suburbs on zoned land. Of a total of 8.24ha zoned in the 1996 development plan, approximately 75% has been developed.

5.2.2. There has been considerable rural housing development in the village hinterland on the regional road (R595) between Baltimore and Rathmore, where some clustering of development has occurred. Similarly, the road to Lough Hyne (a scenic route) has a large number of rural houses. There is particular concern over the continued development along these roads and the objective SPL 2-9 in the County Development Plan should be enforced more rigorously. The potential for further development at Rathmore should be encouraged as it is the centre for a GAA club, primary school, church and a small community.

5.2.3. The town is provided with water from the Baltimore Regional Water Supply Scheme. The current development growth has put pressure on the system and difficulties are still encountered in periods of peak summer demand. While it is now linked with the Skibbereen Regional Water Supply Scheme, consulting engineers have been appointed to assess the longer term needs of the Baltimore area.

5.2.4. The existing sewerage treatment is by septic tank discharging close to the pier in an area used extensively for a wide range of aquatic activities. The system is inadequate in the summer months. Proposals have been included for the new treatment works to be funded by the Rural Towns Village Initiative (2005-2007) at a cost of €3.7million and this is likely to be located on Bull Point. There are isolated surface water drainage problems in residential areas that also need attention.

5.2.5. There is a lot of pressure on the existing port to manage all the different activities that operate from it, especially during the summer months. As a focal point of the town and the only port facilities, the various activities operating from it are in conflict not only in terms of space but in terms of function (pleasure/tourism verses commercial/enterprise):

- The commercial enterprises include the daily passenger ferry service (5 no. boats) between the mainland and the islands (Cape Clear, Sherkin and others) and the bulk goods and car ferry to the islands.
- Key enterprises normally operating out of the port include the commercial fishing boats (6 no. trawlers and 4 no. sea angling) and their maintenance and repair.
- Summer based activities include the sailing school (15 no. boats) and the floating marina for sailing boats and leisure craft (up to 100 no.).
- The diving school (4 no. boats) operates all year around from a premises within the commercial area.
- The harbour also contains a number of curio shops, playgrounds and parking areas.



5.2.6. It is important to maintain the port as a working port with its commercial activities as a central focal point of the town. There is a need to separate the commercial and water based tourist functions. The central area of the town between the Post Office and the boat yard along the quayside is in need of re-development. There is a need to finalise the proposals for the development of the harbour so that the uses are sufficiently segregated to allow for effective growth of each within the balanced development of the town and its quaysides.

5.2.7. The land from Bull Point along the coastline of the Church Strand bay has always been part of a scenic landscape area because of its location, setting and broken flat landscape. The 1996 development plan suggested that the land be zoned for agriculture, tourism with an option for hotel and marina. It was considered important that the land be used for **employment intensive tourist activity**. The land is well sheltered from the main bay and is well located in terms of services and the new access road to the R595. The topography is quite uneven and there is a general slope from east to west.

5.2.8. There have been planning permissions granted for the development of the marina and associated on-shore service buildings (restaurant and changing facilities). While Cork County Council decided to grant permission for a hotel and apartments with a restaurant adjacent to the marina development, this decision was reversed by An Bord Pleanála on the grounds of it being scenically obtrusive to the landscape and contrary to the development plan objective of an employment intensive use. This plan has taken the opportunity to provide a more practical zoning (mixed tourist related commercial development) to the area to allow for mixed development proposals to be implemented along the whole site. It is important that the development is both sensitive to the scenic qualities of the site and is in keeping with the requirement of the market for Baltimore.

5.2.9. The existing boat building use adjacent to Traganarin Beach is in a state of disrepair and needs to be incorporated into the redevelopment of the northern quayside. It is strategically located on the new northern relief road in close proximity to the new residential development and has an access to the slipway. The redevelopment of the site should be appropriate to its present land use, location and demand for land uses in the town.

5.2.10. The upper reaches of the village have been well developed with housing but there are a number of in-fill sites that could be developed. In particular, there are good opportunities for residential development on the following sites:

- Land adjacent to the main road into the town centre opposite the hotel complex and adjacent to the new terraced housing development. Because of its location and connection with existing services, the land would be suitable for medium density housing development for local permanent residents.
- Vacant land to the west of the new relief road and the low density housing area. This land would be suitable for low to medium density housing for both permanent and holiday occupation, subject to adequate surface water drainage measures being put in place.
- An area north of the previous land and adjacent to the existing low density housing area. Although fairly elevated, there is sufficient water supply and road access would be via a proposed road from the south. This land would be suitable for low to medium housing development subject to adequate surface water drainage measures being put in place.
- An area between the Rolf Cottages in the north and the established residential area is potentially suitable for low density in-fill housing development.
- The town centre location (formerly H1 in the 1996 development plan) which has been partially developed. This will become a development site of major importance in the renewal of the northern quayside and should be included in its planning brief.

5.2.11. The range of community facilities provided in the settlement is inadequate, especially since the location of the school is 2-3km outside the village in Rathmore and there is no secondary school.

5.3 OUTLINE PROPOSALS

Population Growth

5.3.1. The population growth in the Tullagh DED during the intercensal period (1996-2002) is 37% or equivalent to 217 persons. The actual population of Baltimore village has increased by 65% from 232 in 1996 to 382 in 2002. It is estimated that the village population increases in the summertime to over 1500 and that the services need to be designed to cater for that seasonal change.

Overall zoning approach

5.3.2. If the necessary infrastructure (mainly sewerage) is provided there may be demand for additional development in the town given its popularity as a prominent tourist destination and there may be an opportunity to develop the town further. It will be important to provide the necessary balance between the need for housing expansion and the need to preserve the natural beauty of the coastline and immediate surrounds.

5.3.3. There are many opportunity sites for redevelopment along the coastline and at the pier. There is a distinct lack of adequate social services in the town.

5.3.4. A certain portion of land to the south of the village and west of Rolf Cottages has been included in the development boundary but it is located in a highly scenic area, with restricted road access and inadequate infrastructure services. Any future development of this area will have to ensure that these inadequacies are overcome before it takes place.

5.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

5.4.1. Most of the land zoned in the 1996 development plan has been built on and therefore additional land has been zoned for residential development. Although there is some land in the existing developed area which can be used for residential infilling, there is a need for additional land for new housing, mainly for permanent occupation by local people. The additional lands are located within the new development boundary and are capable of being serviced by existing water and sewer mains.

5.4.2. The specific residential zoning objectives for Baltimore are set out in the following table:-

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development, with a mixture of permanent and holiday homes.	1.8
R-02	Low to medium density residential development with a mixture of holiday homes and permanent homes; subject to adequate surface water drainage and road access.	1.8
R-03	Medium density residential development with a mixture of permanent and holiday homes.	0.7

Industrial Areas

5.4.3. Provision has been made for marine related industry in Baltimore to support the fishing, boating and tourist industry in the X-01 opportunity site. The existing boatyards should be retained and renovated.

Open Space

5.4.4. The land between the pitch and putt sports ground, the cemetery and Church Strand is relatively flat and should be preserved as an open space to retain the visual amenity of the town.

5.4.5. The land surrounding the Bull Point peninsula should be preserved as open space to retain the visual amenity of the area and allow for the development of a scenic walk and sitting areas.

5.4.6. The land to the extreme east of the town on Fishery Point should also be preserved as open space to protect the visual amenity of the area.

5.4.7. The lands to the south on the upper reaches of the village are suitable for some individual houses in a rural setting on condition that the scenic views from the road are not interrupted.

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Open space preserved for visual amenity, pitch and putt and a scenic walk.	9.1
O-02	Open space preserved for visual amenity with a waterside scenic walk and sitting area around Bull Point	1.7
O-03	Open space preserved for visual amenity including a waterside promenade walk.	6.0
O-04	Lands to remain predominantly open and rural in character. The zoning does not preclude small-scale development (e.g. residential) subject to the protection of hedgerows, views of the bay and subject normal proper planning considerations.	3.5

Objective No.	Specific Zoning Objective	Approx Area (Ha)
X-03	Sensitive lands on a distinctive promontory making a major contribution to the visual setting of Baltimore. It has the potential to enhance the employment and economic base of the village through:- a) a marina and its associated land based facilities b) a comprehensive high quality tourism related development which has regard to the visual sensitivities of the location.	5.0

Community Facilities

5.4.8. The existing community facilities are not considered to be adequate for the future development of the village. However, sufficient land has been zoned for open space and amenity to allow for the implementation of additional community facilities. In addition, the Harbour Action Plan and the marina development will provide additional community facilities.

Utilities and Infrastructure

5.4.9. A new sewage treatment works is being constructed by the Council at Bull Point and the extension to the water supply storage capacity is mandatory for the expansion of the village.

5.4.10. The relief road from the Skibbereen road to the quayside needs completion to open up access to the quayside and new residential development. The provision of additional off-street parking, especially for the summer time, is also desirable.

5.4.11. The Bull Point to Church Strand promenade walk should be developed in conjunction with the development of the area zoned for mixed tourist development.

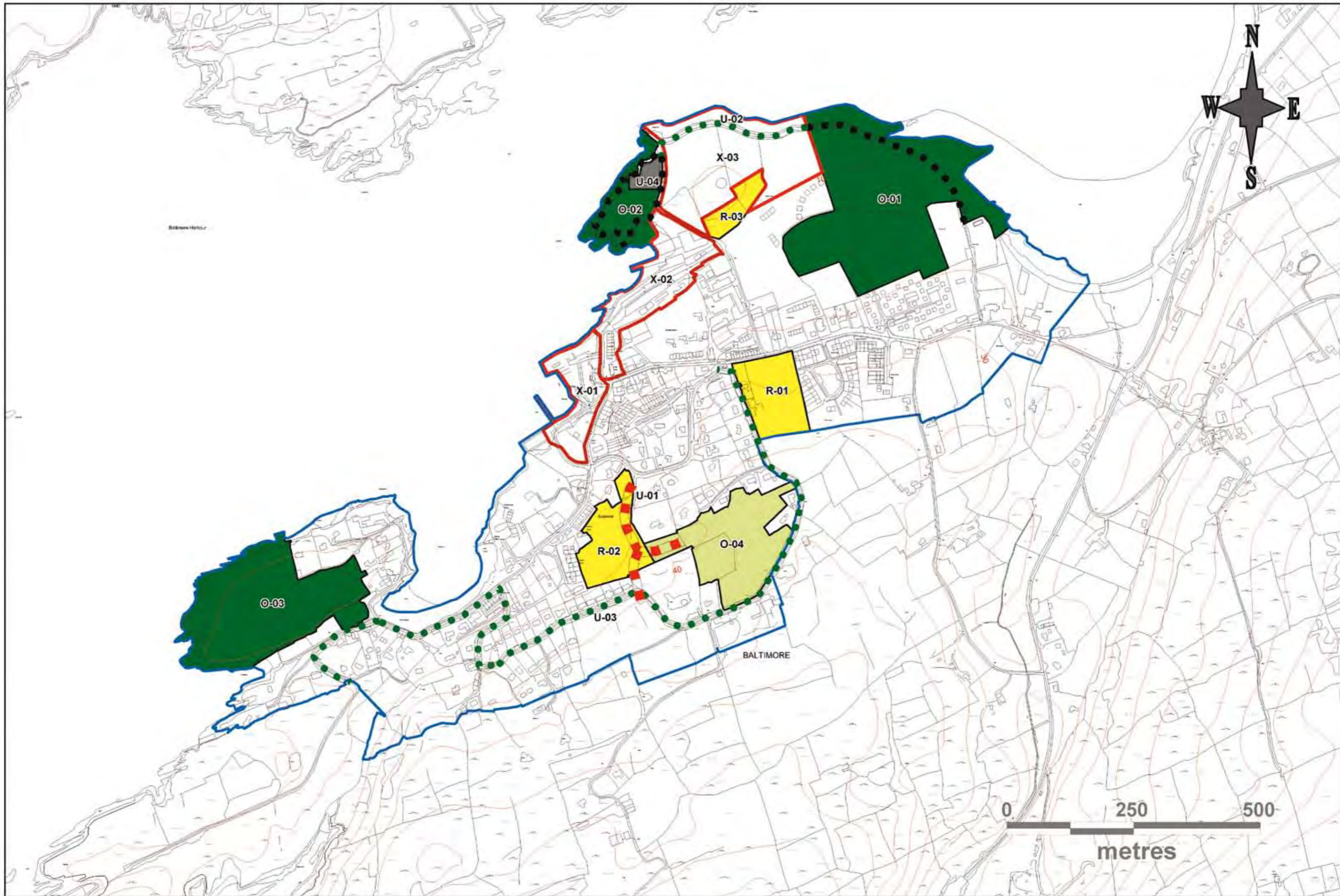
Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Residential access road	-
U-02	Promenade walk from Bull Point to holiday village	-
U-03	Scenic walk through the upper reaches of Baltimore	-
U-04	Proposed Wastewater Treatment Plant	0.3

Special Development Areas

5.4.12. Some of the development areas within the settlement have been designated as Special Development Areas to indicate the need and requirement for mixed land uses and more in-depth action area plans for the development of these sites. In particular, the harbour quays and surrounding land are an opportunity site for development of the different piers as well as on-shore service areas and associated development.

5.4.13. The promenade development of a marina and associated tourism development at Church Strand is very important as an integrated development in a particularly sensitive landscape setting.

Objective No.	Specific Zoning Objective	Approx Area (Ha)
X-01	Baltimore Harbour Action Plan of selected new piers, mixed commercial, industrial (marine related), community, tourism, and leisure activities, excluding any new residential and car parking.	1.7
X-02	Action plan for mixed-use primarily tourism related marine, commercial and leisure employment and residential uses, community facilities, parking areas and waterside promenade walk.	2.7



6 Courtmacsherry

6.1 SETTLEMENT IN CONTEXT

6.1.1. The village is attractively situated on the end of a wooded peninsula near the mouth of Courtmacsherry Bay, approximately 14 km east of Clonakilty and only 4 km from Timoleague at the mouth of the river. The village is perceived as a seasonal tourist centre, which has a major influx of tourists in the summer months, and with a prime function as a holiday centre and to a lesser extent a day trip centre from other Cork towns nearby. Timoleague and Courtmacsherry act in tandem providing different functions to the large rural hinterland that stretches to Bandon in the north and Clonakilty to the west.



6.1.2. The village is located along a narrow strip of land adjacent to the bay which is several kilometres in length. Development has been constrained in its expansion by a belt of woodland along a ridgeline, but there has been some expansion on the eastern and western edges of the village and to the south on an elevated ridge called Ramsey Hill. One of the focal points in the middle of the built up area is the harbour pier which houses the local fishing fleet and seasonal pleasure and angling craft. There is a Lifeboat service located east of the pier. Associated with this harbour activity are a number of seasonal hotels and bed and breakfast establishments.

6.1.3. At the eastern end is the hotel, which is under renovation and should provide a focal point for the increased tourism function in the

village. Associated with this hotel is a newly constructed tourist village of a mixture of houses behind a caravan park on the beach. Also at the eastern end of the village is a 35 house development comprised of permanent occupancy and holiday homes. On the western end of the village, a new holiday home complex has been established to balance development at both ends of the village. This complex comprises a number of houses for full time occupancy and the remainder for short term letting.

6.1.4. Other services/ facilities in the village include a primary school, two churches, a community hall and sports pitch, a playground, a tennis court, a postal agency, a convenience shop, craft and tourist shop, several pubs and a number of permanently occupied terraced houses. There is no defined town centre or commercial node and no industrial activity in the village.

6.1.5. Water is provided by the Clonakilty Regional Water Supply Scheme and sufficient supply and storage exists for continued growth in the village. However, the treatment of waste water is by means of a septic tank and outlet into the bay. This system is inadequate, especially in the summer months and has resulted in the increased pollution of the bay water. The roads to the village are narrow and can get very congested in the summer months, when parking becomes a problem.

6.1.6. A recreational walk (Seven Heads) has been established from Timoleague in the west to Courtmacsherry and then on along the peninsula through the substantial woodland and with outstanding sea views. The walk crosses Broad Strand, where there is a car park and continues to the Seven Heads where there is an access road to Courtmacsherry, providing a complete walk.

6.2 PLANNING CONSIDERATIONS

6.2.1. The 1996 Development Plan zoned a total of 35 ha of land for residential purposes. Since the 1996 Development Plan, there has been considerable development on this zoned land, particularly on the eastern, western and southern boundaries of the village. The range of accommodation provided varies from medium density terraced holiday homes to low density detached homes for holiday purposes. It is estimated that 35% of the land remains undeveloped.

6.2.2. Very few permanent homes have been constructed in the village since 1996 but there has been a significant growth in rural houses along the roads to Broad Strand and between the villages of Timoleague and Courtmacsherry. This continued construction of rural houses outside the village boundary will contribute to the seasonal activities in the village and erode the green belt between the two villages and the scenic landscape area along the coastline. It is

important to maintain the open countryside between the two villages of Timoleague and Courtmacsherry along the road and along the road to Broad Strand. Obviously the land designated as scenic landscape along the coastline in the County Development Plan is also protected against development.

6.2.3. One of the most important issues facing the future development of the village is the lack of an adequate sewerage treatment works in the bay for the combination of the three villages; Courtmacsherry, Timoleague and Kilbrittain. Collectively the villages put untreated sewage into the bay to the detriment of the natural amenity of the area. Plans to establish a treatment plant for the villages are well advanced with engineers appointed and finance secured from the Department of the Environment, Heritage and Local Government. It should be implemented by 2006.

6.2.4. The coastal promenade needs protection against further development. Already some development has taken place on the seaward side of the main access road (lifeguard station, quays, community hall and several boathouses). It is important that no further development takes place except for improvements to the amenity of the area and facilitating the easy flow of traffic (vehicles and pedestrian).

6.2.5. The walk from Timoleague to Courtmacsherry is a valued and much used resource. The continuation of the walk from Courtmacsherry to the Seven Heads walk at the eastern end of the village is a well developed resource, but is not well signposted and preserved. It will be important to protect the walk and enhance the walk signage.

6.2.6. There is considered to be sufficient zoned residential land for the plan period. Most of the land is to be used for permanent housing.

6.2.7. Land that is not zoned but has been developed for one-off houses needs to be protected against further ribbon development especially on Ramsey Hill and along the Broad Strand road. A lot of land at the back of the road frontage has been undeveloped. It is land that lies between the road frontage housing/shops and the wooded ridgeline. Some of it is too steep for development but policies for its development could be provided to guide future sustainable development, especially when a proper sewer is provided.

6.2.8. The large demesne property at Kinraigue consists of a large derelict estate house and ancillary outbuildings on a very large strategically located landholding immediately south of the Esplanade Hotel (which has been renovated and converted into townhouse/apartments). Being within the development boundary and close to all amenities in the village, potential exists for the development of the old house and its ancillary buildings on the landholding at Kinraigue as an opportunity site, to accommodate an exclusive hotel

complex including a leisure centre to serve the village and its hinterland. Any development would have to be subject to a detailed landscaped based design scheme. The site is not suitable for residential or stand alone holiday home development.

6.2.9. Over the past 6 years, there has been considerable housing construction including holiday homes (taking advantage of the tax incentives provided during the late 1990's). A lot of these holiday developments have been converted to second homes and consequently are no longer available for holiday accommodation. Any new housing should be more orientated to local permanent housing.

6.2.10. There are a number of recreational clubs in the village that do not have any playing facilities. There is a need for an additional sports field which could be shared by different clubs and associations, and an additional children's playground. The area is well endowed with birdlife and there is an opportunity to designate the village as an Ecological Bird Recording Centre. The area is also well known for recreational fishing and boating and more facilities need to be provided for these activities.

6.3 OUTLINE PROPOSALS

Population Growth

6.3.1. There has been a substantial increase (21.6%) in the Courtmacsherry DED over the intercensal period (1996-2002). This growth has taken place both within and on the periphery of the village. The actual village population in the census has increased from a 1996 figure of 224 to 259 in 2002. However, the village is principally a tourist resort and there is an increase of the summertime population to over 1000.

6.4 OVERALL ZONING APPROACH

6.4.1. If the necessary infrastructure (mainly sewerage) is provided and there is a general clean up of the estuary, there may be demand for additional development in the village given its popularity as a prominent tourist destination and there may be an opportunity to develop the village further. A year round hotel with modern day facilities would be a major boost to the area. It will be important to provide the necessary balance between the need for housing expansion and the need to preserve the natural beauty of the coastline and immediate surrounds.

6.4.2. There is a distinct lack of social services in the village. Future zoning and planning decisions should reflect the social needs of the village to sustain long term viability.

6.4.3. Most of the existing development along the main road in the village has been built up in accordance with provisions of the previous development plans. Where there are proposals for the development of vacant sites, back-land or renovations/ redevelopments of existing buildings along the main road and to the east of Meadowlands Estate, they should be guided by the general planning and sustainable planning criteria as well as a general presumption in favour of medium density residential development.

6.4.4. A certain portion of land to the north of the village and above the natural tree-line has been included in the development boundary but it is located in a highly scenic area, with restricted road access and inadequate infrastructure services. Any future development of this area will have to ensure that these inadequacies are overcome before it takes place.

6.5 SPECIFIC ZONING OBJECTIVES

Residential Areas

6.5.1. Most of the land zoned in the 1996 County Development Plan has been built on and future zoning will reflect the need for local permanent residential development. Large scale development of additional housing should not take place in Courtmacsherry until an adequate sewerage system is put in place, which is envisaged to be within the lifetime of this plan.

6.5.2. The specific residential zoning objectives for Courtmacsherry are set out in the following table:-

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Medium density residential development, suitable for holiday homes subject to the provision of an adequate sewerage system for the village as a whole.	1.5
R-02	Low density residential development subject to the provision of an adequate sewerage system for the village as a whole.	1.3

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-03	Low and medium density residential development for permanent occupation and the provision of a crèche. All subject to the provision of an adequate sewerage system for the village as a whole.	5.7
R-04	Low density residential development for local permanent occupation subject to the provision of an adequate sewerage system for the village as a whole.	2.3
R-05	Low density residential development for local permanent occupation subject to the provision of an adequate sewerage system for the village as a whole.	3.2
R-06	Low density residential development for local permanent occupation subject to the provision of an adequate sewerage system for the village as a whole.	2.0

Industrial Areas

6.5.3. There is no land presently zoned for industry in Courtmacsherry but local indigenous industry (pottery, crafts, fishing) should be encouraged. The provision of broadband services is essential to assist local business development and the existing pontoon has reached capacity for local tourism facilities and fishing.



Open Space

6.5.4. The ridge of woodland at the back of the existing development needs to be maintained as an open space that is preserved to protect the visual amenities of the village.

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Open space preserved for visual amenity	5.4
O-02	Open space preserved for visual amenity	2.3
O-03	Open space preserved for visual amenity	6.3
O-04	Open space preserved for visual amenity and tree preservation	1.7

Community Facilities

6.5.5. The existing community facilities are considered to be inadequate for the future development of the village. However, with additional residential development after the implementation of the new sewerage scheme, there will be a necessity to construct additional sports fields, a community hall and a children’s playground. The local GAA complex in Barryroe, that also includes a tennis court, is a valuable asset to the community in Courtmacsherry.

Utilities and Infrastructure

6.5.6. Cork County Council has commissioned detailed designs for a combined sewerage system and waste water treatment plant for both Courtmacsherry and Timoleague. This will be implemented during the lifetime of the plan. Any new development within the development boundary must make provision for connection to the new sewerage system. The Council may restrict occupation of the permitted developments until the sewerage scheme is operational, unless approved, alternative interim treatment facilities can be provided.

6.5.7. Extension to the water supply system is mandatory to the expansion of the village.

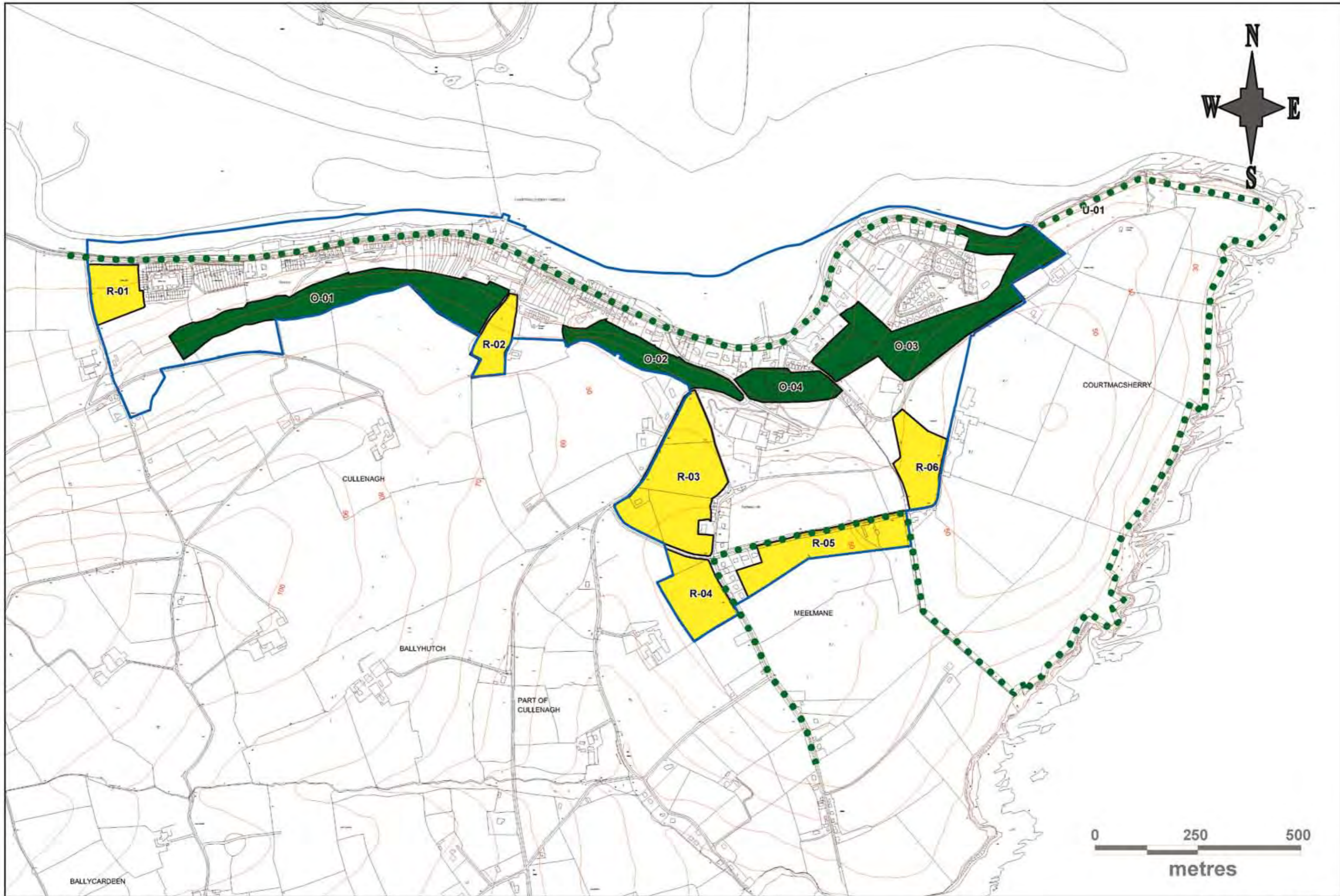
6.5.8. Road improvements to the main access road to Timoleague will provide more off-street parking, especially for the summer time.

The road to the Broad Strand also needs upgrading to allow for increased use.

6.5.9. The Seven Heads Walk is an important local amenity which is currently being extended and should be improved to increase accessibility and parking for visitors.

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Improvements to the Seven Heads Walk	





7 Drimoleague

7.1 SETTLEMENT IN CONTEXT

7.1.1. Drimoleague is a key village located on the main Dunmanway to Skibbereen-Bantry Road (R 586) and is considered to be within easy commuting distance of all three towns. The residents of Drimoleague consider themselves to be in the heart of West Cork and the village commands a large rural hinterland, which is characterised by rolling marginal landscapes with a mixture of rocky ridges and knolls, low to moderate fertility and small scattered settlements. The settlement is a service centre to the rural hinterland and in particular has a relatively high concentration of craft industries (timber, ironwork and arts).

7.1.2. The village is linear in structure, concentrated along the main roads to Dunmanway to the east, Bantry to the west and Skibbereen to the south. The structure of the village also follows the alignment of the old West Cork railway line. North of the main road and the stream, the land rises sharply to the north and this defines the boundary of the northern extremity of the village. There are a number of one-off large-scale houses located on the northern ridge, which is a particularly scenic ridge.



7.1.3. The periphery around the key village of Drimoleague is defined to the north by the upland areas associated with the scenic route (A86) of the Macroom-Bantry Road and the headwaters of the Ilven River. The rural housing pattern is rather dispersed with very few points of concentration (clusters).

7.1.4. In the south, the Skibbereen Road (R593) splits the area into an eastern and western division. The south western division has the confluence of the River Ilven and River Ruagagh and the Bantry-Skibbereen Road (R594) which runs through the small village of Caheragh. The settlement pattern is similar to the north with a concentration of rural houses along the main roads and around the village nucleus of Caheragh. The south-eastern sector also has a linear dispersed settlement pattern with no real village nuclei.

7.2 PLANNING CONSIDERATIONS

7.2.1. Drimoleague is on the main bus routes and has two primary schools but no secondary school. The church is a landmark building. The village has a well established sports playing pitch and community building. The village also has a number of essential services including a post office, doctors surgeries, pharmacies, garda station, a number of convenience and comparison shops, retail services, tourist shop, pubs and petrol station. The unique feature is the existence of small scale craft industries manufacturing from natural resources. The majority of the services are located along the main road.

7.2.2. Interestingly, while the village had a number of residential developments completed in recent years, most of the land zoned for housing in the 1996 County Development Plan remains undeveloped (7.8ha). Some land at the junction of the R586 and R593 has been developed for a terrace of high density housing on unzoned land. There have also been a substantial number of individual bungalows built along the main road to Skibbereen, outside the 1996 County Development Plan boundary stop lines.

7.2.3. The 1996 County Development Plan also zoned two areas for small scale light industrial development on a total of 1.25ha. One is on the Bantry Road to the west of the village and the other is along a secondary road adjacent to the GAA playing pitch to the south of the village. Neither have been developed, even though there are a number of agro-based industrial services and small scale manufacturing enterprises in the rural areas within 5km surrounding the village.

7.2.4. The village has some well developed community facilities. The GAA pitch and club house are well located just south of the main road and there is a pitch and putt north of the main road. A children's playground has been established by the community along the main road next to the old railway station.



7.2.5. The water supply for the village is from Castletown and is pumped to a reservoir in nearby hills on the north side. Capacity is restricted and needs upgrading if any new development is allowed. The sewerage system has a treatment works south-east of the main Skibbereen Road. There is spare capacity for expansion.

7.2.6. It should be noted that the biological quality of this section of the River Ilven currently fails to meet the standards set out under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this unsatisfactory water quality be remedied by the end of the year 2007. Agriculture is also a pressure on the water quality of the River Ilven.

7.2.7. The main street through Drimoleague goes to Bantry and it gets congested at times, particularly at the Centra Supermarket because of the lack of adequate parking. There is a need to improve the junction between the Bantry and Skibbereen Road on the western side of the village.

7.2.8. There is an old Parochial Hall built in 1906 to the south of the village. It could be a candidate for inclusion in the Record of Protected Structures.

7.3 OUTLINE PROPOSALS

Population Growth

7.3.1. The population growth in the Dromdaleague South DED during the intercensal period (1996-2002) has been 10.2% or equivalent to 46 persons. The actual population of the town from the census has increased from 339 in 1996 to 363 in 2002, a growth of 7.1%.

7.4 OVERALL ZONING APPROACH

7.4.1. The village has a strong infrastructure base with a good sewerage system capable of accommodating any growth in development. Although there is a need for expansion to the water supply and storage system, the zoning of land can go ahead on the basis that development is capable of being sewered. The development strategy of the North and West Strategic Plan and the overall strategy for Skibbereen Electoral Area is to focus development in those towns and villages that are capable of sustaining the existing infrastructure and Drimoleague is one of these villages.

7.4.2. Most of the zoned residential land in the 1996 Development Plan has not been developed, even though there has been some development of residential properties (both low and medium density).

7.4.3. There is a topographical constraint on the town's growth to the north of the town centre and it is considered inappropriate that any development should be allowed on the foothills of the ridge. There is however, adequate flat land between the main road to Dunmanway and the old railway line heading east and this is one of the areas where land has been zoned for residential development. As there is an existing estate being constructed on zoned land, it is economic to develop further eastwards.

7.4.4. A large portion of land at the north-western junction of the two main roads is vacant and possibly suitable for residential development, similar to the new terrace development across the road.

7.4.5. The Fairfield Nursing Homes to the north of the village has potential for additional development of sheltered homes for the elderly. Any extension to the nursing home for that purpose would be generally supported, subject to normal planning considerations.

7.5 SPECIFIC ZONING OBJECTIVES

Residential Areas

7.5.1. The specific residential zoning objectives for Drimoleague are set out in the following table:-

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Low density residential development with only a single access road off the national road.	2.2
R-02	Low density residential development in a scenic landscape area	3.5
R-03	Medium density residential development.	0.7
R-04	Medium density residential development	0.4
R-05	Low density residential development	1.0
R-06	Medium density residential development	1.6

Industrial Areas

7.5.2. There are two light industrial areas that were zoned in the 1996 Development Plan. They have been retained in view of the prevalence of the small craft industries.

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
I-01	Small - medium scale industrial development.	0.9
I-02	Large stand alone industrial unit with only one entrance off the main road	1.7

Open Space

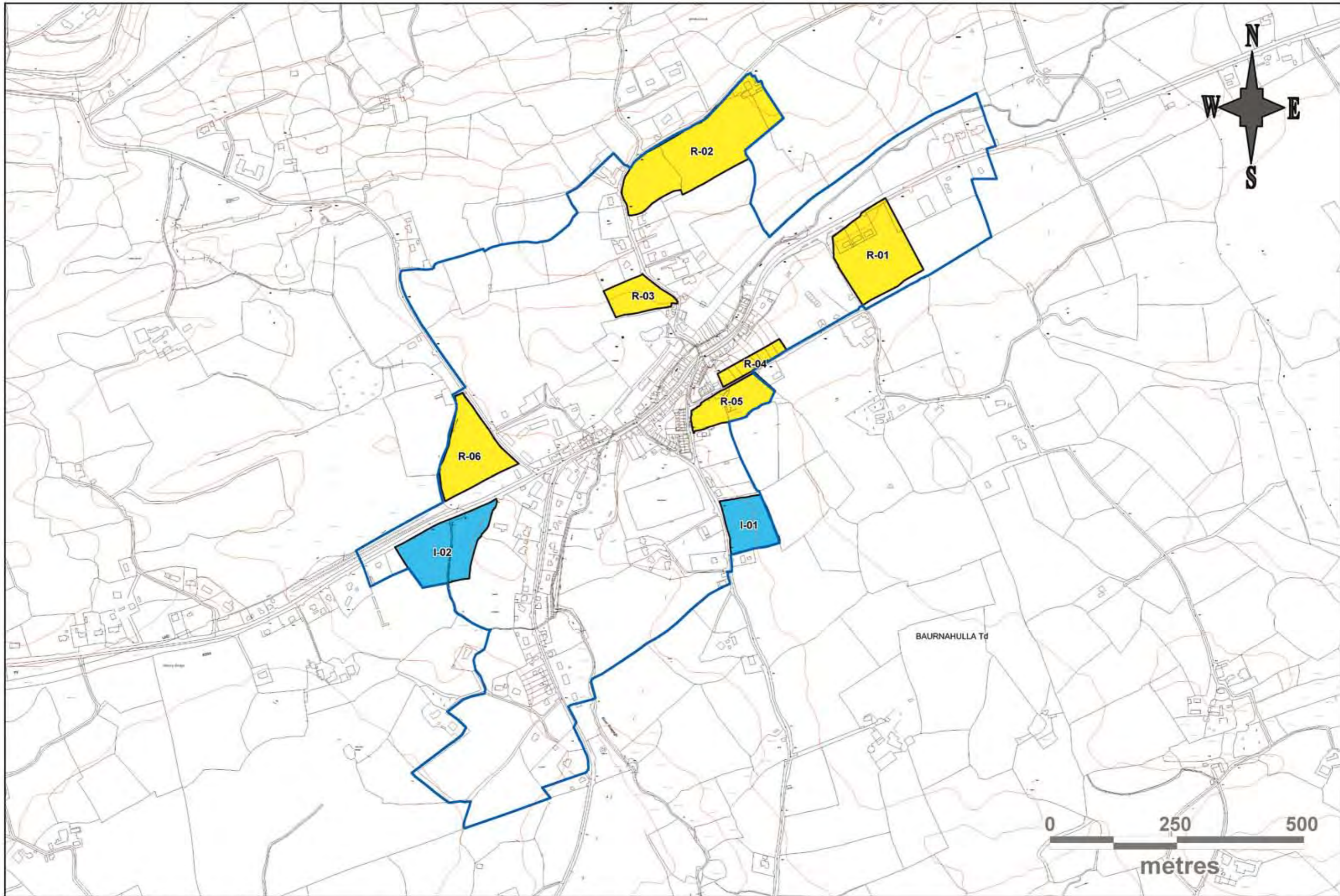
7.5.3. The established recreational uses of the GAA pitch and Pitch 'n Putt complex need to be retained in the town. Other community uses such as a community hall and crèche should be provided in the town by the community in accordance with their priorities.

Community Facilities

7.5.4. The existing community facilities were provided by the community in accordance with their priorities.

Utilities and Infrastructure

7.5.5. There is a need to upgrade the junction between the Bantry and Skibbereen Roads and generally improve traffic safety in the village through the introduction of more zebra crossings, footpaths and additional car parks, especially near the national school. The River Ilven is a scenic attraction and should be developed for scenic walks in addition to public walks through the village itself. It is also necessary to improve the water storage and distribution system in the village.



8 Leap

8.1 SETTLEMENT IN CONTEXT

8.1.1. This settlement is a key village with linear development along the main road (N71) between Clonakilty and Skibbereen and is strategically located at the junction to the tourist town of Glandore and the fishing village of Union Hall, both less than 2km away on Glandore Bay. Part of the western part of Leap has very good views of Glandore Bay.

8.1.2. The linear development has been constrained by the elevated topography on both sides of the main road. The main commercial part of the village is at the junction of the road to Glandore and the road to the north. It has several pubs, restaurants, a post office and residential developments along the main road. The church and school are located up the road towards Clonakilty where there is a petrol station and children's playing fields and tennis courts. There are several convenience and comparison stores along the main road and there are some old and new terraces of housing along the road. There are no industrial activities in the village and no land has been zoned for this purpose.

8.1.3. There is a sports pitch (GAA) located on the northern road to Drinagh, tennis courts and a playground on the Cork Road, and a scenic walk along the banks of Glandore Bay.



8.1.4. A new water supply from Skibbereen with an adequate reservoir, and the newly constructed sewage treatment plant and outfall, gives Leap the competitive advantage of spare capacity in infrastructure services and the ability to grow in the future. The 1996 Development Plan zoned a total of 3.6 ha of land for medium and high density housing on both sides of the road. A large proportion of the land has been taken up for housing showing a relatively recent high demand for housing in the area. Infilling opportunities exist along the road.

8.1.5. The development of housing in the periphery around the village has been concentrated into several clusters;

- Land to the west of Leap on the southern hillside overlooking Glandore Bay (about 12 detached houses at very low density),
- Goleen Bridge along the Glandore/Union Hall Road about 1km south of Leap (about 24 detached low density dwellings),
- Connonagh about 3km to the east of Leap on the N71 (Connonagh is a separate village nucleus and is dealt with later in section 8),
- Other concentrations of housing along the Dunmanway road to the north and the N71 to the east. The road to the west along the N71 is designated as a Scenic Route (A99) and there is a zone of Scenic Landscape to the north of the N71 which has particularly scenic views.

8.1.6. There was no development boundary around Leap in the 1996 Development Plan, but there were stop lines to the west, at the junction with the Dunmanway Road to the north and in the east at Ballyhillloe Cross (back loop road to Glandore). Much of the land in the immediate surrounds of Leap to the north and south is designated as Scenic Landscape but this is not continued southward to Glandore/Union Hall or to the west. Lands to the south west are largely under existing forestry and are therefore generally undeveloped.

8.2 PLANNING CONSIDERATIONS

8.2.1. The infrastructural services to the village are considered to have sufficient capacity to allow for expansion of the village. The electoral area strategy encourages the development of those villages that have spare capacity for infrastructural services. Obviously, this opportunity for development needs to be in the context of its scenic landscape qualities.

8.2.2. Land to the north of the main road at the junction with the Drinagh Road is very rugged, elevated and scenic. However, the land further to the north along the Dunmanway road has the GAA playing

field and a number of detached dwellings on large sites (low density). There is potential for additional very low density residential development around the GAA playing pitch.



8.2.3. Approximately 3.6ha of land were zoned for housing in 1996 and almost half of this land has been developed. Additional lands have therefore been zoned specifically for residential development or included within the development boundary of the village.

8.3 OUTLINE PROPOSALS

Population Growth

8.3.1. The population growth in the Knockskagh DED during the intercensal period (1996-2002) has been – 4.6% or equivalent to a decrease of 25 persons. Similarly, the actual population of the village has decreased from 168 in 1996 to 160 in 2002.

Overall zoning approach

8.3.2. Notwithstanding this decrease in the population, the zoning provisions of the plan reflect an intention of growth. In particular, the village of Leap can be encouraged to grow because of the spare capacity in water and sewerage services. In general, the village needs to be contained within the defined development boundary, with opportunities for in-filling.

8.4 SPECIFIC ZONING OBJECTIVES

occupied by private houses, a scenic walk through the area taking in the view and natural woodland should be investigated.

Residential Areas

8.4.1. The specific residential zoning objectives for Leap are set out in the following table:-

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development, for permanent occupation	2.9
R-02	Low and medium density residential development for permanent occupation subject to the provision of a single access off the main road and the medium density residential being located along the main road. Future development to the east along the road is possible and the land should be reserved for future residential development.	2.7

Industrial Areas

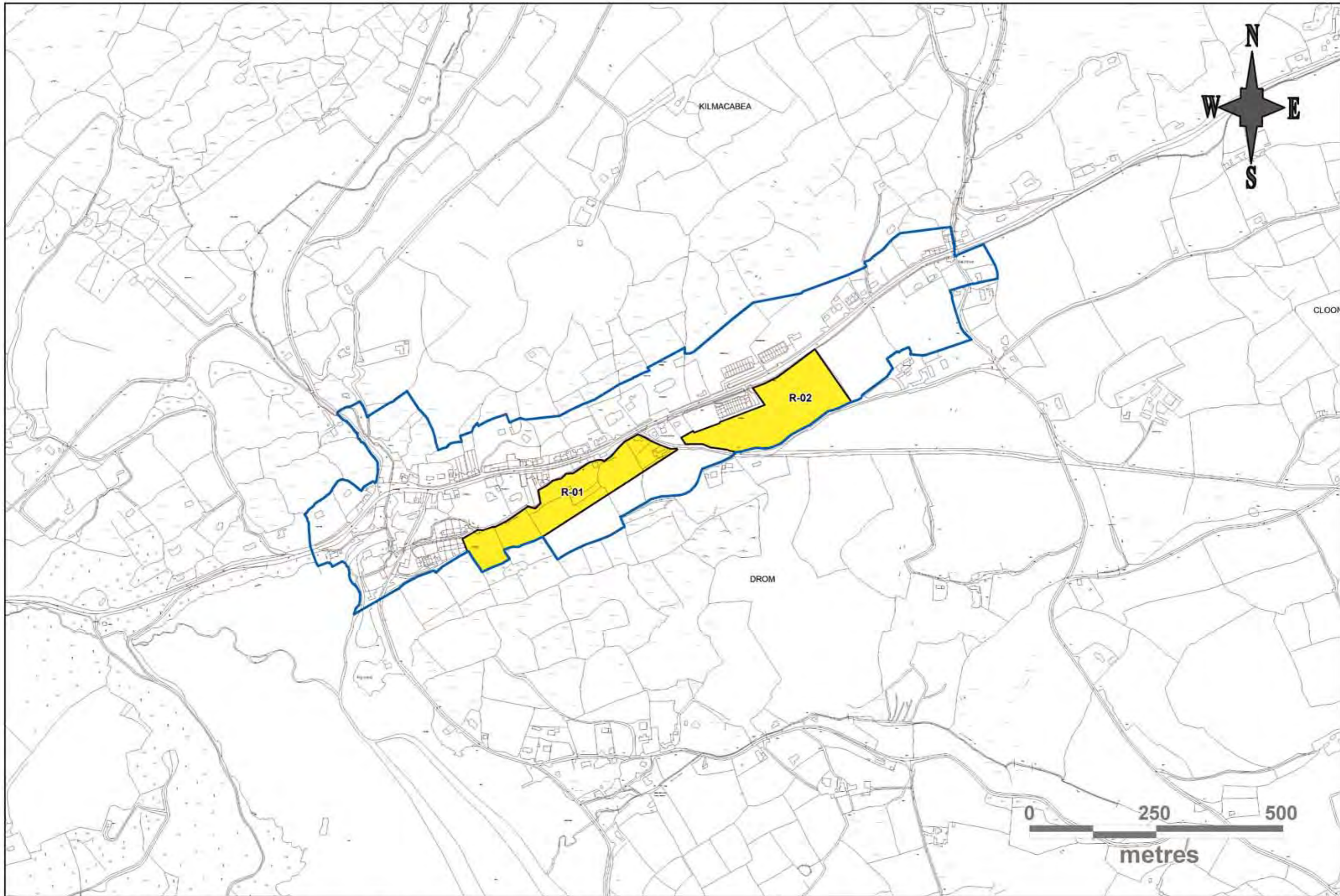
8.4.2. There is no land zoned for industry in Leap but there is a possibility for an employment zone at the eastern end of the village on the south side of the main road. The existing furniture enterprise in the centre of the village is causing serious traffic congestion and needs to be relocated into an established industrial/enterprise area in the village, or out of the village on the east side near existing similar development, subject to normal planning criteria in compliance with the provisions of the County Development Plan 2003 (as varied).

Open Space and Community Facilities

8.4.3. There is no special open space requirement in Leap at this stage and the existing community facilities are considered to be adequate for the future development of the village.

Utilities and Infrastructure

8.4.4. The land immediately southwest of the junction of the Dunmanway road to Glandore/Union Hall is a unique natural habitat with well developed trees and scenic views of Glandore Bay. Although



9 Rosscarberry

9.1 SETTLEMENT IN CONTEXT

9.1.1. The key village of Rosscarberry is situated on the N71 national road between Clonakilty and Skibbereen and is located on Rosscarberry Bay, very close to two Blue Flag beaches of Ownahincha and Warren. The village has been developed around the north-western part of the bay, but more recently residential development has grown into the land surrounding the bay on the eastern side and the small village of Newtown, across the main road. Topographically, the village is contained in the lower land surrounded by hills overlooking the bay. The bay has been bridged by the national road and the bridge has created a permanent sea water bay, that is extremely attractive with the backdrop of the hills to the north.



9.1.2. The village functions as a service centre with a wide range of local shops including a supermarket, post office, garda station, doctors surgeries, churches, pubs, restaurants, garage and schools. The streetscape of the village is particularly noteworthy in the Square, which is designated as an "Historic Village". The town centre is also designated as an Architectural Conservation Area in the Cork County Development Plan 2003 (as varied).

9.1.3. Community facilities such as a primary school, secondary school (convent), the cathedral and St Fachtna's church are all concentrated around the apex of the bay. There are communal tennis courts and playground on the west side of the bay adjacent to a boathouse, used for leisure boating in the summer months. The educational and sports complex in the north of the settlement,

comprising the Catholic Church, two primary schools, a community hall, a secondary school and GAA playing pitch, is an important complex of community activities and it is important to improve access to these. There are well developed recreational activities (walkways, picnic areas) along the foreshore of the dam. The village also has an important tourist role and there are a number of holiday homes in the town centre.

9.1.4. The beach area is also a recreational area with tennis courts, a pitch and putt course and club house on one side of the bay and a pier for boating/fishing on the other side of the bay. An important walk between the beach at Rosscarberry and Ownahincha has been developed.

9.1.5. The 1996 Development Plan had a total of 5.5ha of land zoned for housing and almost all of it has been developed. There is an industrial zoning on land that is west of Newtown, but has never been developed. The Celtic Ross Hotel and Leisure Centre have been built at the head of the bay at the bridge crossing.

9.1.6. The eastern portion of the village along the shores of the dam are fully developed by low density bungalow development with individual access onto the feeder road. There is no room for expansion, except higher up the hillside, which is protected by the scenic landscape designation from a visual point of view. Small pockets of land exist for one-off development in the south eastern portion.

9.1.7. The whole bay area is covered by a scenic landscape zoning even though there are a large number of housing developments overlooking the bay. There is a high demand for housing in the town and the town is considered as a high priority growth area in the electoral area.

9.1.8. Rosscarberry has seen substantial growth in recent years and, as a larger settlement with a full range of services is a strong candidate, in terms of the National Spatial Strategy and the County Development Plan, for significant further planned growth. Ownahincha is a tourist resort close to Rosscarberry and these two settlements are linked both from the point of view of infrastructure and tourism. Both areas are heavily used for bathing and water sports using the two Blue Flag beaches of Ownahincha and Creggan.

9.1.9. The northern edge of the town is developed with recreational community facilities (schools and playing fields). The road to Reenascreena follows the steep sided river valley until Quaker's Cross Roads. Development could be encouraged in this village and similarly at other cross roads such as Ardagh Cross, Derry Cross, Burgatia Cross and Downeen. Development will be encouraged at Cahermore Cross where there is a Council housing scheme.

9.1.10. The north western edge of the town is constrained by the steep hillside and this land should protect the town in its rural scenic setting.

9.1.11. The western boundary of the town is very constrained by steep terrain along the national road to Skibbereen. Equally, very little new development should be encouraged in this area because of topographical constraints.

9.1.12. The south western boundary of the town has a mixture of hilly terrain and valleys suitable for further development. Although protected by scenic landscape zoning, the peninsula is available for further housing development as long as it is designed to conform with the terrain constraints.

9.2 PLANNING CONSIDERATIONS

9.2.1. The development boundary of the Rosscarberry urban area straddles the bay area and is at the base of the hills surrounding the town. On the eastern side of the bay, development is concentrated along the road serving housing to the north and the recreational area (pitch and putt and beach) in the south. The peninsula between the two beaches (Creggan and Ownahincha) is protected by a scenic landscape zoning and there is no development potential, and it is important to retain the green belt separating the town settlements and the scenic prominent peninsula. The land to the east of the existing development along the bay road should not be developed as it has steep gradients and has a scenic landscape designation.

9.2.2. The existing sewerage systems for both villages of Rosscarberry and Ownahincha are septic tanks with a common outfall into the sea at Ownahincha. In light of the heavy use of the sea for bathing and water sports, an improved treatment works is desirable. The sewerage scheme is anticipated to enter the planning stage during 2005-2007 at a cost of €1.5million and will involve an improvement to the existing collection and treatment system to comply with the EU Urban Waste Water Directive.

9.2.3. The area is provided with water from the Clonakilty Regional Water Supply Scheme, which urgently requires augmentation from Dunmanway Regional Water Supply Scheme. The storage and distribution systems in the settlement also need urgent upgrading.

9.2.4. The road network through the town is considered to be good although there is a potential traffic problem at the crossing point between the town and Newtown across the main road (N71). The town is well served by a regular public transport (buses) service.

9.2.5. There has been a shortage of land for housing in the town, which has been caused by high demand and construction of a mixture

of house types (low, medium and high density). Land for expansion of the town is limited by the topography. The spread of existing community services is considered to be good.



9.3 OUTLINE PROPOSALS

Population Growth

9.3.1. The population growth in the Rosscarberry DED during the intercensal period (1996-2002) has been 7.5% or equivalent to 30 persons. The actual population of the village has grown from 406 in 1996 to 437 in 2002, a growth rate of 7.1%.

Overall zoning approach

9.3.2. The topographical constraint on the town’s growth will determine the future growth pattern in the town. It will be important to provide the necessary balance between the need for housing expansion and the need to preserve the natural beauty of the coastline and immediate surrounds.

9.3.3. There are not many opportunity sites for redevelopment in the town and along the coastline.

9.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

9.4.1. Most of the land zoned in the 1996 Plan has been built on and additional land has therefore been zoned for residential development. Although there is some land in the existing developed area which can be used for residential infilling, additional land has been zoned for new housing, for permanent occupation. The additional lands are located

within the new development boundary and are capable of being serviced by existing water and sewer mains. Specifically a new zoning has been provided from the former industrial land, which is not well located. A total of 8ha have been zoned for residential development.

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Medium density frontage residential development for permanent occupation. Design needs to blend in with the contours and existing farm buildings.	1.9
R-02	Medium density residential development for permanent occupation, subject to the provision of an adequate stormwater drain and gravity sewer.	1.1
R-03	Low density single storey residential development for permanent occupation. A Standing Stone needs protection and road access has to be off the Warren Strand road and not off the national road.	5.1

Industrial Areas

9.4.3. There is no land zoned for industry in Rosscarberry because it is principally a tourist town with a coastal resort.

Open Space, Sports, Recreation and Amenity

9.4.4. The land to the south of the R-02 residential zoning is elevated and is part of the Scenic Landscape Area. It needs to be preserved as open space to retain the visual amenity of the area.

9.4.5. The land around the dam north of the causeway has a number of small picnic areas and leisure parks which need to be preserved.

9.4.6. There are two GAA sports fields; one in the north around the school complexes and the other near the New Town residential development. Both should be preserved as Active Open Space Areas.

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Open space preserved for visual amenity	7.2

Community Facilities

9.4.8. The existing community facilities are considered to be adequate for the future development of the village.

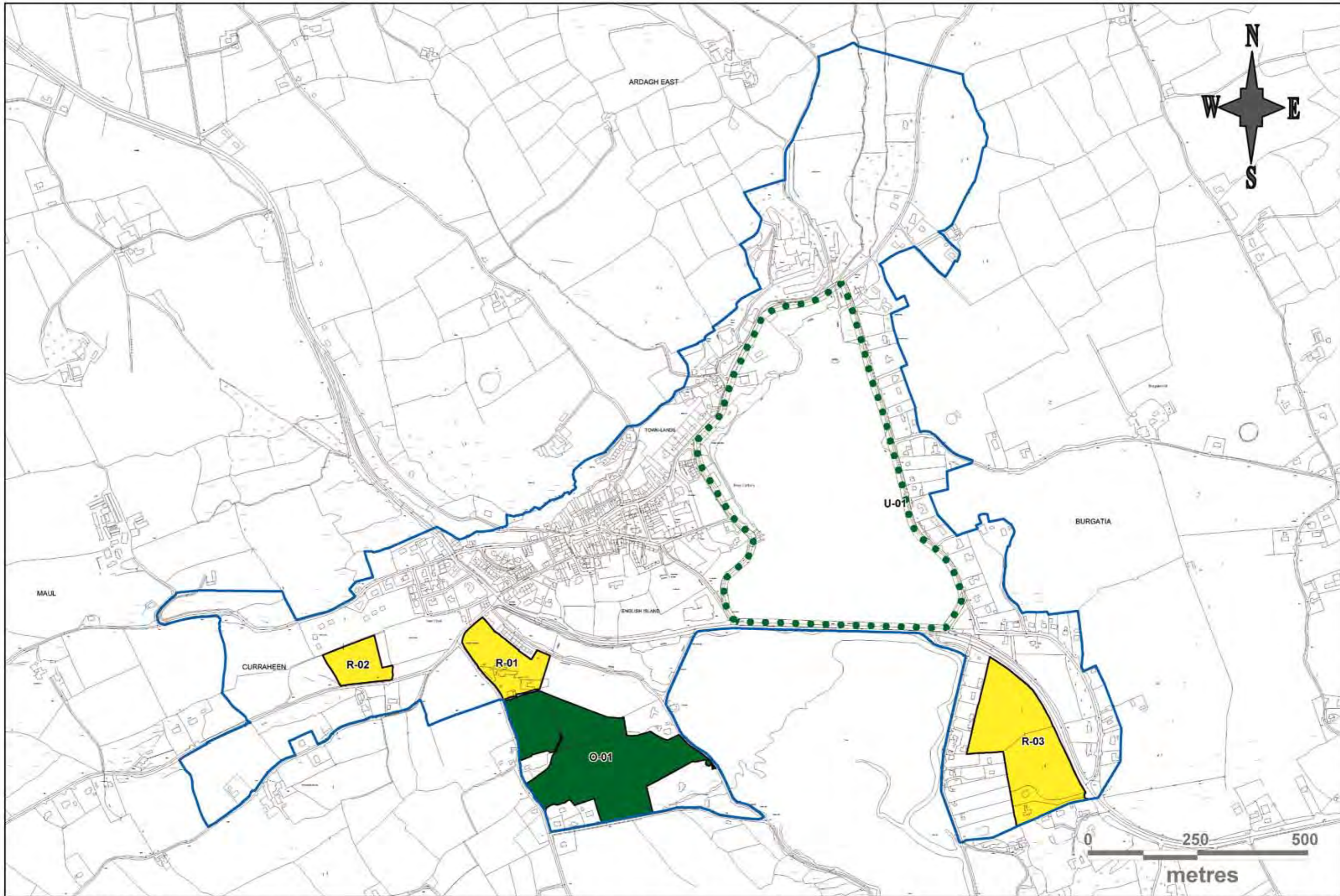
Utilities and Infrastructure

9.4.9. A new sewerage treatment works must be designed and implemented to serve the Rosscarberry and Ownahincha settlements. It is likely to be located at Ownahincha. Water storage and distribution needs to be urgently upgraded.

9.4.10. There is a need to improve the scenic walk around the dam, north of the causeway, linking the open space and picnic areas.

9.4.11. The specific utilities and infrastructure zoning objective for Rosscarberry is set out in the following table:-

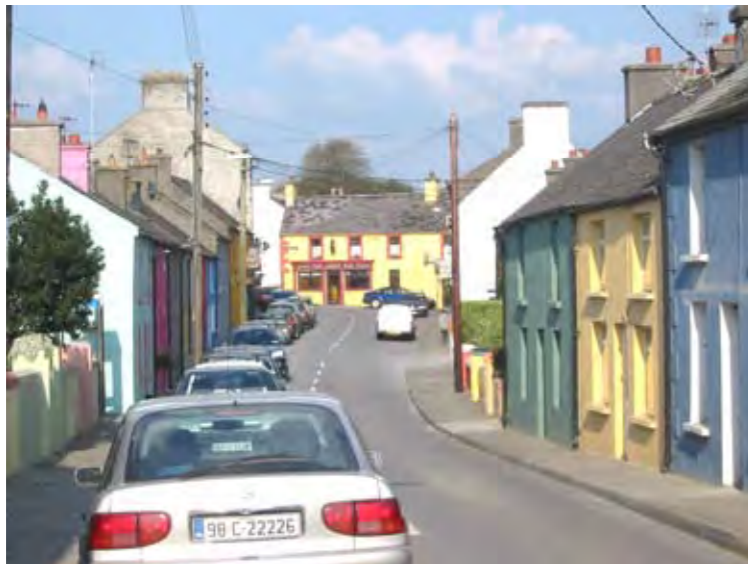
Objective No.	Specific Zoning Objective	Approx Area (Ha)
U-01	Up-grade the Scenic walkway around the bay, north of the causeway	-



10 Timoleague

10.1 SETTLEMENT IN CONTEXT

10.1.1. This key village is situated at the mouth of the Argideen River where it enters Courtmacsherry Bay. It is an old established village containing the ruins of Timoleague Abbey and Timoleague Castle, both of which are included in the Record of Protected Structures. It serves a hinterland that stretches to the east as far as Bandon (13km) and to the west as far as Clonakilty (10km) along the R600, which is a Scenic Route (A89). The village is the main service centre for the tourist village of Courtmacsherry (4km) and the two settlements are linked by the bay.



10.1.2. Most of the development in the village is centred around a compact town centre, which has a fine church, main street with a mixture of residential and commercial activities (retail, pubs, doctors surgeries, pharmacy, post office, garda station and petrol station). There are regular public transport services (buses) to Bandon and Cork to the east, and to Clonakilty and Skibbereen to the west.

10.1.3. A primary school, community hall and sports club are the major community facilities as well as the recreational areas associated with Timoleague House and gardens located near the castle.

10.1.4. Some economic activity takes place to the west of the village in a small agricultural distribution centre. Several public and private housing schemes have taken place on zoned land and as in-filling. A lot of urban decay (derelict properties) that had been identified in the

1996 Development Plan have since been improved, particularly along Abbey Street.

10.1.5. Timoleague is an attractive village in a particularly scenic location at the head of the bay. The land surrounding the bay is heavily wooded and elevated. Both sides of the bay have road access (to the north – Bandon and to the south – Courtmacsherry). These roads form the basis of a scenic walk, the southern road being the starting point to the Seven Heads Walk, which goes through the village of Courtmacsherry and on to the scenic peninsula. There is a clear break in development between the two villages, although there are number of clusters of housing and farm dwellings and associated facilities.

10.1.6. There is elevated land on both sides of the bay, which commands scenic views of the bay. Fortunately, not much development has occurred on this land and the lower foothills are protected by a scenic landscape designation carried forward from the 1996 Development Plan in to the County Development Plan 2003 (as varied). Oddly, the portion of land between the two villages of Timoleague and Courtmacsherry is not covered by the scenic landscape designation but is equally important to protect against linear roadside development.

10.1.7. The land to the north and west of the village is also elevated but the lands to the west are not covered by a scenic landscape designation. It is very important to protect this area, and the lands to the north, for their scenic value. The periphery of Timoleague is defined by the two peninsulas on either side of the bay and the Argideen River valley to the north and west. The latter extends to the small village settlement of Clogagh about 4km north west of Timoleague.

10.1.8. The southern peripheral area extends to Courtmacsherry in the east and Lislevane settlement which has the Barryroe Co-operative (Creamery, agricultural distribution, hardware and convenience shopping centre). There is extensive roadside housing along all minor roads in this area.

10.2 PLANNING CONSIDERATIONS

10.2.1. Existing industrial discharges are having a negative impact on the water quality in the bay. Until the new treatment plant is operational, expansion or new industry with waste water discharges, should be restricted.

10.2.2. There is a lack of an adequate sewage treatment works in the bay for the combination of the three towns; Courtmacsherry, Timoleague and Kilbrittain. Collectively the towns discharge their untreated sewage into the bay, to the detriment of the natural

amenities of the area. Plans to establish a treatment plant for the village are well advanced with engineers appointed and finance secured with the Department of the Environment, Heritage and Local Government.

10.2.3. Water is provided by the Clonakilty Regional Water Supply Scheme and sufficient supply and storage exists for continued growth in the village. However, the treatment of waste water is by means of a septic tank and outlet into the bay. This system is inadequate, especially in the summer months and has resulted in the increased pollution of the bay water. The roads to the village are narrow and can get very congested in the summer months, when parking becomes a problem.

10.2.4. Lands zoned for development in 1996 Development Plan (approximately 5.28ha) remain almost entirely undeveloped. A small portion of land zoned for agriculture with an option for housing has been developed with two large dwellings. There is no development on any of the other zoned land.



10.2.5. A lot of land at the back of the road frontage has been developed as infill development and there has been considerable upgrading of property in the town centre, which has been designated as an Architectural Conservation Area (ACA) in the County Development Plan 2003 (as varied). Over the past 6 years, there has been a significant amount of construction of Council housing in the town centre.

10.2.6. The area around the Abbey and the Estuary has been well developed for community use, with playground equipment, walkways and public toilets. This is linked to the walkway to Courtmacsherry

along the old railway line. Other community services are provided in the form of a cemetery, church, squash court and a community hall. The tourist attraction of the Abbey and the Estuary is presently being marred by the smell of effluent in the river opposite the Abbey.

10.3 OUTLINE PROPOSALS

Population Growth

10.3.1. The population increased between 1996 and 2002 by a total of 30 households (or 5.7%) in the Timoleague DED, according to the 2002 population census. The actual urban population has grown from 285 in 1996 to 323 in 2002, giving a growth rate of 13.3%.

Overall zoning approach

10.3.2. The zoning provisions of the plan recognise the potential for growth in the future. If the necessary infrastructure (mainly sewerage) was implemented and there was a general clean up of the estuary, there may be an increase in demand for the town as a prominent tourism destination and there will be an opportunity to develop the town further.

10.3.3. It will be important to provide the necessary balance between the need for housing expansion and the need to preserve the natural beauty of the coastline and immediate surrounds, including the village.

10.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

10.4.1. The specific residential zoning objectives for Timoleague are based on the need to retain existing residential zonings as well as providing additional areas for local housing as set out in the following table. No residential development should take place until an adequate sewerage system for the whole town is implemented.

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development with tree planting on western boundary in a scenic landscape area subject to the availability of adequate sewage treatment.	1.1

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-02	Low density residential development in a scenic landscape area subject to the availability of adequate sewage treatment.	1.7
R-03	Low density residential development in a scenic landscape area subject to the availability of adequate sewage treatment.	2.5
R-04	Medium density residential development with option for holiday home complex subject to the availability of adequate sewage treatment.	3.5

Industrial Areas

10.4.2. There is one site suitable for agro-industrial development either as an extension to the current use or something similar to create employment.

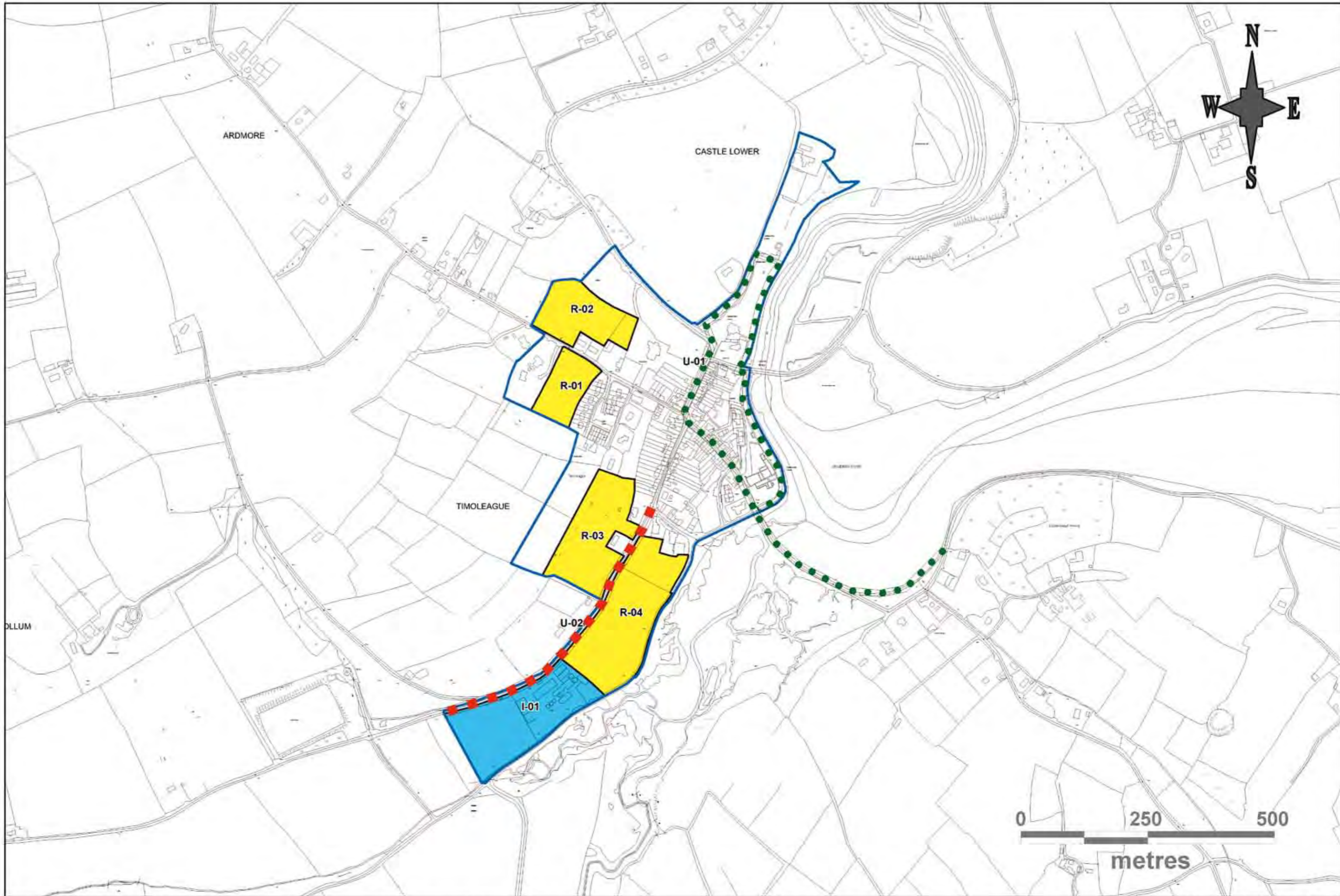
Objective No.	Specific Zoning Objective	Approx. Area (Ha)
I-01	Small/medium scale industrial development.	3.2

Utilities and Infrastructure

10.4.3. The most important proposal is the need for a new sewage treatment works to cover both Timoleague and Courtmacsherry. Without this improvement, very little residential development should take place. There is also a need for a re-inforcement of the walkway around the town and protected structures (Abbey and Castle and Timoleague House) and the connection to the Seven Heads Walk through Courtmacsherry. The regional road between Timoleague and Bandon (R602) needs to be upgraded. There is a need for improvements to the car parking in the village.

10.4.4. The specific utilities and infrastructure zoning objectives for Timoleague are set out in the following table:-

Objective No.	Specific Zoning Objective	Approx Area (Ha)
U-01	Walkway between the Abbey and Timoleague House.	-
U-02	Road improvement as main access road into Timoleague from Clonakilty	-



11 Union Hall

11.1 SETTLEMENT IN CONTEXT

11.1.1. Union Hall is a relatively small village located on the western shore of Glandore Bay and is part of three small villages that are within a 5 km radius of each other around the bay; namely Glandore, Leap and Union Hall. They all feed off each other and have distinctive functions.

11.1.2. The village has been developed around a road junction between the road to the Skibbereen Road (N71) in the west, the road to Glandore and Leap to the north and the road to Castletownshend to the south (scenic route no. A100). There is no direct access onto a regional road and there is no public transport to the settlement. All roads meet in the town centre which is close to the causeway with the bay waters of Glandore Bay, giving an attractive townscape.



11.1.3. The town centre has developed along these three routes and has a number of commercial and residential uses (retail, pubs, post office) in an attractive setting. The village extends to the east towards Keelbeg, which has a recently constructed pier for the fishing industry. The pier has a slipway and jetty for the fishing trawlers as well as cold rooms for fish storage. The 1996 Development Plan made provision for the development of a marina to the west of the pier, but this has not been developed. There is good shelter behind the pier but some

additional land will have to be reclaimed and land will be required for onshore facilities such as a club house, toilets, parking etc.

11.1.4. The village has well developed sports fields (GAA) and club house with children's playing fields on the western approach road to Castletownshend. There is a community hall, church (RPS No. 783), rowing school clubhouse on the quayside and primary school out of the village core on the Castletownshend Road. The community are in need of a Heritage Centre and Tourist Office.

11.1.5. The main economic activity in the village revolves around the fishing industry and there are a number of fish processing centres and storage warehousing related to the industry, both in the village core and in Keelbeg. Some of the buildings at Keelbeg are in a poor state of repair.

11.1.6. There is a possible conflict between the port related uses associated with the pier activities and the need for residential land overlooking the scenic bay mouth and connecting bridge. The 1996 Development Plan zoned a piece of land to the west of the village for light industry including port related uses and this zoning has been carried forward in this plan. The land is westwards of the GAA sports field and opposite the church, posing a potential conflict in use.

11.1.7. The whole bay area around Union Hall is covered by a scenic landscape designation in the County Development Plan 2003 (as varied), even though there are a large number of housing developments overlooking the bay. There is a reasonable demand for housing in the village and the village has experienced a reasonable level of growth on some zoned land. Out of a total of 9ha of land zoned for housing in the previous plan, approximately 84% is undeveloped, mainly the land to the west of the village core.

11.1.8. Water for the village is provided as part of the regional water supply system from Leap and the main reservoir is located near Glandore in an elevated position. There have been some shortages experienced in the height of summer. The sewerage system has spare capacity since the recent construction of a large septic tank and outfall into the sea west of Keelbeg. Storm water drainage is generally acceptable but there have been some drainage problems immediately west of the town centre between the two main roads out of the village. Although the road network through the village is generally acceptable, the access road to Keelbeg is poor and with heavy vehicle use along the existing road, there is a need for upgrading this road. The proposed road between the roads to Castletownshend and Skibbereen on the western side of the village was never built, but there is still a priority for the provision of a relief road, particularly if the land zoned for residential use is developed.



11.1.9. The development boundary of Union Hall has not been a constraint on development in the periphery of the village because there is a strong control over development in terms of the scenic landscape area around the hills overlooking the bay. The peninsula of Glandore Bay to the east of Keelbeg is well protected against development, well wooded and should remain undeveloped.

11.1.10. The land to the north and immediately west of the village is under pressure for development, in particular the land along the main access road to Leap and Glandore. It is important to protect this very scenic area at the head of the bay.

11.1.11. The land to the south of the village has a number of existing clusters of development at Clontaff and Carrigillihy Harbour and at Cooldurragh overlooking Lough Cluhir on both sides. There is a lot of holiday development around the southern resort of Squince Harbour. Most of the land between Carrigillihy and Squince is not designated as a Scenic Landscape Area and there is a lot of development located overlooking Squince harbour and Rabbit Island. Rineen and Castletownshend harbour are only 3km from Union Hall and are also under pressure for holiday housing. There is a need for very strict control of the green belt policies in this area as all the roads are designated as Scenic Routes (A100).

11.2 PLANNING CONSIDERATIONS

11.2.1. It is important to protect the green belt around the village, especially in the context of the scenic views and landscape around Glandore Bay. There is a need to extend the scenic landscape

designation between the Carrigillihy Harbour and Squince Harbour in order to control unnecessary development on the coastline.

11.2.2. The community have requested a new Heritage Centre and Tourist Office in the village centre. They want to see the improvement of the coastline and waste collection on the beach at Carrigillihy.



11.2.3. Although the existing sewerage system has spare capacity, the discharge of effluent into the bay near to the pier is of some concern in the medium term and needs to be addressed.

11.3 OUTLINE PROPOSALS

Population Growth

11.3.1. The population growth in the Myross DED during the intercensal period (1996-2002) has been 0.8% or equivalent to 10 persons. The exact population of the village has grown from 202 to 206, but there has been a higher growth of houses in the village than is mentioned in the census.

Overall zoning approach

11.3.2. The topographical constraints on the town’s growth will determine the future growth pattern in the town. It will be important to provide the necessary balance between the need for housing expansion and the need to preserve the natural beauty of the coastline and immediate surrounds.

11.3.3. There are a number of suitable sites for the consolidation of development in Union Hall that will allow for balanced, sustainable and responsive development.

11.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

11.4.1. The specific residential zoning objectives for Union Hall are set out in the following table:-

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development, suitable for permanent occupation, subject to the construction of the link road over the ridge and adequate storm water drainage.	6.9
R-02	Medium density residential development, suitable for permanent occupation, subject to the construction of the link road over the ridge and adequate storm water drainage.	3.0
R-03	Medium density frontage and terraced residential development for permanent occupation.	1.7
R-04	Low density residential development subject to adequate storm water drainage.	1.5

Industrial Areas

11.4.2. There is land zoned for light industry in Union Hall. There is a proposal to construct a marina next to the pier with associated onshore activities.

11.4.3. The specific industrial zoning objective for Union Hall is set out in the following table:-

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-01	Light industry	1.7

Special Zoning Objective

11.4.4. The special zoning objective for Union Hall is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
X-01	Construct a marina development in association with the pier and on shore developments.	-

Open Space

11.4.5. The existing open space provision in Union Hall is adequate and there are no proposals for additional open space at this stage.

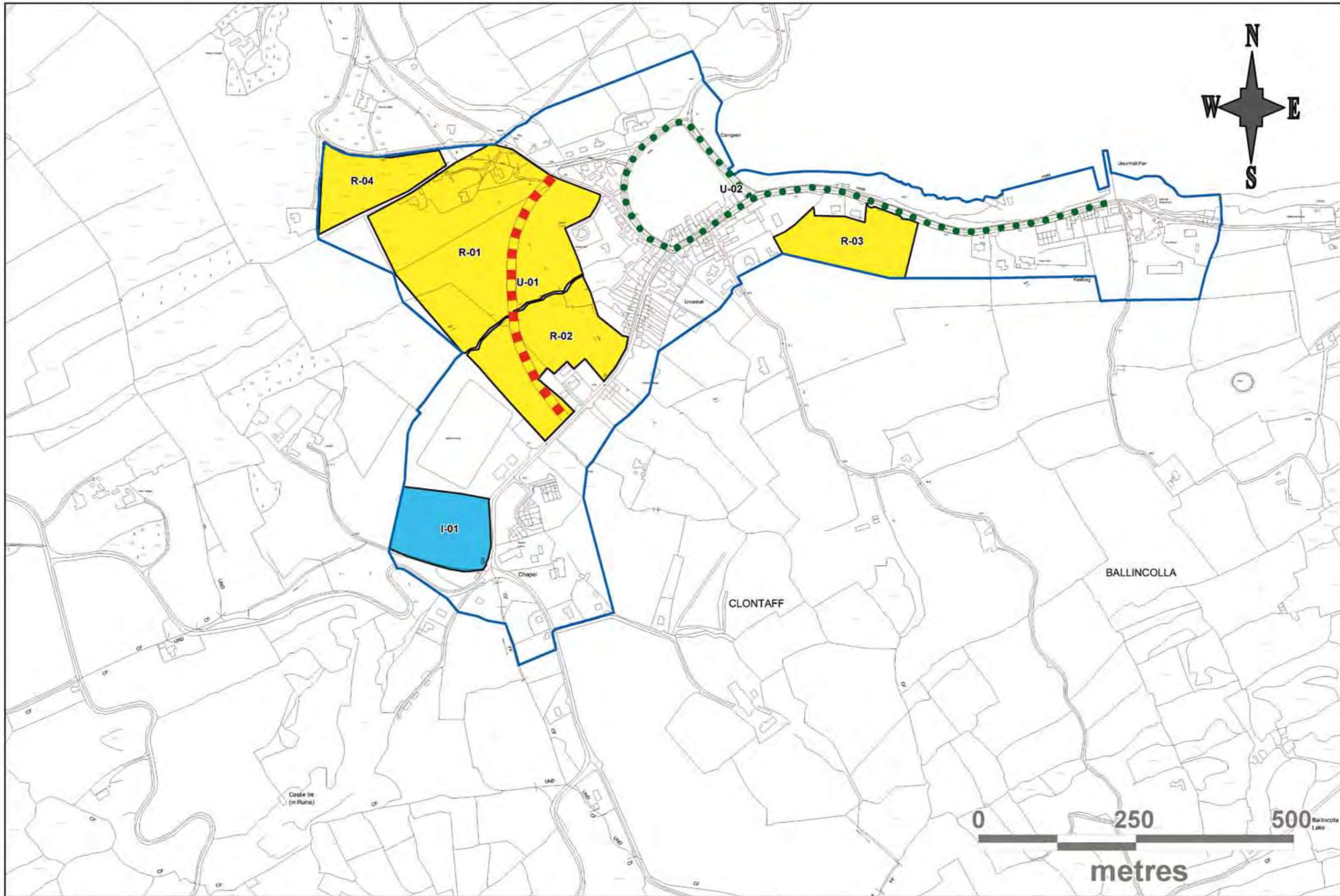
Community Facilities

11.4.6. The existing community facilities are considered to be adequate for the future development of the village.

Utilities and Infrastructure

11.4.7. The existing sewage treatment works needs to be improved to allow for a better quality of effluent discharge into the bay. The relief road through the new residential zone needs to be built and a scenic walkway needs to be encouraged from the causeway to Keelbeg, incorporating the marina development.








<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
U-01	Construction of the link road through R-01 and R-02 residential areas, subject to the adequate alignment over the ridge line between the two land parcels.	-
U-02	Up-grade the road and Scenic walkway around the causeway and to the Keelbeg pier.	-












Legend for Zoning Maps :

LAND USE CATEGORIES




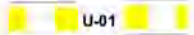
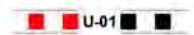


Established Areas

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

New Areas

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

OTHER SYMBOLS

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

VILLAGES

Ardfield

Ballynacarriga

Ballinascarthy

Ballingurteen

Butlerstown

Cappeen

Castletownkenneigh

Castletownshend

Clogagh

Drinagh

Glandore

Kilmichael

Lissavard

Rathbarry

Reenascreena

Ring

Rossmore

Shannonvale

Teerelton

12 Ardfield

12.1 SETTLEMENT IN CONTEXT

12.1.1. Ardfield is an elevated residential village located about 5 km south of Clonakilty, on the coastal road (scenic route) to Rathbarry. It has established itself as a prestigious residential address for the area and has developed around a triangle of roads with detached houses and bungalows at a relatively low density.

12.1.2. The village has a primary school, church, playing fields (GAA and tennis), a postal agency, convenience shop, pub, a small furniture factory and doctors surgery. The two apexes of the roads form focal points of the village; the northern apex has the church, primary school, playing fields and the southern apex has the shop, postal agency and other buildings (in disrepair), that could be used and upgraded for commercial purposes.

12.1.3. The development of housing and other uses has occurred mainly along both sides of the roads of the triangle, leaving a vacant portion of land in the centre of the triangle, which has potential for additional development of a higher density, effectively consolidating the village centre.

12.1.4. The surrounding lands are very popular for one-off housing due to their close proximity to the coastline, its picturesque setting and their proximity to the town of Clonakilty. There have been many new houses developed along the existing road network and there is a need to provide controls on further such development of houses in the future.

12.2 PLANNING CONSIDERATIONS

12.2.1. The 1996 Development Plan provided a development boundary incorporating about 32ha of land. It is estimated that approximately 50% of this land has been developed.

12.2.2. Water is supplied to the village from a group water scheme and is adequate. The sewerage system is a network of septic tanks that have limited area for adequate percolation due to the poor soil characteristics in the area. In addition, there is no nearby river large enough to take any discharge from a treatment works, if constructed.

12.2.3. The Council is negotiating the purchase of some land for housing to the west of the settlement.

12.2.4. There is an opportunity to consolidate the village by providing more in-depth development within the current boundary and provide a mix of house types to balance the emphasis on detached low density houses. There is also an opportunity for the intensification of development around the two major crossroads in the north and south of the village.

12.2.5. Specifically, an opportunity exists for the establishment of a commercail centre for the village (including shops and tourism uses) at the southern apex of the village by the redevelopment of the disused farm buildings and other surrounding land.

12.2.6. In addition, an opportunity exists for the upgrading of the junction in the north of the village and to encourage provision of frontage development to support different landuses and appropriate walkways.

12.3 OUTLINE PROPOSALS

Population Growth

12.3.1. There has been a significant growth in population (12%) and households (17%) in the Ardfield DED over the intercensal period (1996-2002). Both households (30) and population (66) have increased, indicating a growth in one-off houses in the countryside as well as the village. This is significantly different from some other parts of the Electoral Area where there has been an increase in the numbers of households but not population. It can only indicate that new families are moving into the area.

Overall zoning approach

12.3.2. The development boundary of the settlement has been extended to the west to incorporate the Council and other land, but more importantly, there is a need for the consolidation of the vacant land within the present boundary and encourage a mix of development opportunities in the village. There is also a need for a passageway (footpath) from the south east to the north west part of the village to allow for safer movement of children to and from school.

12.3.3. In order for the residential areas to be developed at higher densities, a sewage treatment works needs to be developed in the village. If this proves to be impossible, the development of low density self sewerred buildings only will be tolerated.

12.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

12.4.1. The specific residential zoning objectives for Ardfield are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Low density residential development, depending on availability of adequate sewerage system.	4.5
R-02	Low density residential development with provision of walkway to school depending on availability of sewerage system.	2.5

Educational, Institutional and Civic

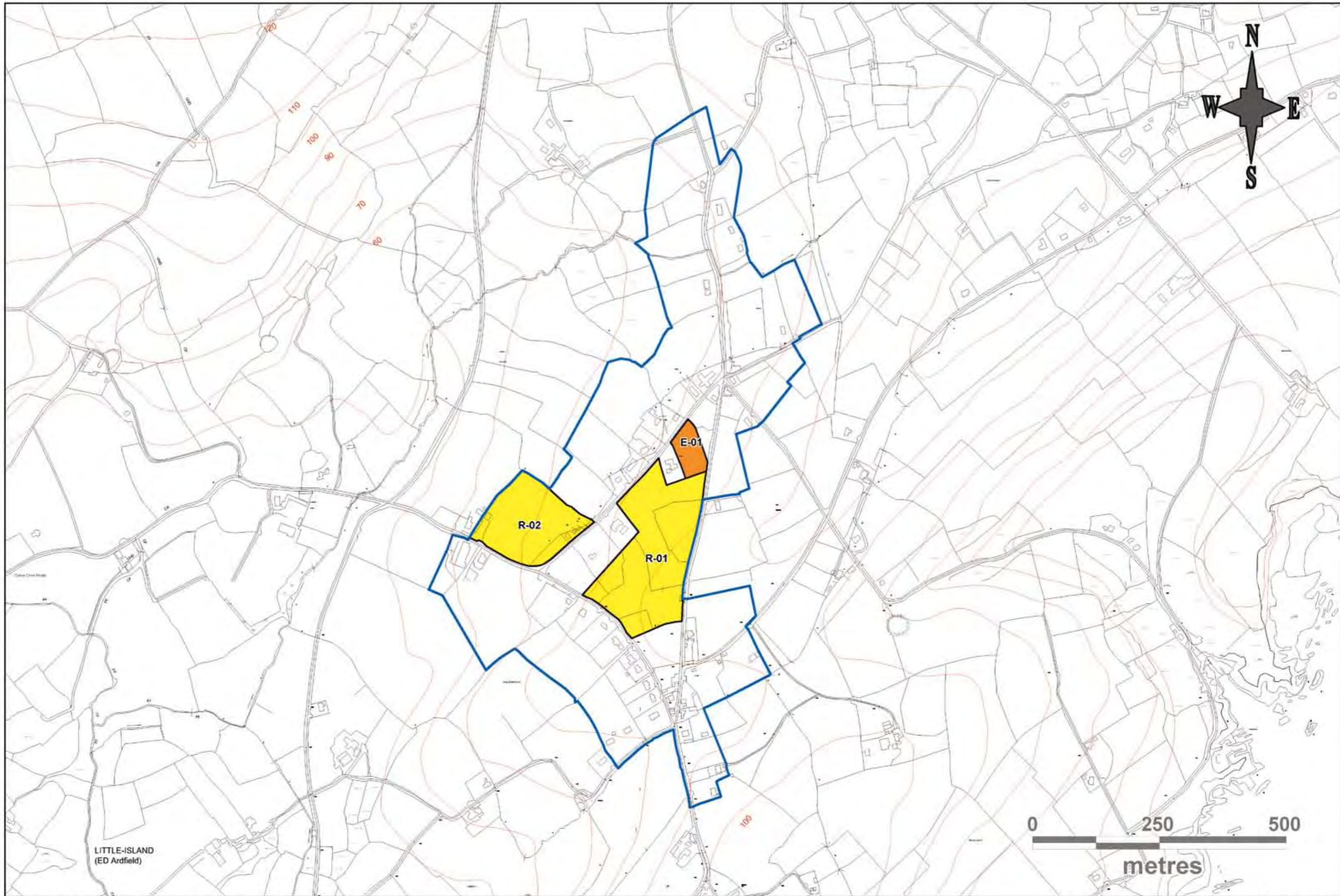
12.4.2. The specific educational, institutional and civic zoning objective for Ardfield is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
E-01	Proposed extension to national school. The land will be used for both additional school buildings and car parking.	0.5

Infrastructure, Open Space and Community Facilities

12.4.3. There is an urgent need for the establishment of a new sewerage system for the village in order to service the proposed residential zones (R-01 and R-02) as well as other areas within the development boundary. Without a sewerage system in place, there will be no extensions to the existing development boundary.

12.4.4. The existing provision of open space, recreation and community facilities is adequate. There is a need for improvement to the approach roads; additional footpaths, particularly to and from the national school and improved traffic calming measures at the main road junctions, including zebra crossings are necessary.



13 Ballynacarriga

13.1 SETTLEMENT IN CONTEXT

13.1.1. This village owes its existence to Ballynacarriga Castle, which is a protected structure. There is also the natural Ballinacarriga Lough close to the castle (RPS 688), which has an amenity value and needs protection as a natural amenity area.

13.1.2. The main area of development is centred around the cross roads, where there are two pubs (opposite each other), a few houses and a church up on the hill. The primary school is along the western road to the Lough. Non-farm economic activity nearby comprises a transport yard (0.5km) to the west. The village is just off the main regional road (R637) from Ballineen to Skibbereen.

13.1.3. Besides the castle structure and surrounds, the main feature of the area is the elevated land overlooking the lough. The road to the west of the cross has a number of bungalows along the road and similarly the road to the south has a number of bungalows overlooking the lough. There is adequate land for in-filling along these roads. Playing fields and a clubhouse (GAA) have been constructed to the north of the village crossroads.

13.1.4. Around the cross, there is some land to the north east of the castle that could be used for expansion of the village, but the land to the west is hilly and the land to the south east is rocky and would be difficult to develop. Land to the north of the cross, containing the castle and its surrounds is protected.

13.2 PLANNING CONSIDERATIONS AND PROPOSALS

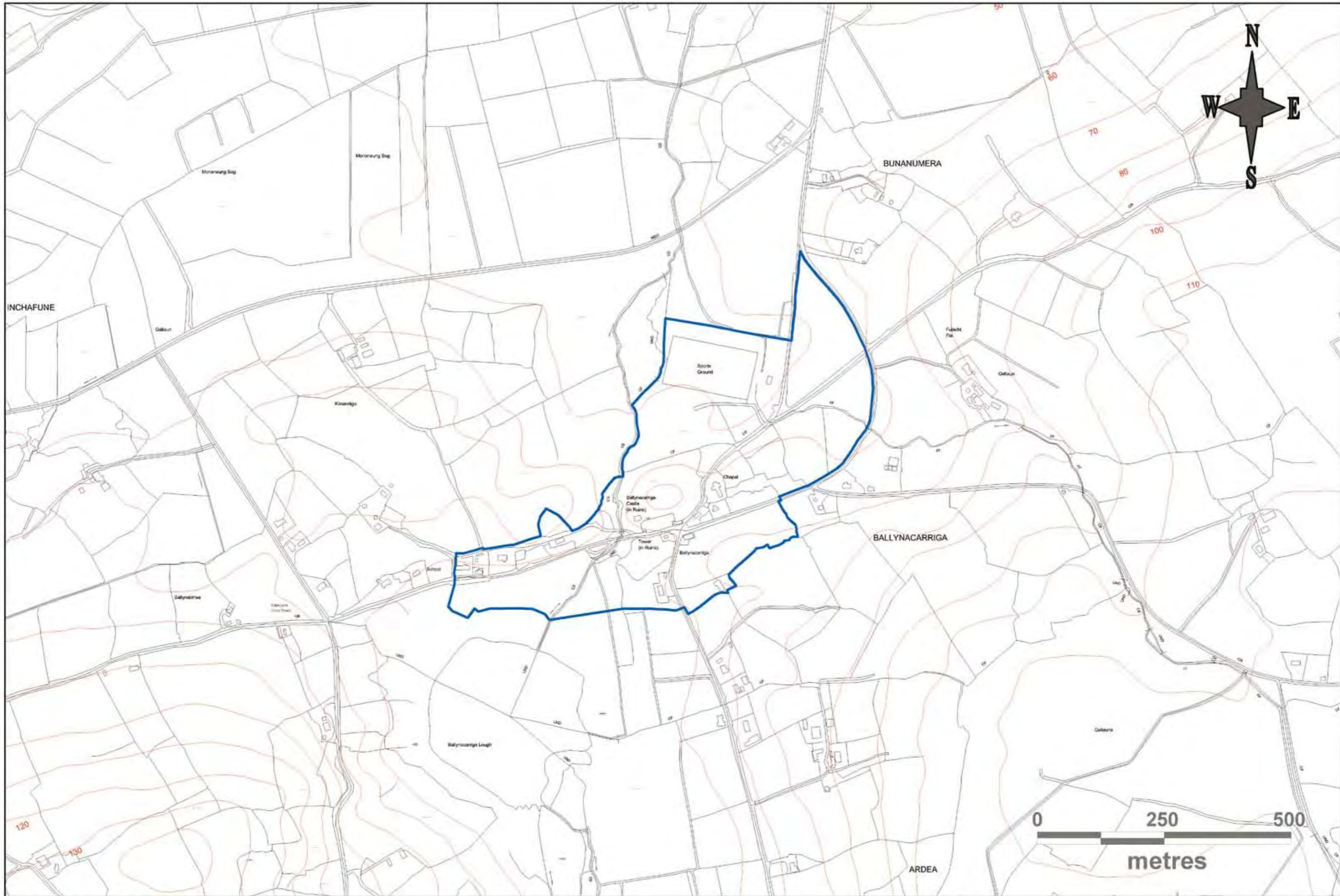
13.2.1. The village is on the boundary of the Ballymoney, Manch and Ballingurteen DED's all of which have shown a positive population and household growth rate in the intercensal period (1996-2002).

13.2.2. It should be noted that the biological quality of this section of the River Bandon currently fails to meet the standards set under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this unsatisfactory water quality be remedied by the end of the year 2007. Agriculture is also a pressure on the water quality of the River Bandon.

13.2.3. The village was not included in the 1996 Development Plan and therefore did not have a development boundary in that Plan.

Water supply is provided by a borewell and is considered to be poor. Septic tanks and soakaways are the only means of waste water disposal. All future development during the life time of this plan should be encouraged within those areas identified as suitable for development and should be low density development on private boreholes and septic tanks.

Objective No.	<u>General Zoning Objective</u>
GEN-01	Within the development boundary of Ballynacarriga, it is a specific objective to preserve the amenity areas of the Castle demense and the land surrounding the north of the Lough. It is also important to protect the wooded ridge to the south of the main cross roads from development but encourage development along the road to the school and between the roads to the GAA fields and transport depot in the east, behind the church. Some development can be encouraged along the road to Clonakilty to the south of the cross roads. All development should be of single dwellings with individual water supplies and septic tanks (or other sewerage treatment facilities) to the satisfaction of the local area engineer.



14 Ballinascarthy

14.1 SETTLEMENT IN CONTEXT

14.1.1. Ballinascarthy is the birthplace of Henry Ford and there is a pub and memorial named after him in the village. The village is located on the N71, approximately 5km north of Clonakilty and is a cross roads of minor roads leading to the east (Clogagh and Timoleague) and to the west (Lyre and Rossmore). It was a railway station on the old West Cork railroad and much of the existing settlement is intact to the east of the N71, which unfortunately bisects the village.

14.1.2. The majority of the 1996 Development Plan zoning was on the western side of the N71, although there is considerable development on the eastern side of the main road (a co-operative store, a second hand store, a pub, petrol station, timber manufacturer and a number of houses). There are also about 10 heavy vehicles (trailers and buses) parked in this village causing a bit of an eyesore and environmental problems.

14.1.3. The western part of the village contains the main residential component of old terrace houses, new terraces and new bungalows. It also has a pub, a shop, a vehicle sales and repair centre. Six new houses (bungalows) have been built along the road to Enniskeane on zoned land, but the majority of the zoned land has not been developed.

14.1.4. There is pressure for one-off houses on the periphery of the village along the approach roads. The normal considerations in respect of the control of ribbon development, as contained in the County Development Plan 2003 (as varied), shall apply.

14.2 PLANNING CONSIDERATIONS

14.2.1. The current village is disjointed and needs consolidation. Vacant land exists in close proximity to the cross roads on both sides of the main road.

14.2.2. The water supply to the village is from the Clonakilty Regional Water Supply Scheme and the sewerage is through septic tanks. There is very little chance in the near future for a new sewerage works and any future development should be of small scale and a sufficient low density to take septic tanks.

14.2.3. It should be noted that the biological quality of this section of the River Owenkeagh currently fails to meet the standards set under

the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this unsatisfactory water quality be remedied by the end of the year 2007. Agriculture is also a pressure on the water quality of the River Owenkeagh.

14.2.4. The 1996 Development Plan zoned a total of 12ha of land within the development boundary and it has been estimated that about 70% remains undeveloped.

14.2.5. There is limited development potential in the village with the opportunity for relatively small in-filling of new development to the west. Development should be restricted to the east of the national road.



14.3 OUTLINE PROPOSALS

Population Growth

14.3.1. The population growth in the Kilmaloda West DED during the intercensal period (1996-2002) has been 20% or equivalent to an increase of 35 persons and a small increase in the number of households (10). Most of this population increase has probably been in the rural areas surrounding the village.

Overall Zoning Approach

14.3.2. The development boundary of the 1996 development plan has been extended to include the portion of land on the eastern side of the national road.

14.4 SPECIFIC ZONING OBJECTIVES

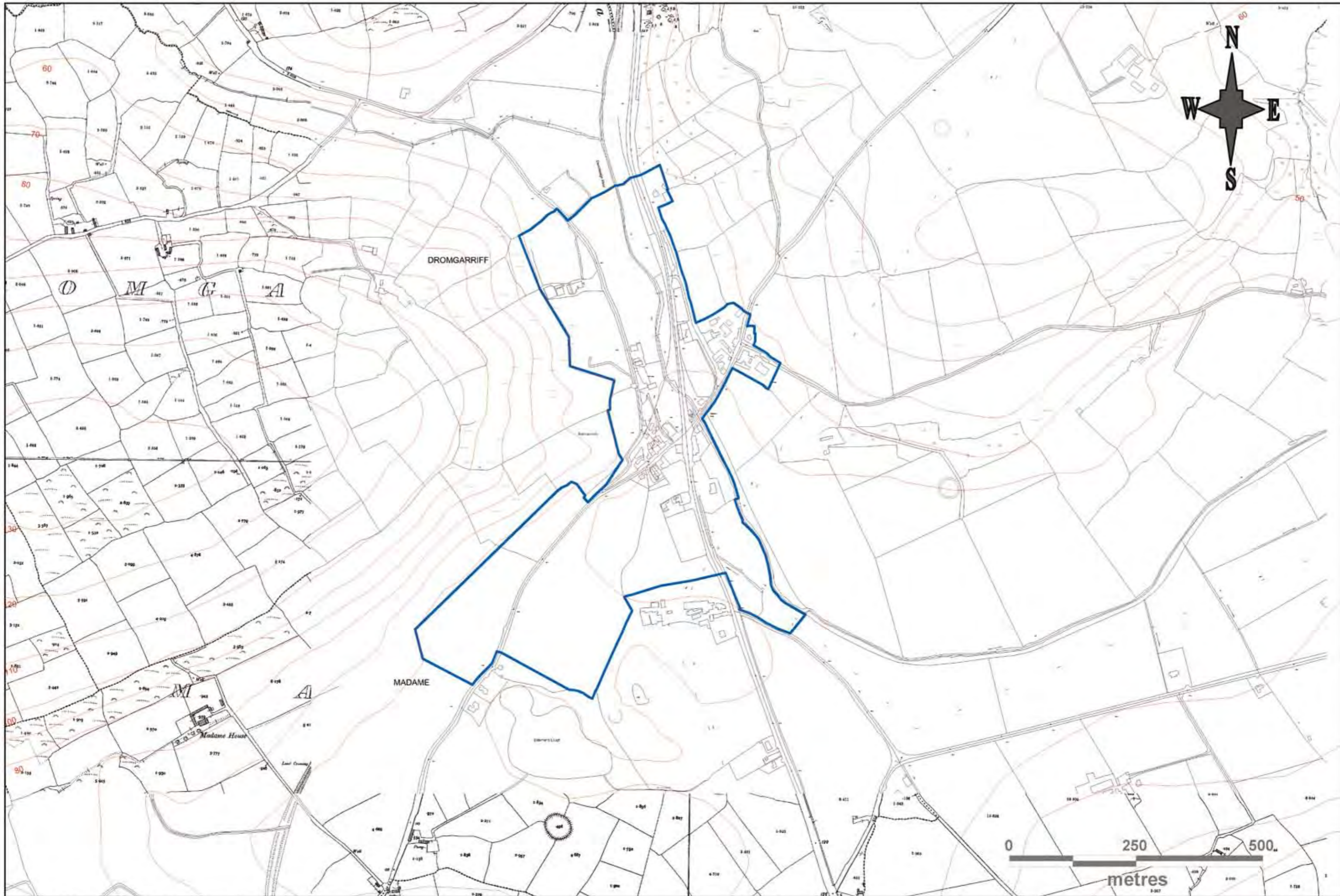
General Objective

14.4.1. The general zoning objective for Ballinascarthy is set out in the following table:-

Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Ballinascarthy, it is an objective to encourage development to be compatible with existing development, and in particular, to be consistent with the vernacular architecture and scale of the village. All new development should be low density connected to the existing water supply and provide individual sewerage treatment facilities to the satisfaction of the area engineer. Priority should be given to development on the western side of the national road (N71).

Infrastructure, Open Space and Community Facilities

14.4.2. The existing infrastructure, open space and community facilities are considered to be adequate for the future development of the village. Although the village has been included in the West Cork Water Needs Assessment Report for 2004, it is highly unlikely that the settlement will receive any funding for water services (in particularly sewage treatment) in the lifetime of this plan. It should be noted that phosphate levels are an issue in the receiving waters for this settlement. The quality of the receiving waters will have to be improved within the life time of this plan.



15 Ballingurteen

15.1 SETTLEMENT IN CONTEXT

15.1.1. Ballingurteen is a small village, located on the main regional road (R599) between Dunmanway and Clonakilty, not far from Rossmore village and Ballinacarriga village. It has a fairly well established village core of three pubs, a Garda Station and a terrace of five houses. There is a new terrace of five houses being constructed on the northern side of the road.

15.1.2. The main non-farming economic activities in the area are an operational quarry to the east (0.5km) and a transport operator to the south (1km). As a cross roads on a major regional link road with operational economic activities, the village has potential for growth.

15.1.3. The population growth in the Ballingurteen DED during the intercensal period (1996-2002) has been only 1.6% or equivalent to an increase of 8 persons. However, there has been a larger increase in the number of households (22) created during the same period. Most of this population increase has probably been in the rural areas surrounding the village.

15.2 PLANNING CONSIDERATIONS AND PROPOSALS

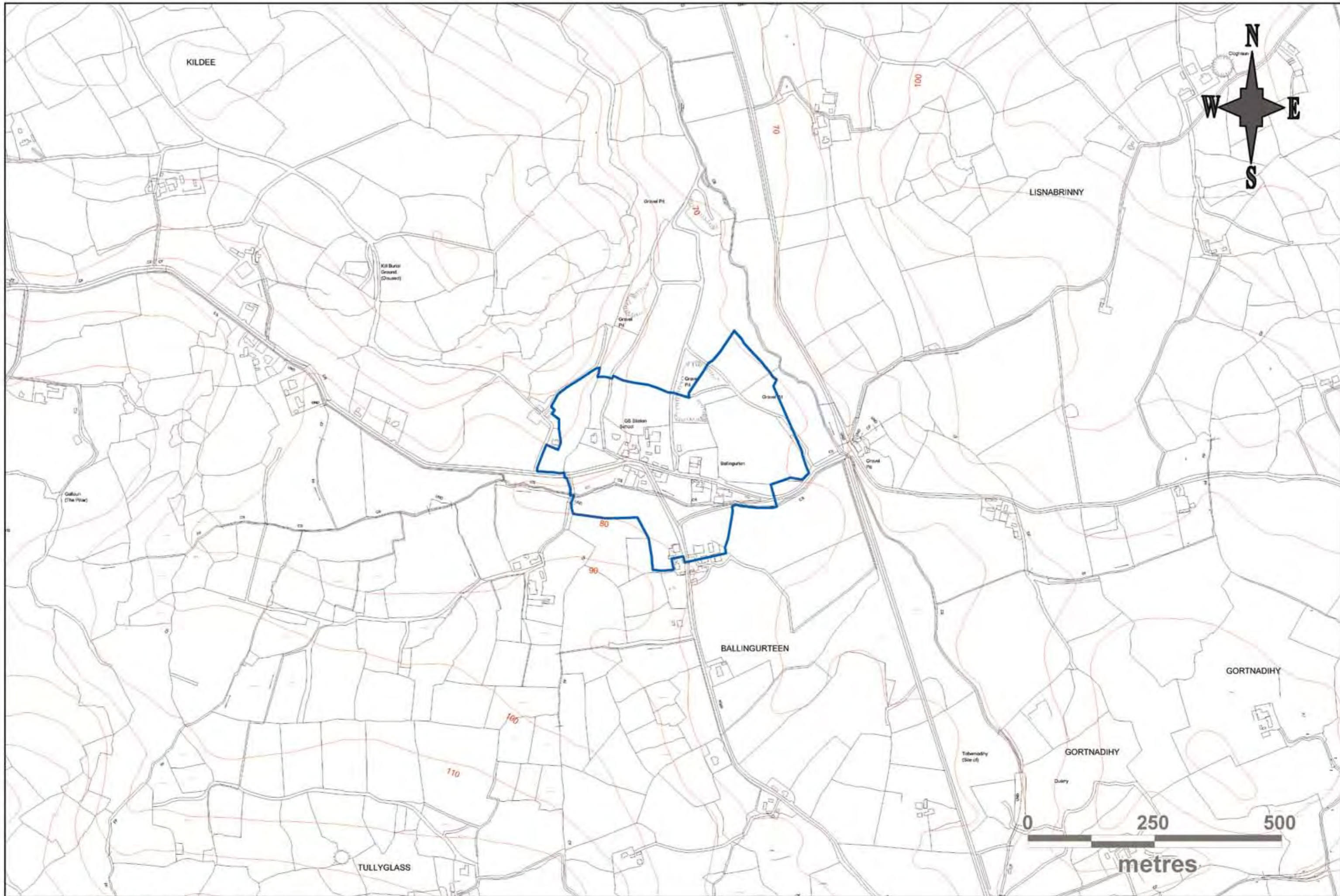
15.2.1. The village was not included in the 1996 Development Plan and therefore did not have a development boundary. In order to provide an opportunity to encourage orderly development in the village in the future, a new development boundary has been provided showing the limits to the area for development.

15.2.2. Water services are provided from a private group water scheme and sewerage is by individual septic tanks. There are no community facilities in this village and if there is to be growth, there may be a need for some playing fields and a community hall, although this may be covered by the community hall at Rossmore.

15.2.3. It should be noted that the biological quality of this section of the River Bandon currently fails to meet the standards set under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this unsatisfactory water quality be remedied by the end of the year 2007. Agriculture is also a pressure on the water quality of the River Bandon.

15.2.4. Some renovation work to the existing buildings has taken place in addition to new construction. There are certain lands close to the village core that are vacant and are suitable for development. The 30 mph limit is a good indication of any potential development boundary or stop lines.

Objective No.	<u>General Zoning Objective</u>
GEN-01	Within the development boundary of Ballingurteen, it is an objective to encourage development to be compatible with existing development, and in particular, to be consistent with the vernacular architecture and scale of the village. All new development should be low density subject to proper planning and sustainable development, connected to the existing water supply and provide individual sewerage treatment facilities to the satisfaction of the area engineer.



16 Butlerstown

16.1 SETTLEMENT IN CONTEXT

16.1.1. Butlerstown is located 3.5km south of Courtmacsherry on the scenic route to Clonakilty. It is a central point for services in the largely rural area surrounded by agricultural production and tourism. As an old established village, there are a number of terraces of housing along the main street, which also has the old school buildings (now a community hall), a few pubs and a convenience shop.

16.1.2. The village is orientated east-west and there are a number of good views of the sea from the village. It is also important to consider the village in the context of the Barryroe Co-operative in Lislevane (approximately 1.5km to the north west), which is a similar sized village with a creamery, large supermarket, shops and housing.



16.2 PLANNING CONSIDERATIONS AND PROPOSALS

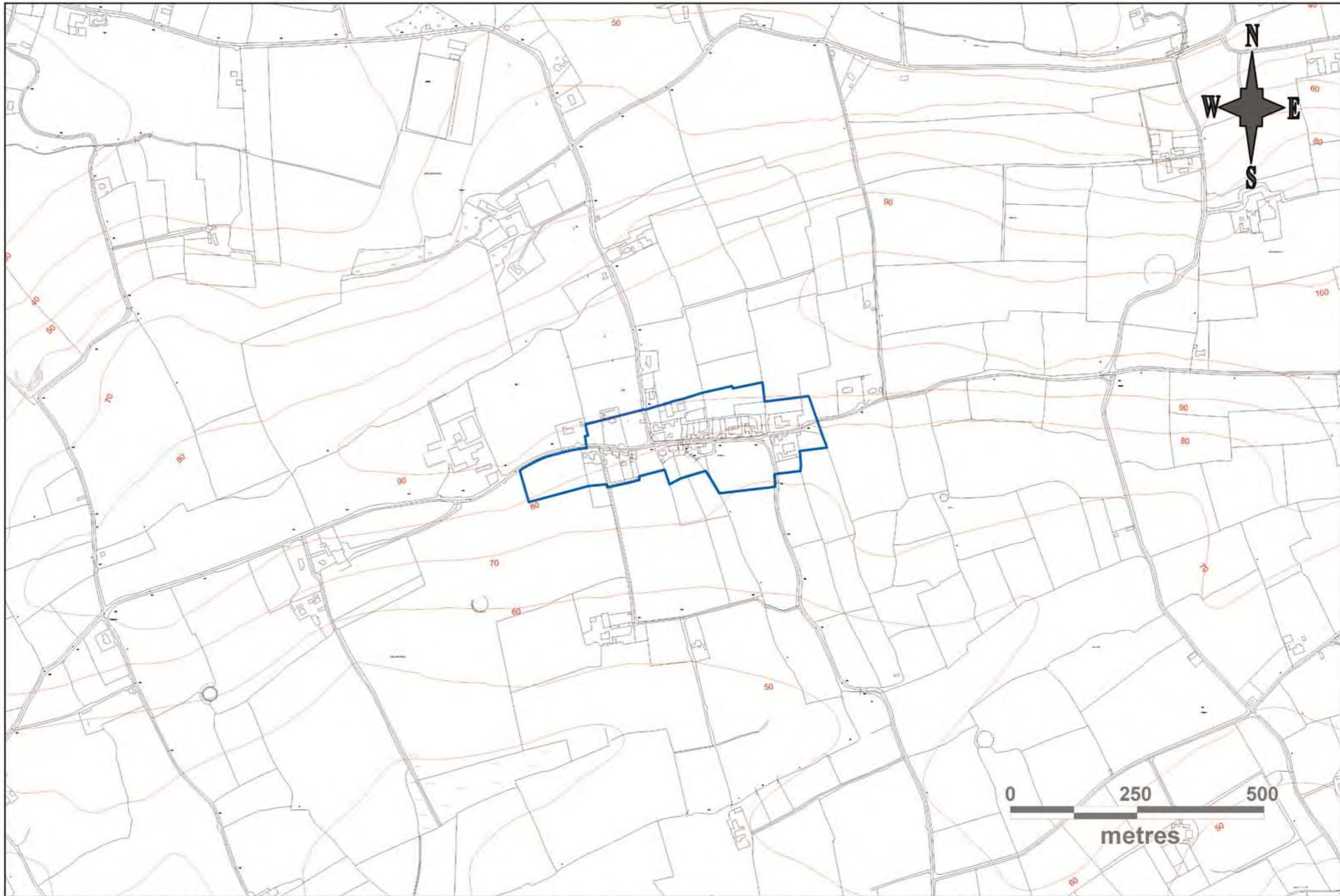
16.2.1. There was a significant increase in the population (15%) and households (16%) of the Butlerstown DED between the 1996 and 2002 population census. The majority of these households have been created in the surrounding rural lands, indicating a fairly large level of development interest in the area.

16.2.2. Water services are provided from the Meelmane Group Water Supply scheme, which has adequate capacity for future expansion. Sewerage is by individual septic tanks. There is additional land to the south and east of the village for expansion of new frontage housing on individual septic tanks. The areas to the north and west are suitable for low density housing.

16.2.3. Although the village has been included in the West Cork Water Needs Assessment Report for 2004, it is highly unlikely that the settlement will receive any funding for water services (in particularly sewage treatment) in the lifetime of this plan.

16.2.4. The village was not included in the 1996 Development Plan but a new development boundary has been provided to guide development in accordance with the general objective below.

Objective No.	<u>General Zoning Objective</u>
GEN-01	Within the development boundary of Butlerstown, it is an objective to encourage frontage development to be compatible with existing development. Any further development on the vacant lands immediately south of the main road will be discouraged in order to protect the views of the village. All new development should be low density subject to proper planning and sustainable development, connected to the existing water supply and provide its own sewerage treatment facilities to the satisfaction of the area engineer.



17 Cappeen

17.1 SETTLEMENT IN CONTEXT

17.1.1. The settlement is located on the main regional road from Crookstown to Bantry (R585) and is at the crossroads with minor roads to Teerelton to the north (5km) and Castletownkenneigh to the south (3km).

17.1.2. The main non-farm economic activity is the animal foods processing/distributors next to the petrol station at the crossroads. There are also a relatively new terrace of 5 no. Council houses and a pub and shop (with postal agency) all located on the northern side of the main road. There is a primary school on the other side of the road and an industrial warehousing area west of the crossroads.



17.2 PLANNING CONSIDERATIONS AND PROPOSALS

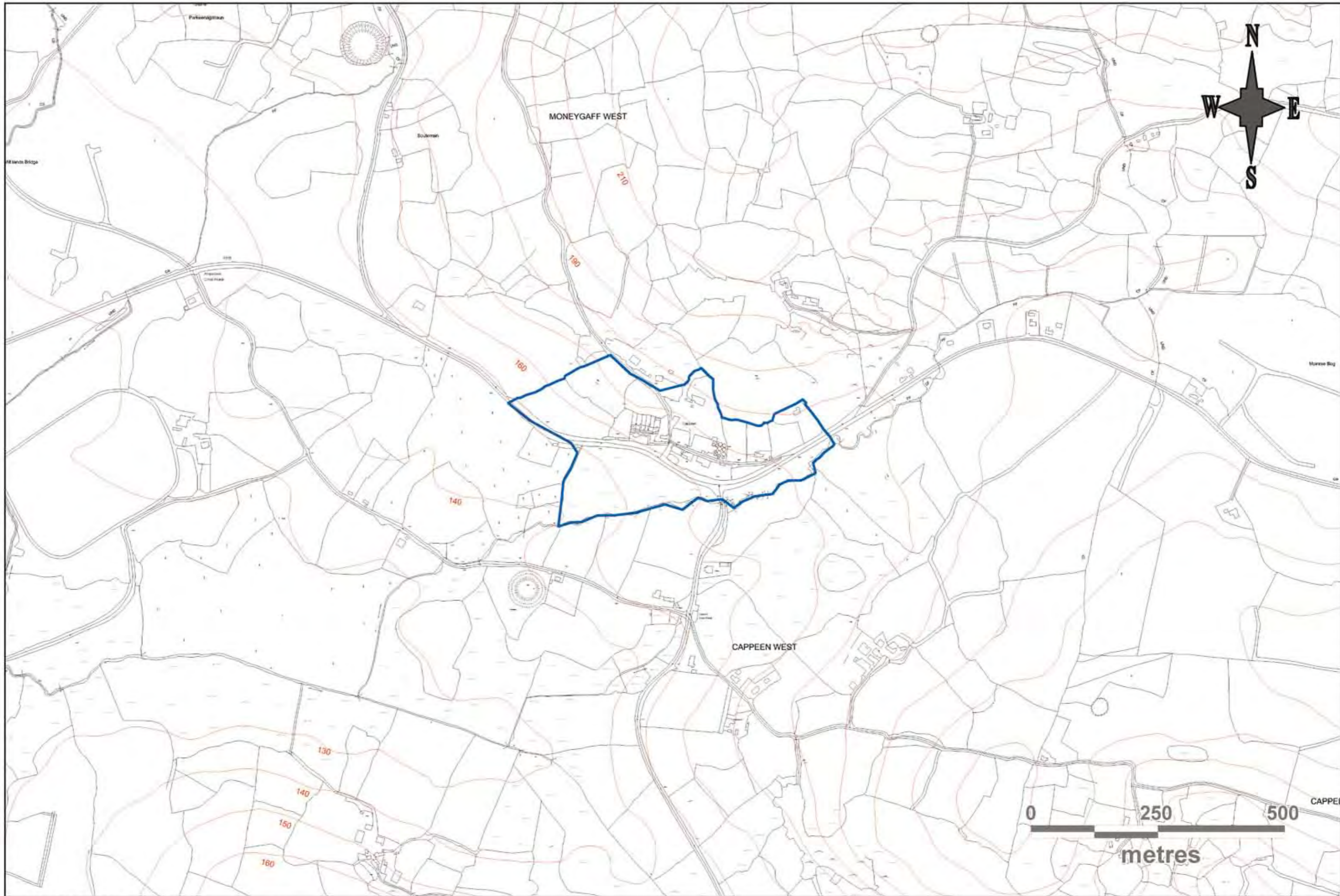
17.2.1. There has been a small growth in population (2.2%) in the Carrigboy DED between the 1996 and 2002 population census.

17.2.2. Water is supplied by a small Council borehole and sewage disposal is through septic tanks. There is a need for the borehole to be enlarged if new development is to take place.

17.2.3. It should be noted that the biological quality of this section of the River Blackwater currently meets the standards set under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this good water quality be maintained.

17.2.4. The village was not included in the 1996 Development Plan but in this plan it has a new development boundary. The location of the primary school is to the south of the main road and most other activities are north of the main road. For the safety of children, it will be necessary to provide a footpath from the petrol station to the primary school. Any future development should be encouraged to be implemented to the north of the main road and at a low density, on individual septic tanks. Particular care should be taken of the extent of the percolation areas for septic tanks.

Objective No.	<u>General Zoning Objective</u>
GEN-01	Within the development boundary of Cappeen, it is an objective to promote development on the north side of the main regional road and encourage the construction of the footpath to the primary school in the south. All development should be low density subject to proper planning and sustainable development, connected to the existing water supply and provide individual sewerage treatment facilities to the satisfaction of the area engineer.



18 Castletownkenneigh

18.1 SETTLEMENT IN CONTEXT

18.1.1. The village is located 4km north of Ballineen / Enniskeane just off the regional road (R588) to Cappeen. It does not have a bus service but provides a local service function for a largely rural agricultural hinterland and is in a prominent position with nice views looking south.

18.1.2. Existing development comprises the primary school, pub, church, a few terraced houses and a few new detached dwellings around a crossroads. The village has a playing centre for table tennis, which has countywide significance, and a small dirt track for vehicle racing.

18.2 PLANNING CONSIDERATIONS AND PROPOSALS

18.2.1. There has been a loss in population (-2.5%) in the Kinneigh DED between the 1996 and 2002 population census. Despite this, there seems to be a lot of interest in development to the south and north of the village. The land surrounding the crossroads is suitable for low density development on septic tanks.

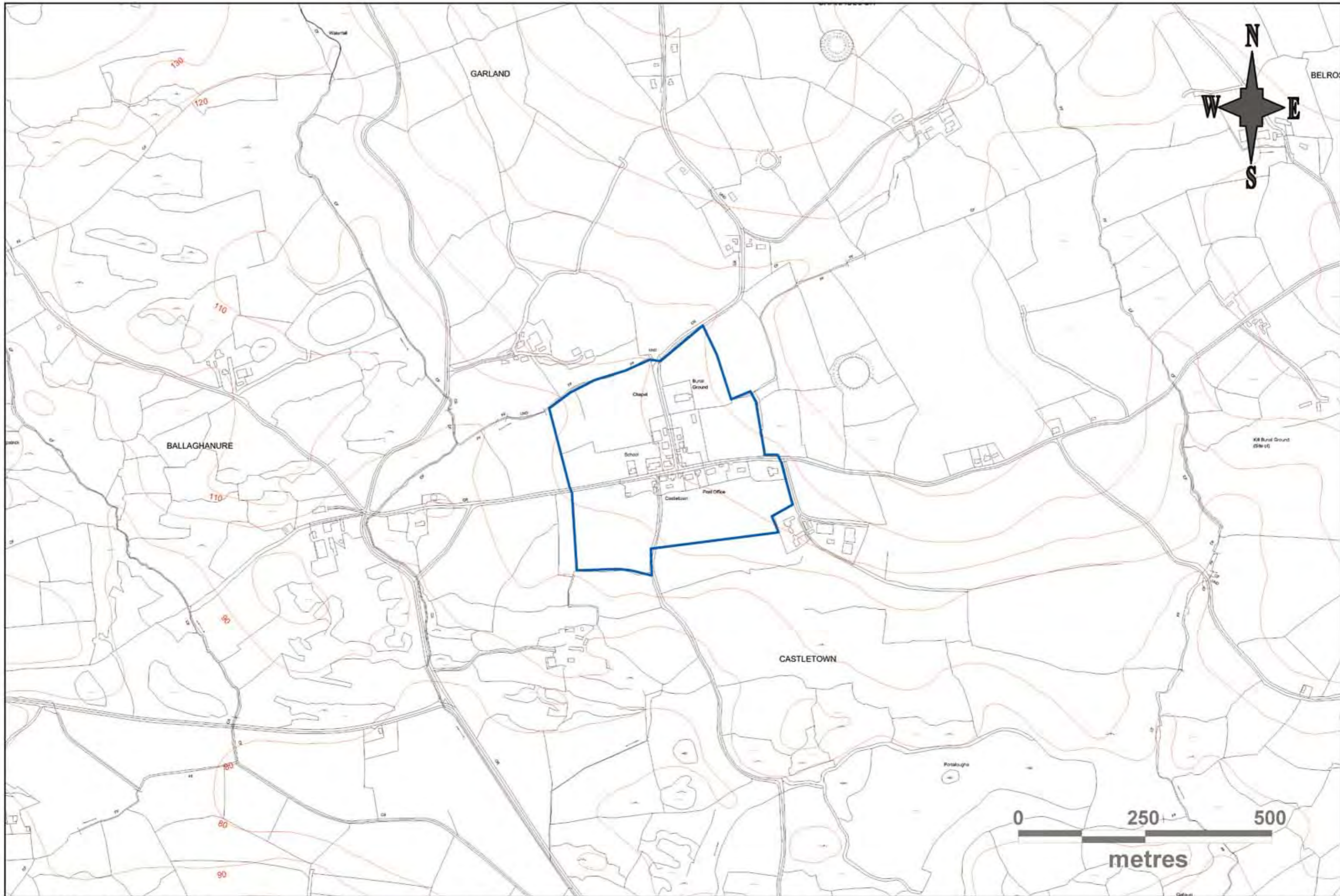
18.2.2. Water is supplied by a small Council borehole and pump, located in the centre of the village. Sewage disposal is through septic tanks. There is a problem of seepage into the borehole from the septic tanks of the houses along the road. There is a need for the borehole to be relocated and enlarged if new development is to take place.

18.2.3. It should be noted that the biological quality of this section of the River Bandon currently meets the standards set under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this good water quality be maintained.

18.2.4. The village was not included in the 1996 Development Plan but in this plan it now has a development boundary. In order to provide an opportunity to encourage orderly development in the village in the future, new development should be encouraged near to the crossroads along the main roads. Individual dwellings on septic tanks will be encouraged. Funding for any public sewage treatment will probably not be provided during the lifetime of this plan.

Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Castletownkenneigh, it is an objective to encourage development to be compatible with existing development, and in particular, to be consistent with the vernacular architecture and scale of the village. All new development should be low density, subject to proper planning and sustainable development, connected to the existing water supply and provide individual sewerage treatment facilities to the satisfaction of the area engineer.





19 Castletownshend

19.1 SETTLEMENT IN CONTEXT

19.1.1. Castletownshend is situated about 9km south east of Skibbereen on the R595 which leads to the Castlehaven Estuary. Its location at the end of an access road off the regional road, results in no through traffic and the village is very quiet, although in the summer, it is a significant holiday destination.

19.1.2. This settlement is a picturesque village in a very protected bay suitable for boating. The buildings in this village are old and are architecturally protected by designation as an Architectural Conservation Area in the County Development Plan 2003 (as varied). The harbour is mainly used by leisure craft for moorings but there is an element of fishing. Most of the settlement has very good tree coverage and this needs to be preserved in future.

19.1.3. The town centre is a long steep road full of period residences largely upgraded recently and a number presently undergoing renovation. Strict controls on any new development or façade alterations will be necessary to ensure the maintenance of the villages streetscape. The castle and church are major land marks and these buildings are just some of the structures in the village listed in the Record of Protected Structures.



19.1.4. Existing development consists of a primary school, church, playing field, Garda Station, corner shop, petrol pumps and permanent housing. There is no post office, supermarket, bank, chemist or public transport.

19.1.5. Land zoned in the 1996 Development Plan (8.5 ha) has been taken up in two locations, where construction is underway, namely The Lawns housing development. The land to the west along the Tragumna road is still undeveloped although there are a number of one-off houses located within the housing zone.

19.1.6. There is pressure for one-off houses on the periphery of the village along the approach roads, at least one of which is a designated scenic route in the County Development Plan 2003 (as varied). In particular, ribbon development has taken place on the periphery of the town along the Tragumna road to the west and near Rineen at the head of the estuary. There is also pressure for development at Reen pier on the other side of the estuary. Most of the land along the coast is designated scenic landscape.

19.2 PLANNING CONSIDERATIONS

19.2.1. The water supply to the village is from the Baltimore Regional Water Supply Scheme and there are a number of storage reservoirs. Although the supply is limited, there is no immediate problem. The majority of the village is sewered through the sewer pipe that runs the length of the main street and discharges into the harbour. The new housing development, The Lawns, has its own treatment works which have a large percolation area to the east of the development.

19.2.2. The 1996 Development Plan zoned a total of 8.5ha of land for a range of housing from very low density to high density holiday housing development. Most of the land has now been developed since the 1996 Plan.

19.2.3. There is limited development potential in the village although there is opportunity for continued upgrading and renovation of the existing housing stock and for relatively small in-filling for new development. The settlement has an attractive setting and is located in an enclosed environment with moderate opportunity for expansion.

19.3 OUTLINE PROPOSALS

Population Growth

19.3.1. The population growth in the Castlehaven North DED during the intercensal period (1996-2002) has been 2.3% or equivalent to an increase of 16 persons and there has been a small increased in the

number of households. The actual village population has increased from 141 in 1996 to 157 in 2002. This indicates that development in the village and hinterland has been relatively quiet.



19.4 OVERALL ZONING APPROACH

19.4.1. Although there is local resistance to the further development of Castletownshend and there is limited serviced land available for development, the development of The Lawns has resulted in a type of development of holiday homes that are unique to the area and there is an operating dedicated sewage treatment works in place. The settlement is designated a proposed Natural Heritage Area (NHA –84).

19.4.2. The area of land immediately south of the main road between the road and the sea is undeveloped. No development on this land should be provided until an adequate sewerage system is put in place for the village. This land should be reserved for a potential future mixed density residential development of a suitable layout and design and therefore no development would be allowed on the land until the sewerage system is improved for the whole village.

19.5 SPECIFIC ZONING OBJECTIVES

Residential Areas

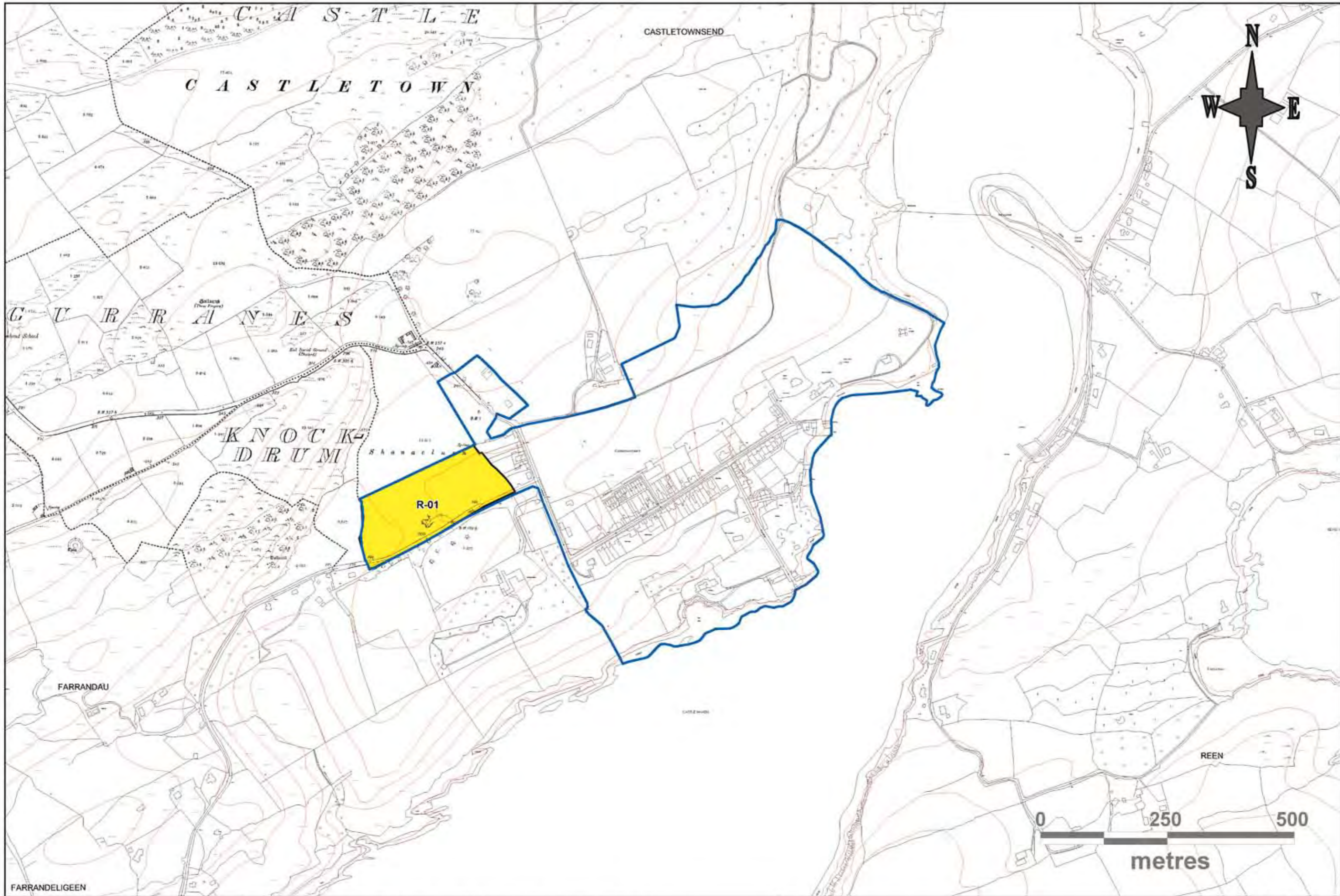
19.5.1. The specific residential zoning objective for Castletownshend is set out in the following table:-

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx. Area (Ha)</i>
R-01	Low density residential development, for permanent occupation.	3.7

Infrastructure, Open Space and Community Facilities

19.5.2. There is a need for the existing trees and open space to be preserved along the coastline. The harbour and pier need further work done to improve access and safety. The existing community facilities are considered to be inadequate for the future development of the village. There is an urgent need to improve the sewerage system in the village.

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx. Area (Ha)</i>
O-01	Protect the existing trees along the coastline and in particular, around the Church and Castle and through the Mall to the coastguard station slip.	-



20 Clogagh

20.1 SETTLEMENT IN CONTEXT

20.1.1. Clogagh is a small village on the secondary road between Ballinascarthy and Timoleague. It has a primary school, a church, a pub and a few houses, some of which have recently been constructed. There is planning permission for an additional 6 no. detached houses on the north western boundary of the village nuclei.



20.1.2. Water supplies are from a group water scheme and sewerage is through septic tanks.

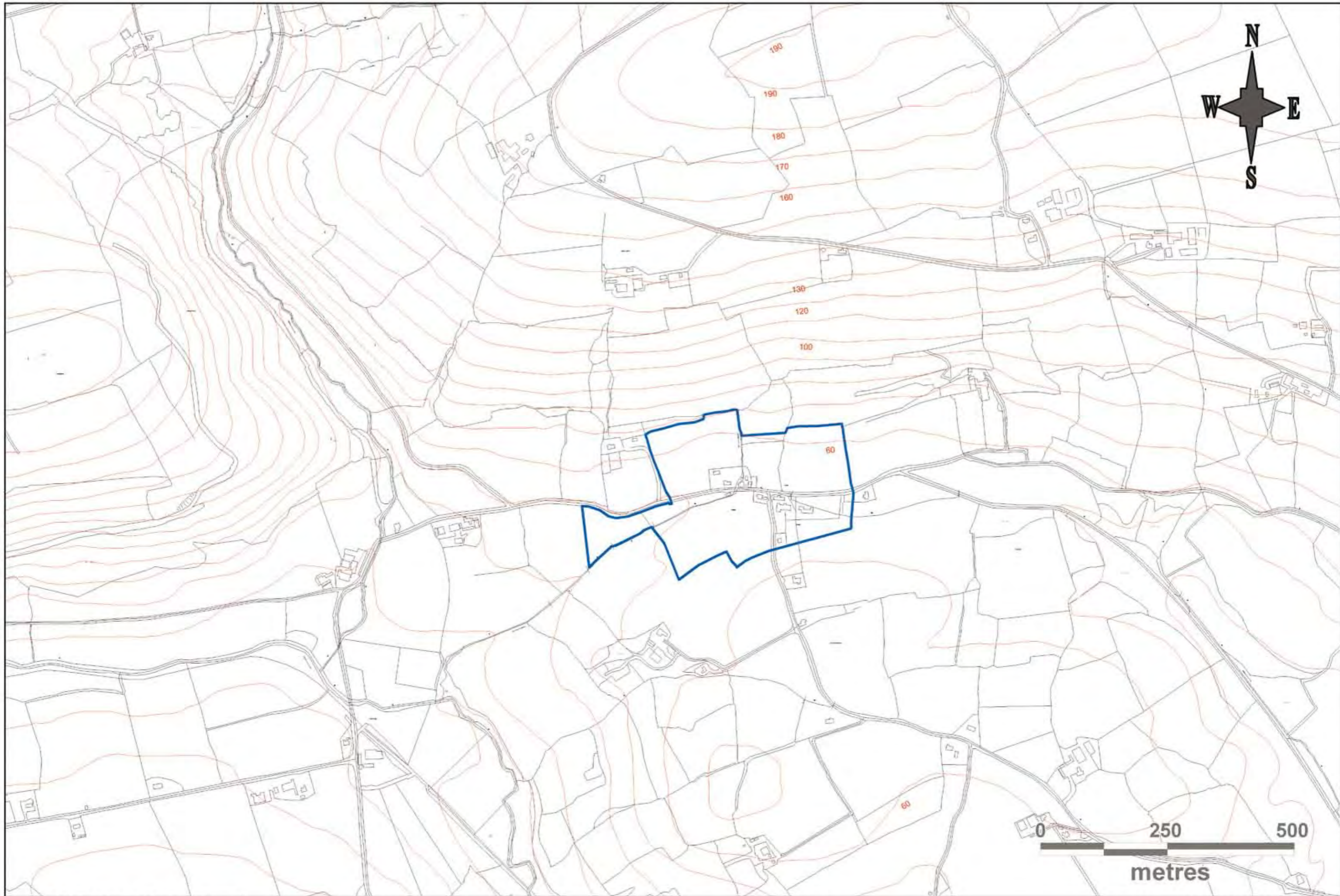
20.1.3. The hinterland is mostly rural farmland in the Owenkeagh River valley. The village and hinterland is contained in the Kilmaloda East DED and this has shown a relatively high growth in population (8.5%) and households (10%) over the intercensal period 1996-2002.

20.2 PLANNING CONSIDERATIONS AND PROPOSALS

20.2.1. The village was not included in the 1996 development plan and therefore in this plan it has a new development boundary. In order to provide an opportunity to encourage orderly development in the village in the future, new development should be encouraged near the

crossroads. It is anticipated that all future development will be low density on individual septic tanks and should respect the vernacular architecture of the area and the relevant scale of the village.

Objective No.	<u>General Zoning Objective</u>
GEN-01	Within the development boundary of Clogagh, it is an objective to encourage development to be compatible with existing development, and in particular, to be consistent with the vernacular architecture and scale of the village. All new development should be low density, subject to proper planning and sustainable development, connected to the existing water supply and provide individual sewerage treatment facilities to the satisfaction of the area engineer.



21 Drinagh

21.1 SETTLEMENT IN CONTEXT

21.1.1. Drinagh is a small village in the heartland of West Cork, approximately 7km from Drimoleague and 14 km from Skibbereen along the R637. It is reasonably accessible to Clonakilty and Dunmanway.

21.1.2. The village is a support settlement for the employment base of the Creamery and Drinagh Co-op, located on the western edge of the village. The village is very linear in configuration with the main commercial development on the eastern edge, being the primary school, post office, church, shops and the industrial development (Creamery and Co-op), Funeral Home and Garda Station) on the western edge. Most of the land between the two development nodes has been developed for low density single houses along the northern roadside. There is a good view of the surrounding terrain looking south.

21.1.3. Recently the Co-op has expanded southward and presently spans the main road through Drinagh. The development at the Co-op has a sewage treatment works, which may have spare capacity for expansion of the village, which is currently served by septic tanks. The engineering department of the Council will investigate the possible connection of the village to the existing treatment works. The water reservoir in nearby Curraghally Lake, about 3km to the east of Drinagh, has sufficient water supply capacity for the foreseeable future.

21.1.4. The development of housing around the village has been concentrated along the approach roads (R637) and on other minor roads. The village is located in the Saivnose River valley and is surrounded by a number of large hills to the north-east and south-east.

21.2 PLANNING CONSIDERATIONS

21.2.1. The water supply to the village is from the Curraghally Lake and is considered to be adequate for expansion in the future. The sewage from the existing development is disposed of by way of septic tanks, but the Co-op has its own sewerage scheme in the south-west of the village. There is an opportunity for this scheme to be connected to the existing settlement and upgraded into a full Council scheme. The Electoral area strategy encourages the development of those villages that have spare capacity for infrastructural services. Obviously, this opportunity for development needs to be in the context of its scenic landscape qualities.

21.2.2. It should be noted that the biological quality of this section of the River Saivnose currently meets the standards set under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this good water quality be maintained.

21.2.3. The majority of the development in the village is on the north side of the regional road and it makes good planning sense to retain development on the north side of the main road. This structure of the village should be maintained and consolidated between the two hubs.

21.2.4. The development of housing around the village has been concentrated along the approach roads (R637) and at the Minanes Crossroads to the west of the village. Some potential exists for limited expansion of the crossroads area for development.

21.3 OUTLINE PROPOSALS

Population Growth

21.3.1. The population growth in the Drinagh DED during the intercensal period (1996-2002) has been – 4.6% or equivalent to a decrease of 10 persons, even though there has been a small increase in the number of households. This indicates that the village and hinterland has been relatively stagnant during the national boom period. The area is considered to be particularly vulnerable to population decline and priority should be given to encouraging development of low density housing in the village, as an alternative to one-off houses in the countryside.

Overall Zoning Approach

21.3.2. If the sewage treatment works of the Co-op is taken over and upgraded by the Council, there may be a need for additional land to be zoned over and above the land that was not developed from the 1996 Development Plan. For this reason, additional land has been provided for development.

21.3.3. In general, the village needs to be contained within the defined development boundary as in-filling. There are a number of land parcels that are zoned for housing.

21.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

21.4.1. The specific residential zoning objectives for Drinagh are set out in the following table and follow the need for sufficient land to cater for the future growth of the village during the life time of this plan:-

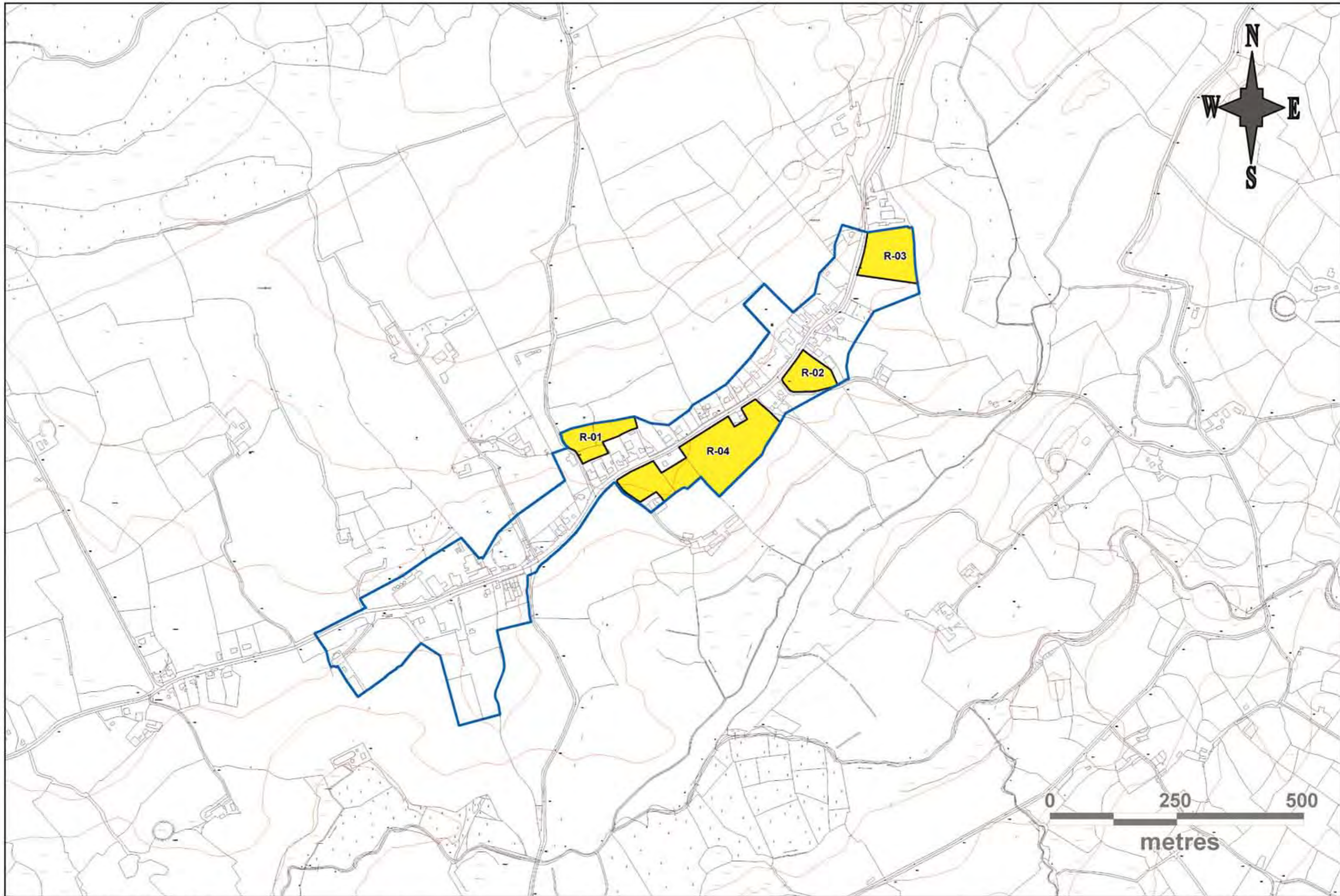
Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Low density residential development, for permanent occupation, depending on the availability of adequate sewage treatment	0.7
R-02	Medium density frontage residential development, for permanent occupation, depending on the availability of adequate sewage treatment .	0.6
R-03	Medium density residential development for permanent occupation depending on the availability of adequate sewage treatment.	1.1
R-04	Possible very low density residential development for permanent occupation on septic tanks.	2.6

Industrial Areas, Open Space and Community Facilities

21.4.2. There is no need for additional land for industrial development. There is no special open space requirement in Drinagh at this stage. The existing community facilities are considered to be adequate for the future development of the village.

Utilities and Infrastructure

21.4.3. The existing sewage treatment works for the creamery may be capable of taking in sewage from the village development.



22 Glandore

22.1 SETTLEMENT IN CONTEXT

22.1.1. This settlement is a prestigious up market residential area within a high quality environment on the northern coastline of Glandore Bay, nearly opposite to Union Hall and close to Leap on the N71 main access road between Clonakilty (7km) and Skibbereen (11km). The main function of the settlement has been as a holiday centre with prestigious housing areas, holiday homes and leisure activities (mainly yachting in a picturesque and sheltered harbour).

22.1.2. The village has very few basic facilities because it is close to the other villages of Union Hall and Leap. There are only a couple of pubs and a church in the village and no basic commercial or community uses. The scenic coastline has a number of picnic areas and public toilets and the harbour has a slipway for the considerable boating activity in the summer months.



22.1.3. The settlement is dispersed with old established demesne type housing on the western approach road from Leap and the road down along the coastline to the east of the village centre. Both roads are Scenic Routes (A96) and the entire area is covered by Scenic Landscape designation, as set out in the County Development Plan 2003 (as varied). A large area of land on the eastern side of Glandore was zoned in the 1996 Development Plan and this has been developed with a mixture of up-market detached housing and a

terrace of housing. There is no direct access onto a regional road and there is no public transport to the settlement.

22.1.4. Water for the village is provided as part of the regional water supply system from Leap and the main reservoir is located near Glandore in an elevated position. There have been some shortages experienced in the height of summer. The sewerage system is a simple pumping station and septic tank that discharges into the bay from a position near the public open space and public toilets.

22.1.5. Storm water drainage is generally acceptable and although the road network through the village is also generally acceptable, there is a poor access road to the western residential areas and there is a need for upgrading. Parking facilities are limited and incapable of meeting the high demands during the summer. There is a topographical constraint to any further development of additional roadways and parking areas.

22.1.6. There was no development boundary shown in the 1996 Development Plan but because the land is topographically unsuitable for development, it had been zoned for agriculture and forestry and given a Scenic Landscape designation.

22.1.7. The land on either side of the village is covered by a Scenic Landscape designation and Scenic Route designation as per the County Development Plan 2003 (as varied), yet there are a large number of rural houses located in clusters at Knockardene, Goleen Bridge and on the head of the peninsula around Goats Head. There is a need for stronger control over construction of second homes in these scenic areas using the County Development Plan Objective SPL 2-9 and the restrictions deriving from the Scenic Landscape and Scenic Routes classification.

22.2 PLANNING CONSIDERATIONS

22.2.1. During the local area plan process some areas were identified as areas under pressure for development :

- An area that extends around an old church and cemetery in the north western area of the village, with poor access and limited opportunity to receive services.
- An area extending along the back road to Leap. This road has a number of single detached dwellings and would only tolerate low density housing development. There is a demand for a boating clubhouse and shop in the vicinity of the slipway and harbour area.

- Extensions to the area zoned for development in the eastern portion of the village.
- An extension to land that has already been zoned and un-developed in the north of Glandore.

22.2.2. Approximately 8.25 ha were zoned in the 1996 Development Plan and almost half of this land has been developed. There is about 4-5 ha available for new development. There is a scenic sensitivity to increasing this amount of land.



22.3 OUTLINE PROPOSALS

Population Growth

22.3.1. The population growth in the Myross DED during the intercensal period (1996-2002) has been 0.8% or equivalent to 10 persons. The exact population of the village has not been enumerated in the census, but there has been a higher growth of houses in the village than is mentioned in the census. There is a case to be made for a marginal increase in the amount of additional land zoned over and above the land that was not developed from the 1996 Development Plan.

22.4 OVERALL ZONING APPROACH

22.4.1. The topographical constraint on the town's growth will determine the future growth patterns in the town. It will be important to provide the necessary balance between the need for

housing expansion and the need to preserve the natural beauty of the coastline and immediate surrounds.

22.4.2. There are a number of suitable sites for the consolidation of development in Glandore that will allow for balanced, sustainable and responsive development within a newly defined development boundary.

22.5 SPECIFIC ZONING OBJECTIVES

Residential Areas

22.5.1. The specific residential zoning objectives for Glandore are set out in the following table:-

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Low and medium density residential development for permanent occupation subject to satisfactory sanitation arrangements.	3.2
R-02	Low density residential development for permanent occupation.	1.6
R-03	Medium density residential development for permanent occupation, subject to satisfactory sanitation arrangements.	1.9
R-04	Low density residential development for permanent occupation.	2.4

Special Zoning Objective

22.5.2. There is a perceived need for a Clubhouse for the sailing club and a small convenience outlet to support the clubhouse. A site for this exists along the loop road to Leap, 100 metres north-east of the harbour. This use would be best zoned as a mixed land use Special Zone.

22.5.3. The special zoning objective for Glandore is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
X-01	Sailing Clubhouse and convenience retail outlet.	0.3

Industrial Areas

22.5.4. There is no land zoned for industry in Glandore as it is a tourist centre in a particularly spectacular scenic area.

Open Space, Sports, Recreation and Amenity

22.5.5. There is a need for existing woodland to be preserved on the hillside around Glandore to maintain the scenic beauty of the area. The specific open space, sports, recreation and amenity zoning objective for Glandore is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Protect woodland along the coastline to retain the scenic character of the area and in particular the area around the castle, church and Glandore House	3.8

Community Facilities

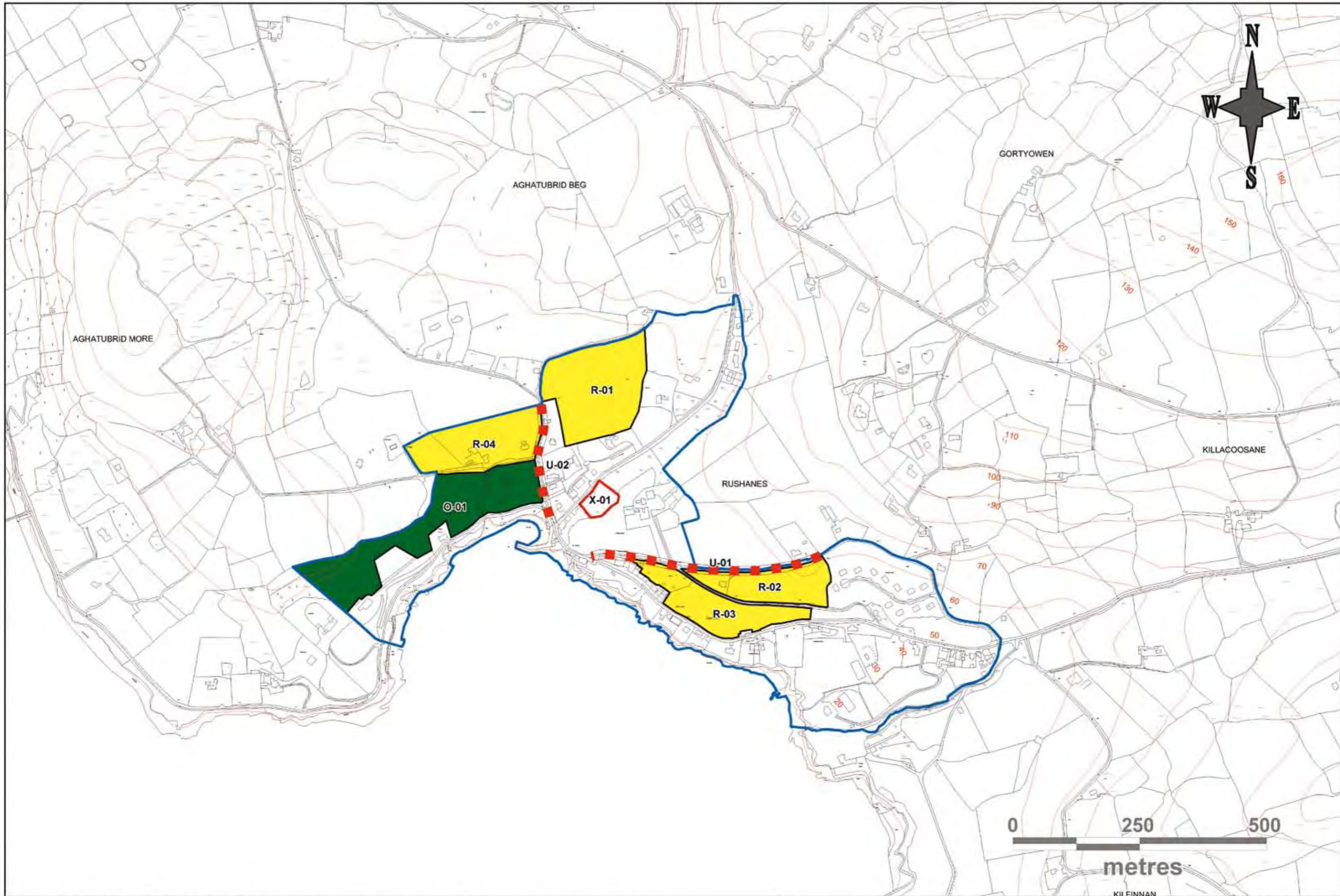
22.5.6. The existing community facilities are considered to be adequate for the future development of the village.

Utilities and Infrastructure

22.5.7. The roads to the new residential zones needs to be up graded.

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Upgrade the road to the residential estate (R-02)	
U-02	Upgrade the road to the residential estate (R-01)	



23 Kilmichael

23.1 SETTLEMENT IN CONTEXT

23.1.1. The village is located in the most northerly part of the Electoral Area on a crossroads between the regional road (R587) from Macroom to Dunmanway and a secondary road from Teerelton, which is about 3km to the east of this village.

23.1.2. The village has a petrol pump, a pub (including a post office and a shop that has recently been renovated) and permanent low density housing all on the western side of the main road. The primary school is located about 200 metres to the west of the village core and is well supported by the rural community and is being expanded. A church is located about 1km to the northeast of the village.

23.1.3. The village has a perennial stream passing through it on the eastern side of the main road that feeds into the River Lee and it has a particularly attractive setting and vegetation that need preservation.



23.2 PLANNING CONSIDERATIONS AND PROPOSALS

23.2.1. Kilmichael is part of the Teerelton DED which has had reasonable growth in population (9.6%) between the 1996 and 2002

population census. There has also been substantial growth in the number of households (18%) during the same period.

23.2.2. There would seem to be some interest in development of the village in particular on the eastern side of the main road.

23.2.3. Water supply and sewage treatment has been privately developed by residents but there is potential for the construction of a small treatment works using the perennial stream for discharge. The village is in need of a footpath to serve the school and the access road to the school needs to be moved from the pub to a safe position in the south west.

23.2.4. It should be noted that the biological quality of this section of the River Lee currently fails to meet the standards set under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this unsatisfactory water quality be remedied by the end of the year 2007. Agriculture is also a pressure on the water quality of the River Lee.

23.2.5. The village was not included in the 1996 Development Plan and therefore did not have a development boundary. In order to provide an opportunity to encourage orderly development in the village in the future, a new development boundary has been identified and new development should be concentrated within the limits of the traffic safety zones (30mph) and this development boundary. All development should be low density with individual water supplies and septic tanks.

Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Kilmichael, it is an objective to encourage development to be compatible with existing development, and in particular, to be consistent with the vernacular architecture and scale of the village. All new development should be low density, subject to proper planning and sustainable development, connected to the existing water supply and provide individual sewerage treatment facilities to the satisfaction of the area engineer.



24 Lissavard

24.1 SETTLEMENT IN CONTEXT

24.1.1. Lissavard is located on the national road (N71) between Clonakilty and Skibbereen, approximately 3 km west of Clonakilty. The settlement is split by the national road, with the north side containing most of the commercial activity and the south side containing mostly the residential and educational components.

24.1.2. The village has a number of facilities ranging from a primary school, church, community hall, playing fields, convenience shop, pub, petrol station, small scale industrial workshops and distribution depot and permanent housing, predominantly in the form of low density detached dwellings.

24.1.3. The Lissavard Co-operative (distribution depot and creamery) is located some short distance to the west of the village centre and provides a lot of the employment opportunities for residents. The area north of Lissavard village is well developed as a creamery, Co-operative store, and other ancillary buildings. The area surrounding this complex offers further potential as a location for the development of additional small to medium sized industrial / commercial units.

24.1.4. There is pressure for one-off houses on the periphery of the village along the national road to Clonakilty and nearby Rosscarberry, as well as the minor roads to the north (Rossmore) and south to Ardfield.



24.2 PLANNING CONSIDERATIONS

24.2.1. The current village is divided into two parts by the national road and this has some disadvantages to future development because there is no access permitted off the main road as it passes through the village. There is a proposal (carried forward from the 1996 Development Plan) for a by-pass to the north of the existing development. If this was built, it would liberate the land presently divided by the national road and consolidate the village.

24.2.2. The water supply to the village is from the Clonakilty Group Water Scheme and existing development is served by individual septic tanks. There is very little chance in the near future for a new sewerage works because there is no satisfactory discharge opportunity into any nearby perennial watercourse. Therefore, any future development should be of small scale and a sufficiently low density to take septic tanks.

24.2.3. It should be noted that the biological quality of this section of the River Ownahinchy currently meets the standards set under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this good water quality be maintained.

24.2.4. The 1996 Development Plan provided a large area within the development boundary. There is no need for this large development boundary, in particular in the south, west and east as they only cover agricultural lands and farmhouses. It has been estimated that 60% of the land is undeveloped in the current development boundary.

24.2.5. There is limited development potential in the village with an opportunity for relatively small in-filling of new development in the south of the village. Development should be discouraged in the north until agreement is reached on the availability of funds to implement the road by-pass proposal.

24.3 OUTLINE PROPOSALS

Population Growth

24.3.1. There has been very little population growth in the Kilkerranmore DED during the intercensal period (1996-2002), at only 4 persons, but there has been a significant increase in the number of new households (19). Although there have been some new buildings constructed in the village, most of this household increase has probably been in the rural areas surrounding the village.

Overall zoning approach

24.3.2. The development boundary has been carried forward from the 1996 Development Plan but it would be appropriate to encourage a mixture of land uses on the land behind the pub and to the south-east along the access road in the southern portion of the village as a priority.

24.4 SPECIFIC ZONING OBJECTIVES

Development Areas

24.4.1. The general zoning objective for Lissavard is set out in the following table:

Objective No.	General Zoning Objective
GEN -01	Within the development boundary of Lissavard, it is the objective of this plan to encourage a mixture of land uses on the land behind the pub and to the south-east along the access road in the southern portion of the village as a priority. There is a long term proposal for a relief road to pass through the northern part of the village and a reservation of the approximate alignment is proposed.

Special Zoning Objective

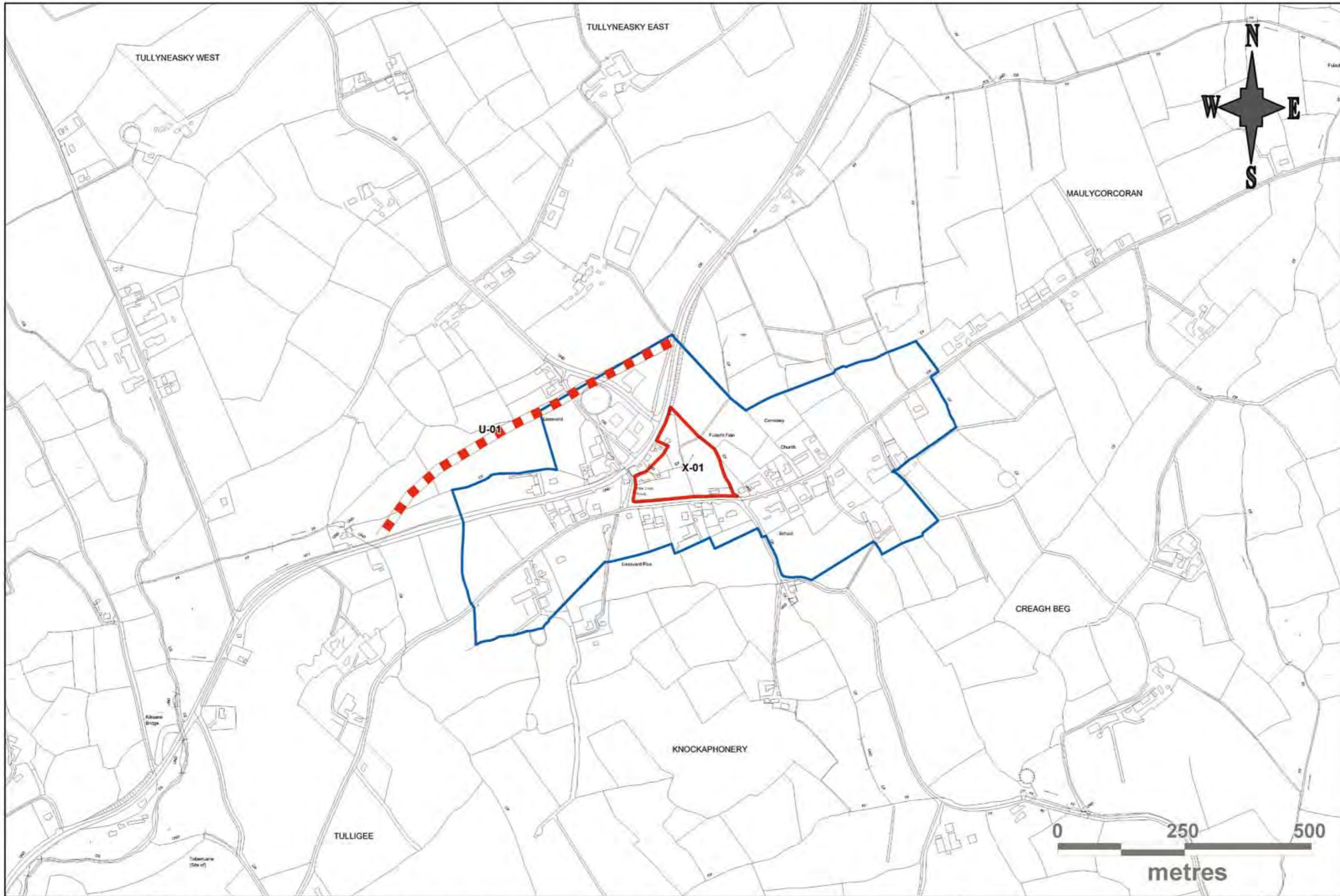
24.4.2. The special zoning objective for Lissavard is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
X-01	Mixture of low density residential, commercial and community facilities with no road access off the N71.	1.9

Infrastructure, Open Space and Community Facilities

24.4.3. The existing infrastructure, open space and community facilities are considered to be adequate for the future development of the village. There is a relief road proposal to the north of the village, although it is unlikely to be implemented during the lifetime of the development plan.

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx. Area (Ha)</i>
U-01	Proposed relief road to the north of the village centre (approximate alignment only).	-



25 Rathbarry

25.1 SETTLEMENT IN CONTEXT

25.1.1. The village is located on the regional road (R598), which is a loop road and scenic route off the national road N71 between Clonakilty and Skibbereen. The loop road passes through the villages of Rathbarry and Ownahincha. The village of Rathbarry is the centre for the largely forested hinterland and is part of the Castlefreke Demesne, located about 500 metres to the south of the centre. The castle within the demesne, which is currently being renovated, is a major tourist attraction.

25.1.2. The village has a primary school, a church, a convenience shop (with postal agency and tourist shop), a pub and permanent low density housing in a cluster around the crossroads. The village is particularly picturesque and there has been a lot of work in the maintenance of the village image by the local community. The school has been restored to its original state and has now become a protected building.



25.2 PLANNING CONSIDERATIONS AND PROPOSALS

25.2.1. There has been a decline in the population in the Rathbarry DED during the intercensal period (1996-2002) but a substantial increase in the number of households (14.8%) during the same period. There has been some recent building of homes in the area.

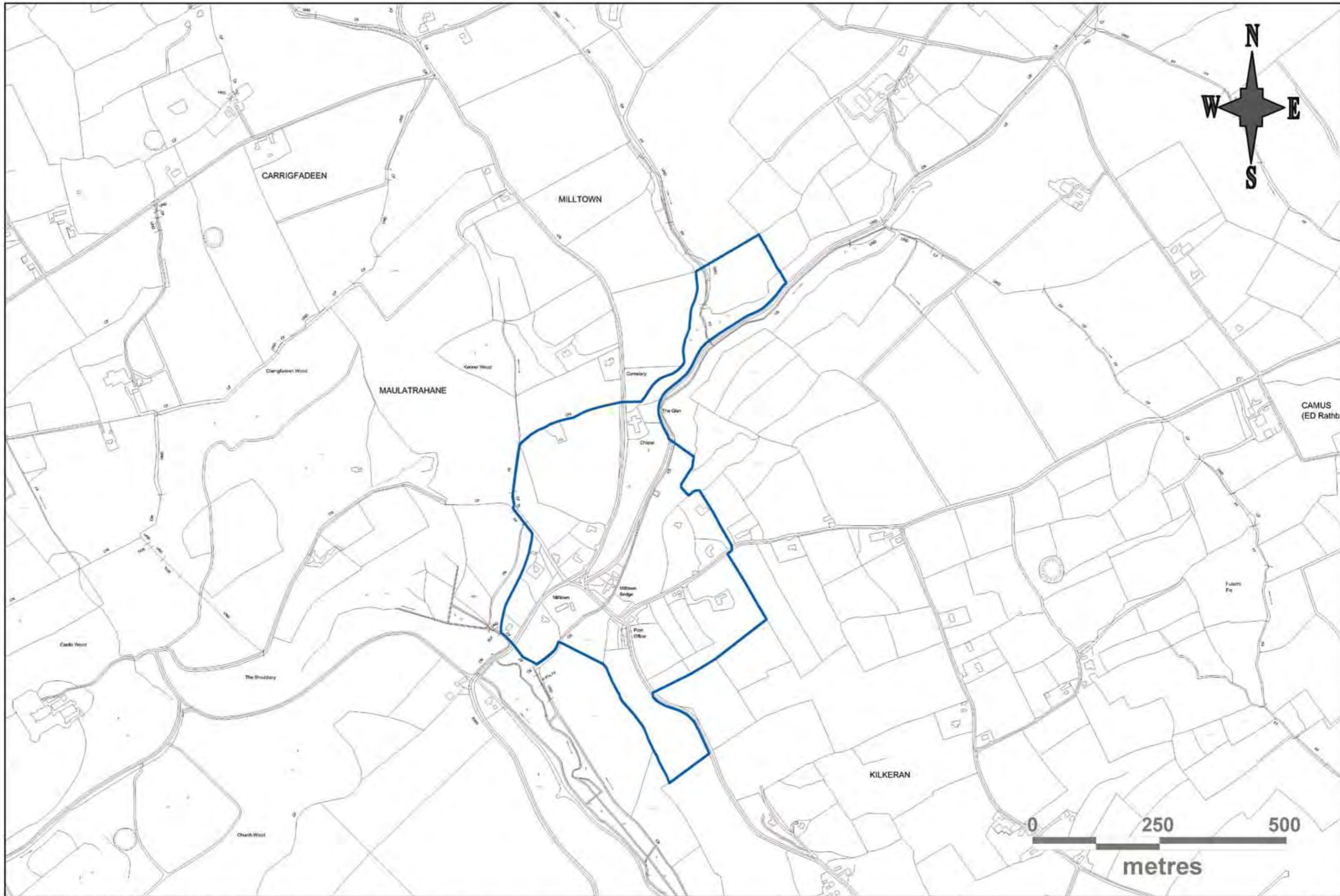
25.2.2. Water supply is from a group water scheme and sewerage is through individual septic tanks. Any new development would have to be low density because there is no likelihood of any sewage treatment in the lifetime of this plan. In addition, new development would have to take cognisance of the scenic environment in its design approach.

25.2.3. The assimilative capacity of the local stream and the nearby Kilkerran Lake may be an issue for any future development. The lake discharges to the long strand in Rosscarberry Bay.

25.2.4. The village was not included in the 1996 Development Plan and therefore did not have a development boundary. In order to provide an opportunity to encourage orderly development in the village in the future, a development boundary has been identified and new development should be guided to land that has the least environmental impact on the existing village.

25.2.5. The development boundary will be extended to the north east of the village. Any development on this land will be subject to satisfactory connection to local services and the protection of mature trees on site.

Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Rathbarry, it is an objective to encourage development to be compatible with existing development, and in particular, to be consistent with the vernacular architecture and scale of the village. The village is a scenic area and is well covered by wooded area which need retaining in the plan. All new development should be low density subject to proper planning and sustainable development, connected to the existing water supply and provide individual sewerage treatment facilities to the satisfaction of the area engineer. The area north of the cross roads as far as the Church, between the two roads and to the west of the river, is heavily wooded and should be protected.



26 Reenascreena

26.1 SETTLEMENT IN CONTEXT

26.1.1. This village is located in the middle of the electoral area and is a crossroads for roads leading to Rosscarberry (5km) to the south; Dunmanway (12km) to the north, Clonakilty (10km) to the east and Drinagh (7km) to the west. All of the roads are secondary roads.

26.1.2. The village has a post office, primary school, pub, co-operative store and a few houses. The settlement is ideally located for detached dwellings and land located to the north and west of the settlement is suitable for housing. There is an old chimney stack in the centre of the village, which may be suitable for inclusion on the Record of Protected Structures.

26.2 PLANNING CONSIDERATIONS AND PROPOSALS

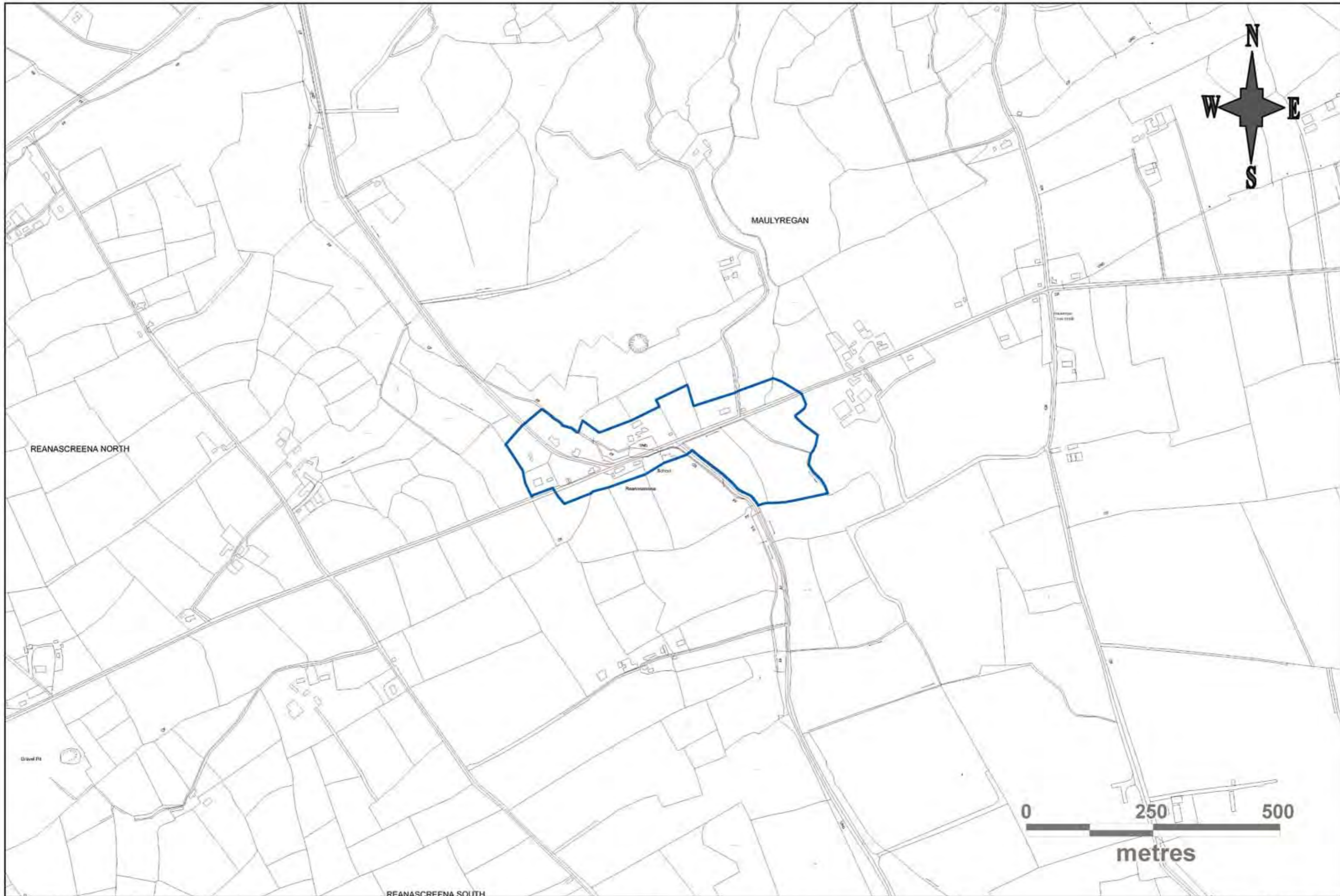
26.2.1. There has been a slight increase of 3.7% in the population in the Cahermore DED during the intercensal period (1996-2002) and a increase in the number of households (1.8%) during the same period.

26.2.2. Water supply is from a group water scheme and sewerage is by individual septic tanks. Any new development will have to be serviced in the same way. It should be noted that the biological quality of this section of the River Argideen currently meets the standards set under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this good water quality be maintained.

26.2.3. There is some interest in the development of this village as there has been some recent building of homes in the area.

26.2.4. The village was not included in the 1996 development plan and therefore did not have a development boundary. In order to provide an opportunity to encourage orderly development in the village in the future, a new development boundary has been identified and any new development should be guided to the south and west of the village because there is a river flowing through the northern part of the settlement and this somewhat constrains the future expansion of the settlement in that direction. Therefore, there should be a priority to develop the southern and western portions of the village, preferably as in-filling around existing buildings.

Objective No.	<u>General Zoning Objective</u>
GEN-01	Within the development boundary of Reenascreena, it is an objective to encourage development to be compatible with existing development, and in particular, to be consistent with the vernacular architecture and scale of the village. All new development should be low density, subject to proper planning and sustainable development, connected to the existing water supply and provide individual sewerage treatment facilities to the satisfaction of the area engineer.



27 Ring

27.1 SETTLEMENT IN CONTEXT

27.1.1. Ring is a settlement located within 2km of Clonakilty on the eastern side of Clonakilty Bay. There are two parts to Ring; north and south, approximately 1 km apart. The two settlement nodes are in a particularly scenic area overlooking the bay and Inchydoney Island.

27.1.2. The area is in a scenic landscape area, along the coast and along a scenic route as designated in the County Development Plan 2003 (as varied). In addition, the bay is designated as a Special Area of Conservation (SAC).



27.1.3. Although the settlement nodes are not served by public transport, they do have harbours (piers), a primary school, pubs and some terraced permanent housing. Land was zoned in the 1996 Development Plan in the North Ring village for some low and medium density housing on 5.3ha. Only a small portion of this land has been developed, leaving about 75% undeveloped. The Council have bought a large part of the land for housing.

27.1.4. The existing piers are very popular recreational zones for fishing and boating. There are a number of houses in both villages that are used for short term holiday homes in the summer and it is a popular tourist destination being so close to Inchydoney beach and Clonakilty.

27.1.5. There is lot of pressure for housing in the surrounding rural area and development has taken place at Darrara (agricultural college) to the north and Ballinaglanna holiday complex is to the south. There is a proposal to develop a rural village at Darrara to accommodate affordable housing units as well as private housing. This new development will have an impact on the development of north Ring as it is located less than 2km away.

27.2 PLANNING CONSIDERATIONS

27.2.1. The water supply is from the Clonakilty Group Water Scheme and sewerage is managed by septic tanks with discharge into the sea. There is a need for a small treatment works or a connection to the Clonakilty sewerage treatment works.

27.2.2. It is considered that there is development potential in the village within the land already zoned. There is no need for additional land to be zoned until there is a sewerage scheme in place.

27.2.3. The settlement at North Ring is in a small bay off the main Clonakilty Bay. The town of Clonakilty has had flooding problems in the past and some remedial work is being done to rectify the matter. The situation in Ring is similar and drainage issues need to be considered in any future zoning of land.

27.3 OUTLINE PROPOSALS

Population Growth

27.3.1. There has been no population growth in the Templeomalus DED during the intercensal period (1996-2002) but there has been a large increase in the number of households (26) during the same period. Most of this increase in households has probably been in the rural areas surrounding the villages. According to the planning register, the majority of these houses have been approved in the area between South Ring and Ballinaglanna.

Overall zoning approach

27.3.2. There is no need for additional land to be zoned for residential development in the two villages as there is more than enough land zoned for the plan period. The development of the land will depend on the availability of adequate sewage treatment. A new development boundary has been introduced for North Ring to guide the development in the village during the lifetime of the plan. There are no specific development proposals for South Ring.

27.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

27.4.1. The specific residential zoning objectives for Ring are set out in the following table:-

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Low to medium density residential development subject to the availability of adequate sewage treatment	3.2
R-02	Frontage medium density terraced housing subject to the availability of adequate sewage treatment	0.2
R-03	Mixture of medium density terraced housing and detached/semi detached housing subject to the availability of adequate sewage treatment	1.0

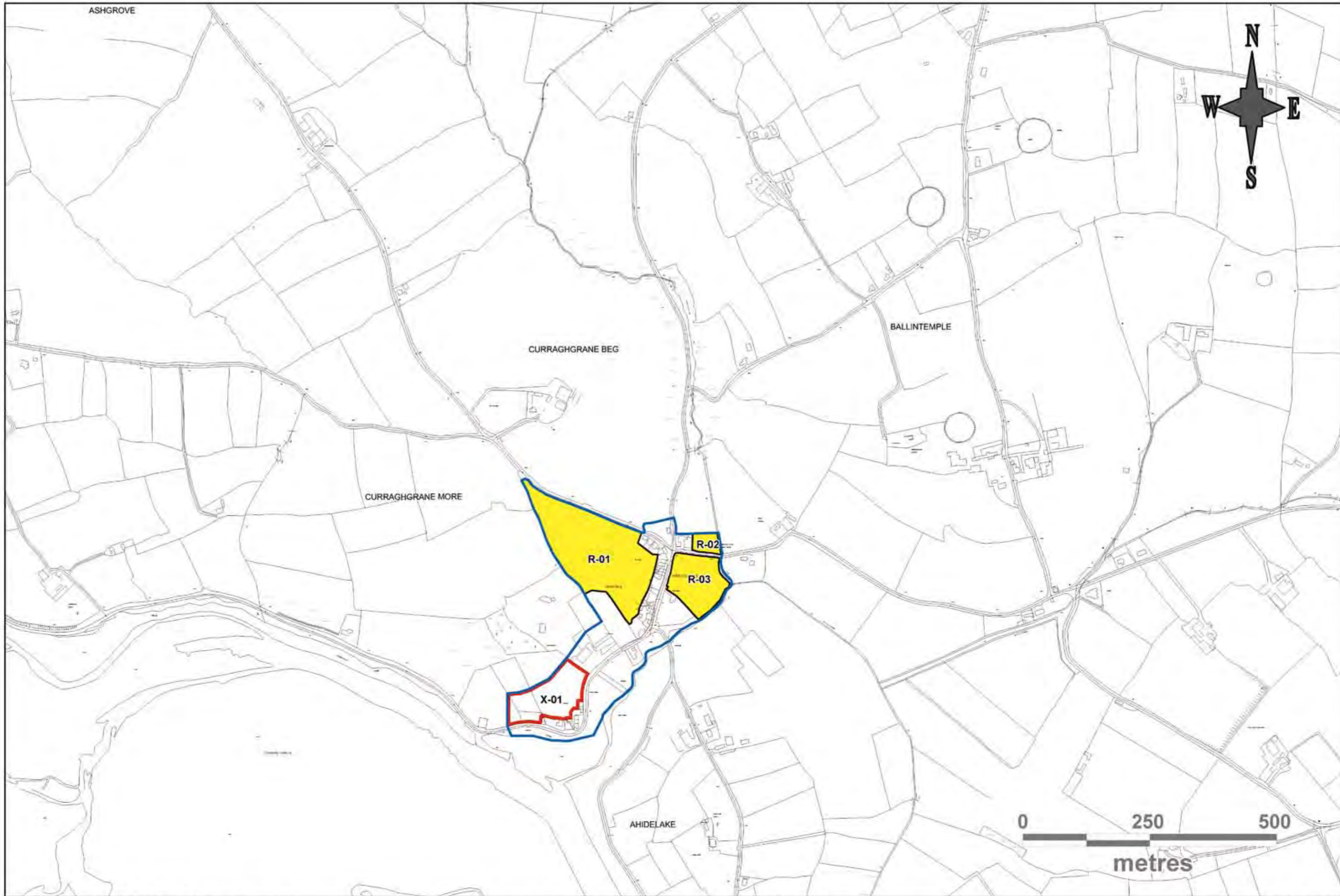
Special Zoning Objective

27.4.2. The special zoning objective for Ring is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
X-01	Opportunity site for the development of medium density holiday homes subject to the availability of adequate sewage treatment.	1.2

Infrastructure, Open Space and Community Facilities

27.4.3. The proposed development will depend on the construction of adequate sewage treatment facilities. The existing open space and community facilities are considered to be adequate for the future development of the village.



28 Rossmore

28.1 SETTLEMENT IN CONTEXT

28.1.1. Rossmore is an old village centred around a large church and cemetery with a small village centre comprising a few pubs, post office, shops, school and local housing. It is off the main road (regional route R599) to Clonakilty from Dunmanway but is served by public transport and is located on a ridge with nice views to the north and south.

28.1.2. The small village has a GAA playing field with a substantial clubhouse to the north and has a community hall used for amateur theatre of countywide significance.

28.1.3. A significant development of the Co-operative creamery, primary school, petrol station and local housing exists about 1.5km from Rossmore on the main regional road between Clonakilty (7km) and Dunmanway (8km). Although not part of Rossmore village boundary, it plays an important function on the local social and economic activity in the area. Any further development at the creamery could be detrimental to the expansion of Rossmore village and should therefore be discouraged.

28.2 PLANNING CONSIDERATIONS AND PROPOSALS

28.2.1. Servicing of the village is through a group water scheme and there is a Council group septic tank provided for a development of 20 houses that have not been built. Opportunities exist for the expansion of the village to the south and north, away from the road frontage development. Any development would have to be mindful of the character of the village.

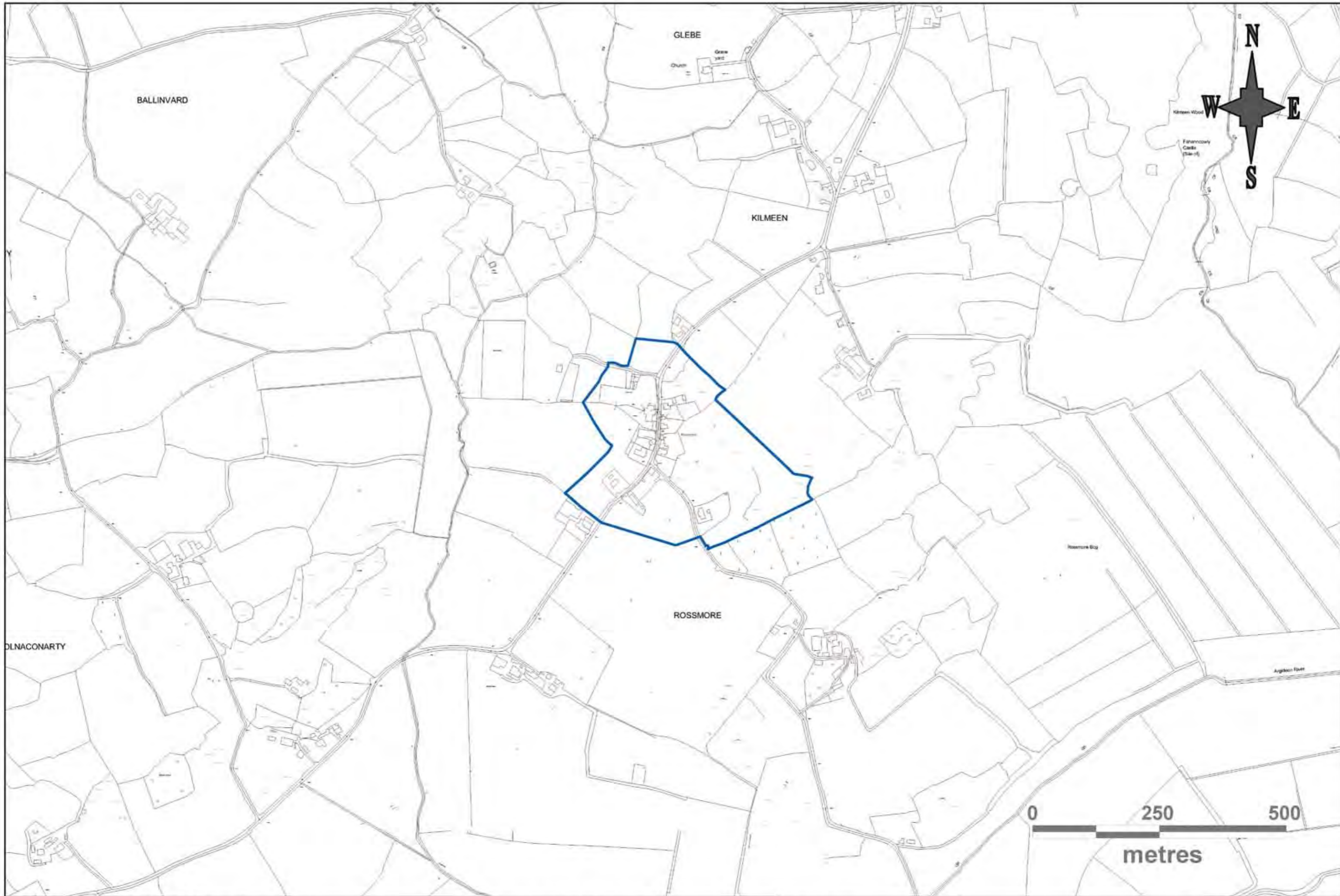
28.2.2. The surrounding area is good farming land and the village is the natural centre for the rural community. Other village nuclei nearby are Ballingurteen to the north and west and Lyre to the east. The Rossmore DED has shown relatively good growth in households (24%) and population (10%) in the intercensal period (1996-2002). This shows that there has been some development in the hinterland and there may be a need for additional land to be provided for village development at Rossmore.

28.2.3. It should be noted that the biological quality of this section of the River Argideen currently fails to meet the standards set under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this

unsatisfactory water quality be remedied by the end of the year 2007. Agriculture is also a pressure on the water quality of the River Argideen.

28.2.4. The village was not included in the 1996 Development Plan and therefore did not have a development boundary. In order to provide an opportunity to encourage orderly development in the village in the future, a new development boundary has been identified and any new development should be focused in and around the crossroads. Development should be within the traffic safety zones (30mph speed limits). All new development will have to be low density with individual septic tanks. Although included in the West Cork Water Needs Assessment Report for 2004, it is unlikely that the village will receive funding for a new sewage treatment works in the lifetime of this plan.

Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Rossmore, it is an objective to encourage development to be compatible with existing development, and in particular, to be consistent with the vernacular architecture and scale of the village. All new development should be low density, subject to proper planning and sustainable development, connected to the existing water supply and provide individual sewerage treatment facilities to the satisfaction of the area engineer.



29 Shannonvale

29.1 SETTLEMENT IN CONTEXT

29.1.1. In the 1996 Development Plan, the village of Shannonvale was identified as a housing cluster on the outskirts of Clonakilty, suitable for the development of low density housing. It is located just off the N71 on a secondary road that joins the regional road (R588) north to Enniskeane. The village is strategically located within 1km of the Clonakilty Technology Park, on the main national road (N71).

29.1.2. There are two major terrace housing schemes provided; an older terrace of 10 units in the northern quadrant and a newer Council built terrace of 19 houses on the south western quadrant. The majority of all other houses in the suburb are single bungalows (or double storeys) along the road to Clonakilty.

29.1.3. The village has a pub at the cross roads, a machinery workshop to the north and the old mill which is now used as a chicken hatchery by Shannonvale Meats. There is also a storage yard for building materials to the south. On the periphery of the settlement are large scale farming operations with substantial buildings.



29.1.4. Some open space and playing fields are available along the river and there is a rugby field and clubhouse near the Technology Park along the N71. There is no church or other community services.

29.2 PLANNING CONSIDERATIONS

29.2.1. There has been substantial development in the area that was reserved for development in the 1996 Development Plan. The construction of the new Council terraced housing in the village was accompanied by a connection to the mains sewerage system of Clonakilty. Water supplies are provided by the Clonakilty Regional Water Supply Scheme.

29.2.2. Very little of the land that was zoned in the 1996 Plan is available for development, except to the south. Clearly, there are opportunities to extend the boundaries of the settlement but care needs to be taken to ensure that the scale of development is such as to not undermine the normal development of Clonakilty.

29.2.3. The nearby Technology Park is nearing completion and could soon be receiving further development in the form of the decentralised offices of Bord Iascaigh Mhara. The close proximity of Shannonvale village to this employment zone has a pull effect on the development boundary and it makes good planning sense to move the village towards the technology park.

29.3 OUTLINE PROPOSALS

Population Growth

29.3.1. The growth of Shannonvale village has been equally supported by the growth of population in its hinterland. Although not as high as the Clonakilty urban growth rates (26%), the Clonakilty Rural DED has shown relatively large increases in population (7.2%) and households (6.4%).

Overall zoning approach

29.3.2. Because the village is now connected to a mains sewerage scheme and is in close proximity to the Technology Park as a source of employment, it is recommended that any future extension of the development boundary take place to the east, so as to incorporate the land adjacent to the employment zone. Conditional upon this boundary extension is the need for an upgrading of the road connecting the village and the technology park.

29.3.3. The Argideen river, which flows through the settlement is also the head waters of the Clonakilty water supply and the treatment works is located 1 - 2km from Shannonvale. It was necessary to protect the river basin by zoning the land for open space.

29.3.4. There is a shortage of community facilities and commercial facilities (retail) in the village and it is recommended that some commercial development takes place near the crossroads.

29.3.5. The development boundary has been established so as to incorporate portions of land that regularise the existing ribbon development in the south and provide a similar consolidated ribbon along the north and south side of the road to Clonakilty, with specific zoning proposals; incorporate the Shannonvale Meats chicken yards and old mill as an industrial zoning with specific zoning proposals and provide additional zoned land for in-depth housing on the northern boundary of the village. The development boundary has been extended to the east between the village and the Technology Park so that the road can be upgraded in its entirety (U-01) and to allow for future in-depth residential development. Any new development within the development boundary must make provision for connection to the new sewerage system. The Council may restrict occupation of the permitted developments until the sewerage scheme is operational unless approved alternative interim treatment facilities can be provided.

29.3.6. There is a need for additional traffic calming measures, improved access roads and footpaths and an extension of the sanitation system to connect all houses in the village. In addition, there is a need for the upgrading of the back road from Shannonvale to Ballinascarthy.

29.4 SPECIFIC ZONING OBJECTIVES RESIDENTIAL AREAS

29.4.1. The specific residential zoning objectives for Shannonvale are set out in the following table:-

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Low density residential development, for permanent occupation similar to adjacent housing development	2.9
R-02	Low density residential development, for permanent occupation similar to adjacent housing development	2.8
R-03	Low density residential development. Road access to be from the main road to the east.	1.8

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-04	Low density residential development for permanent occupation .	1.3
R-05	Low density residential development for permanent occupation.	0.7

Commercial Areas

29.4.2. The specific commercial zoning objective for Shannonvale is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
C-01	Proposed commercial zone (preservation of the Old Mill and tourism, shop and community use.	1.1

Industry and Enterprise

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-01	Technology Park expansion.	11.5

Open Space, Sports, Recreation and Amenity

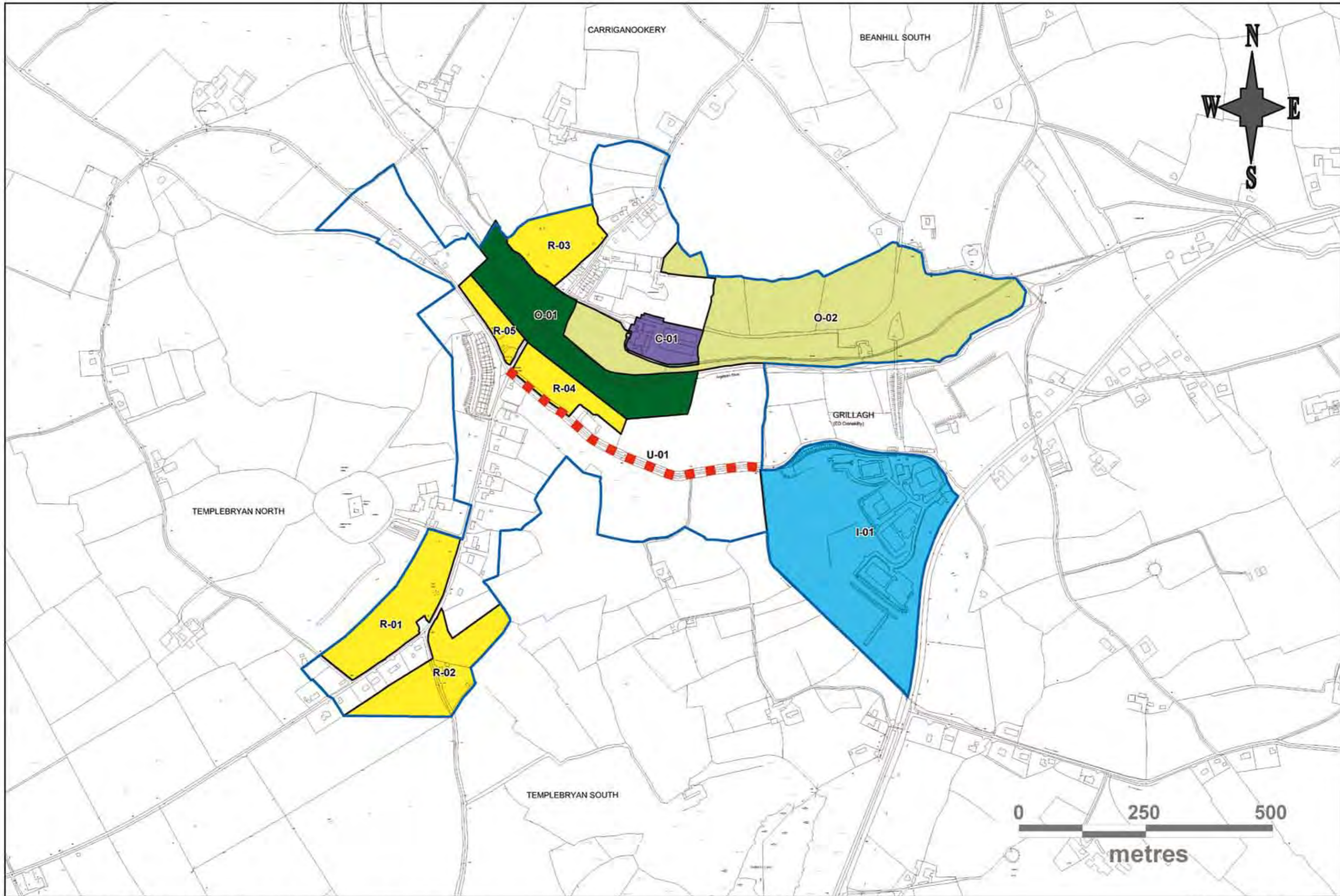
29.4.4. The specific open space, sports, recreation and amenity zoning objectives for Shannonvale are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Protect the existing river and provide open space and recreational facilities.	4.5
O-02	Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining and preserving landmark trees, hedgerows and on-site features. The layout should also include a proposal for the retention of the land along the northern banks of the Argideen River and its conversion into open space, amenity and playing fields with suitable access to the public and provision of car parking facilities.	12.3

Utilities and Infrastructure

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

Objective No.	Specific Zoning Objective	Approx. Area (ha)
U-01	Improve access between the village and technology park.	-



30 Teerelton

30.1 SETTLEMENT IN CONTEXT

30.1.1. The village is located in the most northerly part of the Electoral Area on a minor road (which is designated as a scenic route) to Macroom town, which is to the north. It is a crossroads between the villages of Cappeen to the south, Kilmurry to the east, Macroom to the north and Kilmicheal to the west.

30.1.2. The village has a Co-op Super Store occupying one part of the crossroads, a petrol pump, a pub (including a post office and shop) and residential development to the rear, on the other corner of the cross. The land is vacant on the other two corners of the crossroads.

30.1.3. The primary school (dating back to 1887) is located about 500 metres to the south of the crossroads and has a new car park and is presently being expanded. An industrial building and Garda Station (newly constructed) are along the road to Kilmichael in the west. The crossroads is the site of an historical Battle and there is a plaque and rest area commemorating the Battle. There are good views to the north and west from this point.



30.2 PLANNING CONSIDERATIONS AND PROPOSALS

30.2.1. There has been a reasonable growth in population (9.6%) in the Teerelton DED between the 1996 and 2002 population census. There has also been substantial growth in the numbers of households (18%) during the same period.

30.2.2. There seems to be some interest in development of the village and pre-planning discussions on the implementation of a previous planning permission for 16 detached houses on the south eastern corner of the crossroads have taken place. There is also a proposal for frontage development for retail and residential that will strengthen the village core.

30.2.3. Water is supplied by a small borehole and sewage disposal is through individual septic tanks. Any new development will need to be serviced by private boreholes and independent septic tanks and percolation areas. The village is in need of a footpath to serve the school and several environmental improvements as per the village design statement.

30.2.4. It should be noted that the biological quality of this section of the River Lee currently fails to meet the standards set under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this unsatisfactory water quality be remedied by the end of the year 2007. Agriculture is also a pressure on the water quality of the River Lee.

30.2.5. The village was not included in the 1996 Development Plan and therefore did not have a development boundary. In order to provide an opportunity to encourage orderly development in the village in the future, a new development boundary has been identified and any new development should be low density with individual septic tanks, focused in the area around the crossroads and within the traffic safety limits (30mph speed limits). There is a need to discourage development on the north western portion of the cross roads due to the low lying terrain and historic battle site.








Objective No.	<u>General Zoning Objective</u>
GEN-01	Within the development boundary of Teerelton, it is an objective to encourage development to be compatible with existing development, and in particular, to be consistent with the vernacular architecture and scale of the village. All new development should be low density, subject to proper planning and sustainable development criteria, connected to the existing water supply and provide individual sewerage treatment facilities to the satisfaction of the area engineer.












Legend for Zoning Maps :

LAND USE CATEGORIES




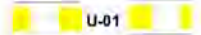



Established Areas

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

New Areas

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

OTHER SYMBOLS

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

VILLAGE NUCLEI

Caheragh

Connonagh

Drombeg

Johnstown

Lislevane

Lyre

Rathmore

Togher

Tooms

31 Caheragh

31.1 SETTLEMENT IN CONTEXT

31.1.1. Located on the R594 road midway (9km) between Bantry and Skibbereen, Caheragh is a village nuclei with potential to develop further in the future. The settlement is very close to Drimoleague (less than 3km) and is also close to the regional road (R586) to Bantry from Drimoleague and Dunmanway. This road is due for upgrading during the next 6 years and this will bring more traffic to the area. There is therefore, an urgent need to provide additional traffic calming measures, footpaths and public lighting in the area.

31.1.2. Most of the development activity to date has taken place in three distinct nodes stretching along the main road for 1 km; the central node with the village pub, post office and petrol station; the church and primary school is located on the southern portion of the settlement and the northern portion consists of a pub, old school building and cemetery (with an old clock tower built in 1822, which may be a possible candidate for inclusion on the Record of Protected Structures). Water supply is from a group scheme and sewerage is by way of individual septic tanks.

31.2 PLANNING CONSIDERATIONS AND PROPOSALS

31.2.1. There has been a decrease in the population in the Caheragh DED during the intercensal period (1996-2002) and a marginal increase in the number of households (5.7%) during the same period.

31.2.2. There is some interest in the development of this village nuclei, on the western and eastern side of the main road. There has been a Village Design Statement prepared for Caheragh which indicates that the land to the west should be protected because it is a flood plain of the river that runs through the area. The eastern side of the settlement is more favourable for development as it is on higher ground.

31.2.3. The village nuclei was not included in the 1996 development plan and there is no existing Development Boundary.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured in such locations. It is recommended that development takes place near the church and school in the south, on the eastern side of the road between the two pubs and that development along the western side of the main road should be discouraged because of the possible threat of flooding from the flood plain. All development will have to be low density on individual septic tanks and fit in with the local vernacular design of rural villages.

32 Connonagh

32.1 SETTLEMENT IN CONTEXT

32.1.1. Connonagh is a small village nucleus along the national road (N71) between Rosscarberry (4km) and Leap (3km). It is a crossroads with the secondary road to Reenascreena and on to Drinagh. Located in a river valley (Roury) and surrounded by forests, the settlement is very picturesque with a concentration of housing on the north side of the main road, two pubs, a co-operative store and petrol station. A forest walk has been developed on the southwestern side of the settlement and there is a public parking area off the N71.



32.2 PLANNING CONSIDERATIONS AND PROPOSALS

32.2.1. Although there has been a minimal growth in population (1%) in the Kilfaughnabeg DED between the 1996 and 2002 population census, there has been a reasonable growth in the numbers of households (12.8%) during the same period.

32.2.2. There seems to be some interest in development of the village, as pre-planning discussions have taken place on the rehabilitation of the building that has the stove factory on the western side of the settlement. Water is supplied by individual schemes and sewage treatment is through individual septic tanks.

32.2.3. The village was not included in the 1996 Development Plan and there is no existing development boundary.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured in such locations. In order to provide an opportunity to encourage orderly development in the village in the future, new development should be encouraged on the northern side of the main road, leaving the southern portion in forestry and other agricultural use. All development will have to be low density on individual septic tanks and fit in with the local vernacular design of rural villages.

33 Drombeg

33.1 SETTLEMENT IN CONTEXT

33.1.1. Drombeg is located along the regional road, R597, between Glandore and Rosscarberry, circa 1km east of Glandore village. The settlement has good road links to adjoining towns. The small settlement consists of a cluster of houses, which are centred around the new school and church. There is a Stone Circle, which is listed for protection, south of the R597. The Regional Route R597 and the two county roads south of it serving the Drombeg area are designated scenic routes (A96 & A98). Part of the settlement is also situated within a Scenic Landscape designation. Any development will therefore have to have due consideration to the sensitive nature of this coastal landscape.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large-scale development would not be favoured at this location. It is recommended that development takes place on the northern side of the R597, north of the school. However, the land rises steeply at this location and any development will have to be well designed and have due consideration to the topography of the area. All development will have to be low density on individual septic tanks or private treatment plants.

34 Johnstown

34.1 SETTLEMENT IN CONTEXT

34.1.1. This village nucleus is just off the regional road (R587) between Kilmichael (4km) and Shanlaragh (3km) and it has a church and cemetery at the western end and a pub at the crossroads to Inchigeelagh on the secondary road. The eastern part of the settlement consists of a long straight road along the ridgeline with a number (12) of bungalows built on the northern edge of the road only, utilising the good views. There is capacity along the road to provide sites for infilling (about 5 more bungalows). It would be better to keep the bungalows on the one side of the road (northern).



34.2 PLANNING CONSIDERATIONS AND PROPOSALS

34.2.1. There has been a slight decrease of population and households in the Bealock DED during the intercensal period (1996-2002).

34.2.2. Water supply is individual wells, which are frequently contaminated and sewerage disposal is by means of septic tanks. Any new development will have to be serviced in the same way.

34.2.3. The village was not included in the 1996 Development Plan and there is no existing development boundary.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured in such locations. In order to provide an opportunity to encourage orderly development in the village in the future, any new development should be encouraged between the church and the pub as a priority. All development will have to be low density on individual septic tanks and fit in with the local vernacular design of rural villages.

35 Lislevane

35.1 SETTLEMENT IN CONTEXT

35.1.1. Lislevane is located 3.5km south of Timoleague and south west of Courtmacsherry on the main road between Courtmacsherry and Clonakilty. Although the village is very close to the other village of Butlerstown (1.5km), it is a central point for services in the largely rural area surrounded by agricultural production and tourism. As an old established village, there is existing housing along the main street, a pub, post office and petrol station. There is a need to provide additional traffic calming measures, footpaths, and public lighting in the area.

35.1.2. The village is the residential part of the major Barryroe Co-operative creamery and shopping centre. It plays the part of providing a lot of the employment and some of the retail services for the majority of all the residents in the areas. The village is also close to the Timaneen crossroads which has the primary school, church and a number of clusters of houses. The school is the main school for the catchment area outside of Timoleague.

35.2 PLANNING CONSIDERATIONS AND PROPOSALS

35.2.1. Water services are provided from the Meelmane Group Water Supply scheme, which has adequate capacity for expansion in the future. Sewerage is by means of individual septic tanks. The village was not included in the 1996 Development Plan and there is no existing development boundary.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured in such locations. All development will have to be low density on individual septic tanks and fit in with the local vernacular design of rural villages.

36 Lyre

36.1 SETTLEMENT IN CONTEXT

36.1.1. Lyre is a small village nucleus that has been well established on the regional road (R588) between Clonakilty and Enniskeane. It is fairly close to Rossmore village (3km).

36.2 PLANNING CONSIDERATIONS AND PROPOSALS

36.2.1. The village nucleus is close to the Clonakilty Rural DED, which has shown moderate growth in population (7.2%) and households (6.5%) between the 1996 and 2002 population census.

36.2.2. Water is supplied by individual schemes and sewage disposal is by means of individual septic tanks.

36.2.3. The village was not included in the 1996 Development Plan and there is no existing development boundary.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured in such locations. All development will have to be low density on individual septic tanks and fit in with the local vernacular design of rural villages.

37 Rathmore

37.1 SETTLEMENT IN CONTEXT

37.1.1. Rathmore is located approximately 2-3km from Baltimore on the main regional road (R595) to Skibbereen. It has a church, GAA playing field, national school, some marine related industry and a number of houses that are occupied by permanent local residents. It also is located next to the causeway to Ringarogy Island. It is connected to the group water scheme and all houses are on individual septic tanks.

37.2 PLANNING CONSIDERATIONS AND PROPOSALS

37.2.1. The regional road (R595) is a designated scenic route (A102), as per the County Development Plan 2003 (as varied). Any development will therefore have to have due consideration to the sensitive nature of this coastal landscape. There is an opportunity for limited expansion of development in this location, as long as it is for permanent residents.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. All development will have to be low density on individual septic tanks and all houses should fit in with the local vernacular design of rural villages.

38 Togher

38.1 SETTLEMENT IN CONTEXT

38.1.1. Togher is a small village nucleus that has been established recently near the regional road (R585) to Bantry from Cappeen.

38.2 PLANNING CONSIDERATIONS AND PROPOSALS

38.2.1. Although there has been minimal growth in population (1%) in the Kilfaughnabeg DED between the 1996 and 2002 population census, there has been a reasonable growth in the number of households (12.8%) during the same period.

38.2.2. Water is supplied by individual schemes and sewage disposal is by means of individual septic tanks.

38.2.3. The village was not included in the 1996 Development Plan and there is no existing development boundary.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured in such locations. All development will have to be low density on individual septic tanks and fit in with the local vernacular design of rural villages.

39 Tooms








39.1 SETTLEMENT IN CONTEXT

39.1.1. Tooms is a small village nucleus that is a well established crossroads in the extreme north of the electoral area. The settlement crosses the boundary of the Macroom Electoral Area and it is in close proximity to Macroom Town. The settlement planning proposals and map are contained in the Macroom Electoral Area Local Area Plan.










Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

OTHER LOCATIONS

Ballinglanna

Cape Clear

Darkwood

Darrara Rural Model Village

Inchydoney

Lisbealad

Ownahinchy

Poundlick

Sherkin Island

Tragumna

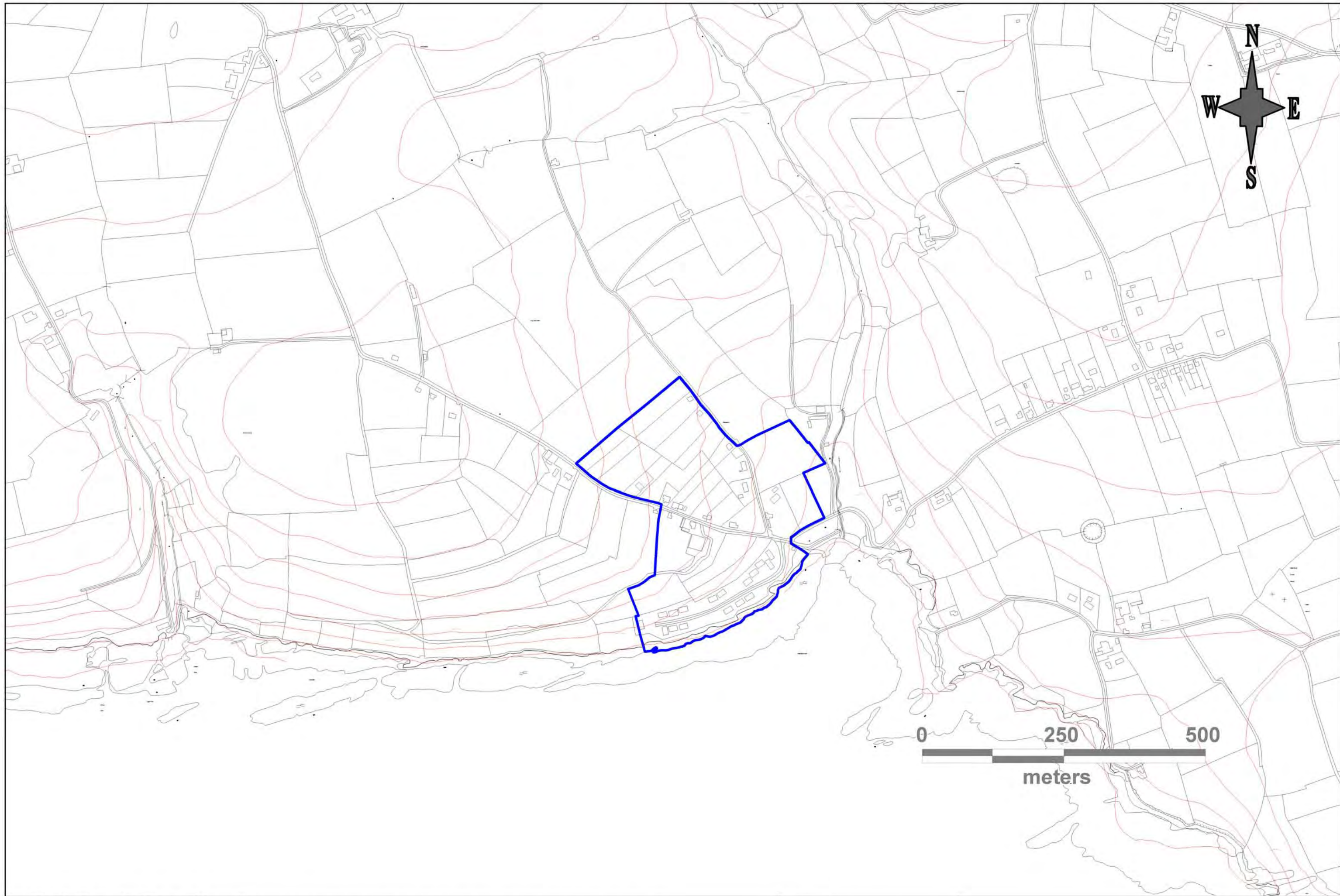
40 Ballinglanna

40.1 SETTLEMENT IN CONTEXT

40.1.1. Ballinglanna tourist resort is located approximately 5km from Clonakilty and Timoleague on the coastline in Ballinglanna Cove. It has been developed with a number of tourism developments; both organised holiday cottages and individual houses used for holiday cottages. A small number of houses are occupied by local residents. The county roads that provide access to the resort have particularly scenic views. The West Cork Scenic Drive passes through the resort and is part of the scenic route designation (A90) and part of the settlement is also situated within a Scenic Landscape designation, as set out in the County Development Plan 2003 (as varied). Any development will therefore have to have due consideration to the sensitive nature of this coastal landscape. Opportunity exists for limited expansion of this resort.

40.1.2. A small beach and slipway exist off a minor road and the area is serviced by water. About 1km to the north and east of the settlement, there are two clusters of houses at Ardgehane and the crossroads. Potential exists for limited expansion of these clusters of houses within the provisions of the County Development Plan.

Objective No.	<u>General Zoning Objective</u>
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large-scale development would not be favoured at this location. All development will have to be low density on individual septic tanks or private treatment plants and will have to have due consideration to the sensitive nature of the coastal landscape.



41 Cape Clear

41.1 ISLAND IN CONTEXT

41.1.1. Cape Clear (also known as Oilean Chléire and Clear island) is located approximately 12 km off the coastline from Baltimore and is at the head of Roaringwater Bay and is part of the archipelago of islands including the inhabited islands of Sherkin, Heir and Long and various other un-inhabited islands.

41.1.2. The island is part of the Gaeltacht areas in Cork County. As such, Irish is identified as a protected language and as a central part of the island community. The island is considered to be one of the Gaeltacht school destinations with an Irish college supported by the Department of Community, Rural and Gaeltacht Affairs as well as the Department of Education. The island has a small convenience store, library, post office, church, primary school, craft shop, pubs, health centre, restaurants, hostels and bed and breakfasts.

41.1.3. The community co-op was set up to oversee the installation of the infrastructure in the 1960's and to take care of the community services. There is a community hall near the North Harbour and a public transport (bus) service that collects the elderly.

41.1.4. The island has a variety of landscapes, panoramic views of the Atlantic and the flora and fauna of the island are unique. Birdwatching is a prime motive for visiting the island. The island is frequently visited by day trippers using the ferry boats from Baltimore and Schull, both of which have regular trips throughout the summer months to the pier on the northern shoreline. However, the increase in development and tourist related activity must be balanced against the environmental sensitivity of the island.



41.1.5. The island is approximately 611 hectares in extent and it has a resident population of 138 persons in 70 households. There are a total of 100 houses on the island. There is a view that the minimum viable population on the island is around 200 and that the decline of the population of about 235 in the 1960's to the present day population is undermining the viability of the island.

41.1.6. Housing is a big issue on the island with a perceived need for affordable rented accommodation for young people. This housing should be provided by the council at affordable rates. There is also a need for more rehabilitation of the existing housing stock because this is more economically viable than constructing new dwellings. It also creates local employment.

41.1.7. The settlement pattern on the island follows the main spine road from east to west in clusters. There is a cluster of houses and businesses around the north harbour and various other clusters mainly on the eastern portion of the island, and most of these clusters are located on the leeward (northern) side of the island.

41.1.8. The main economic activities on the island are farming, fishing and tourist services. Farming and fishing have both shown declines in activity; farming because of the cost of providing inputs and costs of marketing. There is only one fishing boat based on the island now as most have been drawn to the mainland. Tourist services are provided in a good mix of accommodation types such as bed and breakfasts, self catering cottages, a hostel and campsite, as well as the Irish College.

41.1.9. A fish farming enterprise was set up on the northern coastline but was forced to close down because of fish disease. The extensive infrastructure is in place (including large water pumping equipments, pipework, sheds and reservoirs). A small operation of shell fish farming has recently been set up to utilise the infrastructure and this may expand if the right markets can be established. Fish farming under licence is sustainable on the island and it is an indigenous industry for the area.

41.1.10. Access to the island is a major issue. Ferries from Baltimore and Schull arrive at the north harbour to a pier that needs rehabilitation. The ferryboats lost a total of between 20-30 days sailing on average due to poor weather conditions and size of pier and harbour facilities.

41.1.11. The provision of water supplies are not from the mainland but are supplied locally. The supplies are at capacity especially in the summer months. There is a need to provide an adequate drinking water supply all year round on the island.

41.1.12. Electricity connection is from the mainland and the island operates an independent diesel powered generator for use during

power cuts. A wind turbine has been installed but is presently not operational. Sewerage disposal is by means of individual septic tanks. There are public toilets located near the pier. Cape Clear has a total of 10 km of mostly tarred roads with some steep sections east of the harbours. Waste disposal is always a problem because of the cost of transporting the waste to the mainland, but increasing incomes and greater use of packaging and cars are making the problem acute.

41.2 PLANNING CONSIDERATIONS

41.2.1. The 1996 Development Plan did not have any zoning plan or development boundaries but did suggest that:-

- *“tourist services based on local initiatives should be encouraged, without expanding the physical development of the island”.*
- *“man made development exclusive for tourism use on uninhabited islands should not be encouraged”.*
- *Although special controls on second homes may not be necessary, the island is sensitive and could be more easily damaged by inappropriate development*

41.2.2. The 2003 County Development Plan (as varied) stated that although there has been a period of population decline and relative isolation, the communities have an unparalleled reputation for resourcefulness in surviving daunting physical and economic conditions and managed to maintain their unique culture and identity.

41.2.3. The remoteness of islands is an attraction to some holiday makers and there may be a future increase in investment in second homes. However, these can have a serious adverse effect on islands where natural population base is already fragile. A specific objective (RCI 3-3) seeks to encourage *“the retention of year-round population on the islands and restricting the development of new individual second homes, except where existing dwellings are being restored or extended”.*

41.2.4. The Health Development Plan for the Islands (2001) stated that the age profile of the islands indicates a predominance of older persons, giving rise to the need for a different approach to health care on the islands. It was recommended that additional health care facilities be provided for the retirement group, children and the disabled. The report makes recommendations for an extension to the existing health centre as well as other proactive health care activities (transportation, doctors visits, emergency services and training).

41.2.5. Employment schemes run by FÁS and the Enterprise Boards need to focus on the promotion of local artisan trades for local use.



41.2.6. The Council own two houses on the island and only one is currently occupied. Individual houses are located mainly along the central spine road leading from the pier heading south west.

41.2.7. The island falls into the Roaringwater Bay candidate SAC and proposed NHA (101) designation and the whole island is within the Scenic landscape classification, as designated in the County Development Plan 2003 (as varied). There is one structure on the island at the north harbour that is listed on the Record of Protected Structures in the County Development Plan 2003 (as varied).

41.3 OUTLINE PROPOSALS

Population Growth

41.3.1. The island is part of the Cape Clear DED and overall there has been a reasonable increase in the population (7.5%) to 343 over the intercensal period (1996-2002).

Overall zoning approach

41.3.2. Zoning of sites, or a development boundary, is inappropriate in such an island context. However, the development of the island needs to be promoted and it is important to balance the need for additional physical development and the need to preserve the sensitive environmental concerns.

41.4 SPECIFIC OBJECTIVES

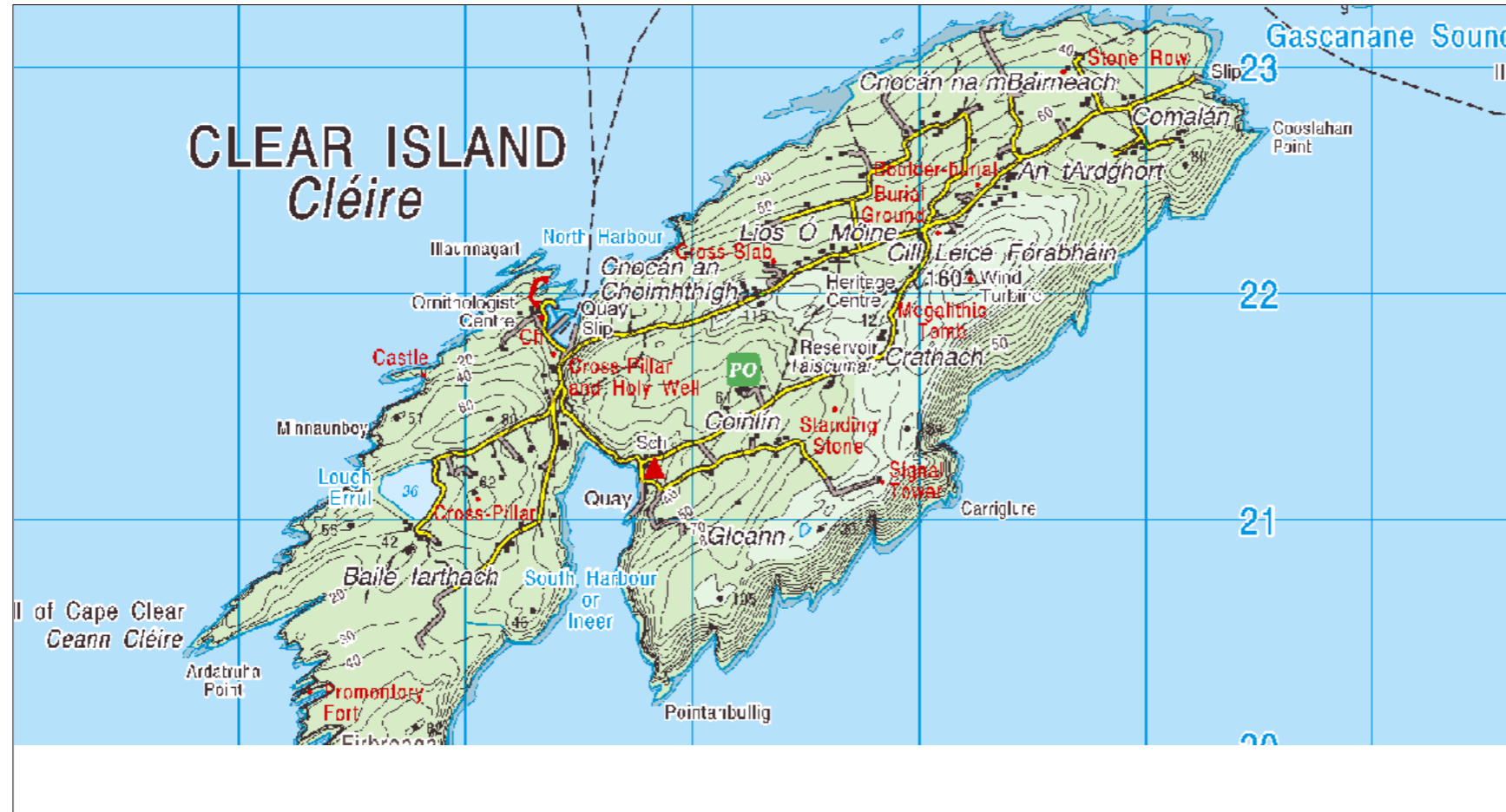
Development Areas

41.4.1. There are no specific development zonings for Cape Clear, but the island objectives of the 2003 County Development Plan provide a framework for the assessment of development proposals.

Objective No.	Specific Zoning Objective
GEN-01	On Cape Clear Island
	1. Development which sustains the population, diversifies the economy and conserves the environment of the population will be encouraged.
	2. Development of dwellings or employment uses will be encouraged to locate in, or within short walking distance of, the villages of North and South Harbour where practicable.
	3. Priority will be given to the retention of the existing population, the provision of small scale facilities for tourists (especially where this provides employment for permanent residents), and the protection of the environment including the wild and open character of the landscape.
	4. Construction of new houses will be discouraged except where these are demonstrably required for permanent residence.
	5. Second home type development will be discouraged, except where these involve renovation of ruins or the re-use of redundant buildings.
	6. The re-use of ruins or redundant buildings for short-term holiday lets is encouraged. A very limited amount of very small scale development for short-term holiday accommodation may be permissible. This should be clustered with existing buildings. Any such development will be subject to conditions requiring the property to be available on short lets.

Objective No.	Specific Zoning Objective
	7. All development should be carefully designed, sited and landscaped to retain the wild and open character of the island, and avoid harm to the environmental qualities of the locality.
	8. Maintain and where possible increase the island's permanent population and its age and gender balance.
	9. Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities.
	10. Encourage the availability of an appropriate range of housing provision on the island in terms of size, type, tenure, cost and location.
	11. Achievement of any of the following will weigh in favour of any development proposal – <ul style="list-style-type: none"> a. sustainability; b. use of traditional island skills; c. provision of work opportunities for islanders; d. supports island culture and way of life; e. does not harm the island's environment
	12. New development should not threaten the availability and quality of a safe drinking water supply and should preferably be located where it can take advantage of an existing or potential future group scheme
	13. New development will only be permitted where it can be shown that sewage disposal can be achieved without adding to the risk of pollution of groundwater or of surface water which is or may in the future be used for fresh water supplies
	14. The development of community based wind power will be encouraged, subject to environmental constraints.

Objective No.	<u>Specific Zoning Objective</u>
	15. Provision of community waste collection and recycling facilities will be encouraged.
	16. The development of infrastructure which supports fisheries or mariculture will be supported, especially where this is of the small scale most likely to benefit islanders, subject to environmental constraints.
	17. Weight will be given to the desirability of conserving marine water quality, biodiversity and the marine heritage in the assessment of relevant development proposals.
	18. Where development is proposed in lowland heath areas an ecological assessment will be required to consider risks to valuable ecological habitat
	19. Favourable weight will be given to developments which provide for the sustainable appreciation of archaeological sites, including access, interpretation and investigation. Development which adversely affects known or suspected archaeological remains will not normally be permitted. Where, exceptionally, such development is permitted this will be conditional upon provision being made for prior investigation (including excavation where appropriate), recording and, where and as far as practicable, retention <i>in situ</i> of remains.
	20. Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged.



42 Darkwood

42.1 SETTLEMENT IN CONTEXT

42.1.1. This area is a housing cluster around a crossroads on a secondary link road (which is a designated scenic route) to the Bantry road (R585). It was given a development boundary in the 1996 Development Plan that spanned the crossroads in an east-west direction. The line of housing that has been built has maximised the views to the north.

42.1.2. Approximately 50% of the land has been developed with detached bungalows and there is a lot of land available for further development. The sites on the eastern side are not as well positioned as those on the western side. The land is located within the green belt of the town of Dunmanway.

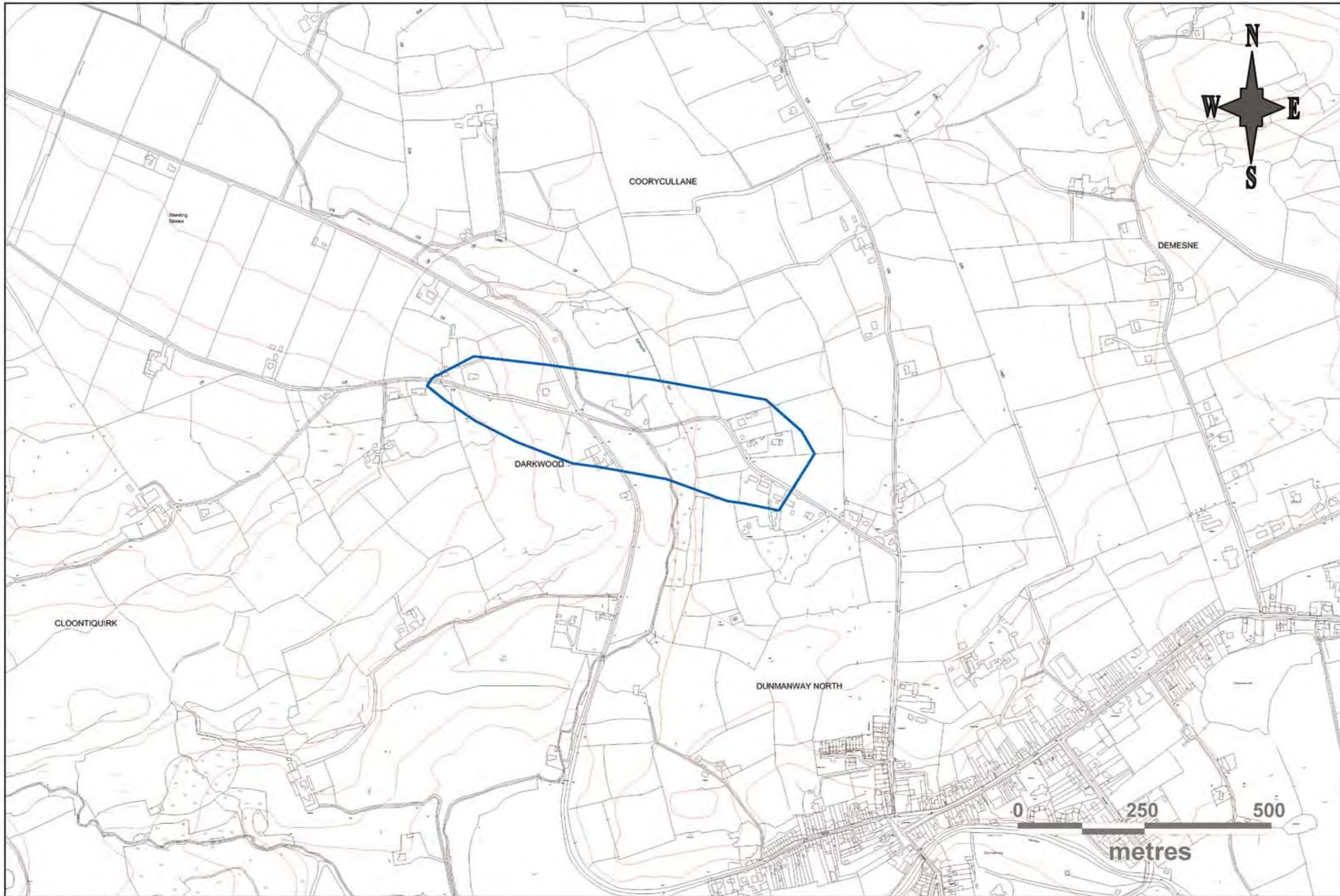
42.2 PLANNING CONSIDERATIONS AND PROPOSALS

42.2.1. There has been a slight decrease of population and households in the Dunmanway North DED during the intercensal period (1996-2002).

42.2.2. Water supplies are provided through a group water scheme and sewerage is by means of individual septic tanks. Any new development will need to follow the same servicing method.

42.2.3. Although consideration was given to expansion of the zoning of the housing cluster to the south and east, these areas are closer to the town of Dunmanway and within the designated greenbelt. A development boundary has been identified for the settlement and it is therefore considered that the area within the development boundary of Darkwood should be used for low density housing development on individual septic tanks.

Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Darkwood, it is an objective to encourage any new development to be compatible with existing development and should be low density individual houses, connected to the existing water supply and providing individual sewerage treatment facilities, to the satisfaction of the area engineer.



43 Darrara Rural Model Village

43.1 BACKGROUND

43.1.1. Darrara Rural Model Village is a project initiated by the Government's Affordable Accommodation Initiative and is located on lands that have been gifted by the State near Darrara Agricultural College, approximately 5km west of Clonakilty. This land is now owned by the Cork County Council and the housing project will be implemented by the local authority. The development of a contemporary rural village here will attempt to achieve best practice in all aspects of sustainability, settlement planning, design, housing management, infrastructure provision and integrated planning. The main aim of the project is to deliver affordable rural accommodation that will be within the reach of those who find themselves priced out of the current housing market.

43.1.2. The planning area comprises 14 hectares of land adjacent to the Sacret Heart parish church and cemetery at Darrara crossroads and immediately south of the Lios na gCon ringfort, which receives over 6000 visitors annually. The agricultural college, staff accommodation and offices of Teagasc are located to the west of the site, while there is a national school 1.5km south of the site and a local co-operative shop to the west of the site. The nearest small settlement is Ring on the Clonakilty Bay, some 2km south of the site.

43.2 PLANNING CONSIDERATIONS

43.2.1. The site chosen for the Darrara Rural Model Village is located within the Clonakilty Green Belt in the Skibbereen Electoral Area Local Area Plan. The eastern boundary of the village site is on the eastern boundary of the green belt, which forms the edge of the visual envelope of Clonakilty and is at the end of the scenic landscape designation. The development of the model village will only take place if the green belt restriction is removed and a village development boundary put in place.

43.2.2. The Cork County Development Plan 2003 (as varied) identifies a network of settlements that, will not only be the focus of investment and construction outside of the main city of Cork, but will also sustain rural communities and provide focal points for development in the face of unrelenting pressure to grant one-off housing along ribbons of main roads and in the countryside.

43.2.3. The important planning consideration is to what extent this new village will undermine the viability of other surrounding villages and village nuclei. It is important to note that the establishment of Darrara Model village is a one off, deliberate intervention in the housing market to secure the development of affordable accommodation and should not be seen as anything else. However it is important to make sure that the model village does find a place within the network of settlement around Clonakilty.

against expansion and the other boundaries fall into the Clonakilty Green Belt and will be protected by these policies.

43.2.5. It will be important to ensure that the village has a high quality living environment, supported with a wide range of social and economic facilities in the form of childcare, sports and recreation, some social housing (in line with Part V of the Act) and adequate public infrastructure in the form of roads, sewers and water supplies.



43.2.4. Being located within the green belt, it will be important to ensure that the model village does not expand beyond its prescribed village development boundary. The eastern boundary needs protection

Fig. 1 Indicative concept plan prepared by Colin Buchanan & Partners

43.2.6. The village should have a range of housing types to suit all types of families and consequentially provide for a mix of densities and tenure to suit this range.

43.3 OUTLINE PROPOSALS

Population Growth

43.3.1. Darrara Rural Model Village falls into the Templemanus DED for the population census and there was no population growth in the DED during the intercensal period (1996-2002). However there was an increase in the number of households formed (13.6%) over the same period. If the rural village was to be developed to its full planned potential, it would create an additional 100 houses giving an anticipated population of 300 additional persons in the area (based on an average of 3 persons per home).

Overall Zoning Approach

43.3.2. The zoning provisions of the plan should reflect a general intention to develop a rural model village in a sustainable way.

- The topographical constraint on the proposed village has shaped the development zones, in that the southern portions of land are the more suitable for housing development while the higher more exposed land can be preserved for all the non-housing uses such as open space, parkland and playing fields. It will be important to provide the necessary balance between the need for housing expansion and the need to preserve the natural beauty of the surrounding lands and rural landscape.
- There is a need for the preservation of the ringfort Lois gCon as a local tourism feature. Equally, the development boundary needs to be drawn around the site so as to define the limit to the expansion of the village. It is important to preserve the open character of the green belt around Clonkilty and ensure that development does not grow beyond its defined boundaries.
- The consultants evaluation of different types of settlement resulted in a need for a small village of about 100 houses. It was felt that this size of settlement would satisfy the planning, economy and landscape criteria of the area.

43.3.3. There is a strong challenge to make the village attractive to live for young people through the creation of a balanced community, a high quality living environment, including a range of facilities of affordable housing (including some social housing) and other relevant community facilities such as childcare, sports and recreation,

transportation options (including public transport access) and roads/walkways.

43.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

43.4.1. The specific residential zoning objectives for Darrara Rural Model Village are set out in the following table and as shown on the Darrara Settlement Map:-

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
X-01	<p>These lands are recognised as an opportunity site for the development of a well planned and designed rural model village. The major components of the model village will be:</p> <ul style="list-style-type: none"> • The construction of a range of house types from rural low density to terrace medium density development, with an appropriate mix of tenure. • A network of roads that provide efficient movement of persons from the main roads to the houses (including the widening of the crossroads and improving the junction). • A local shop for the provision of convenience goods. • A local pub providing the recreational services. • A site for the development of a creche or small primary school. <p>Development of the site shall be in accordance with an approved master plan of the rural model village.</p>	9.6

Open Space

43.4.2. The provision of adequate open space is required in the proposed rural model village.

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Provision of adequate open space reservation for the protection of Lios na gCon and its immediate surrounds, the provision of the village park; and the provision of playing fields for the village.	5.5

Community Facilities

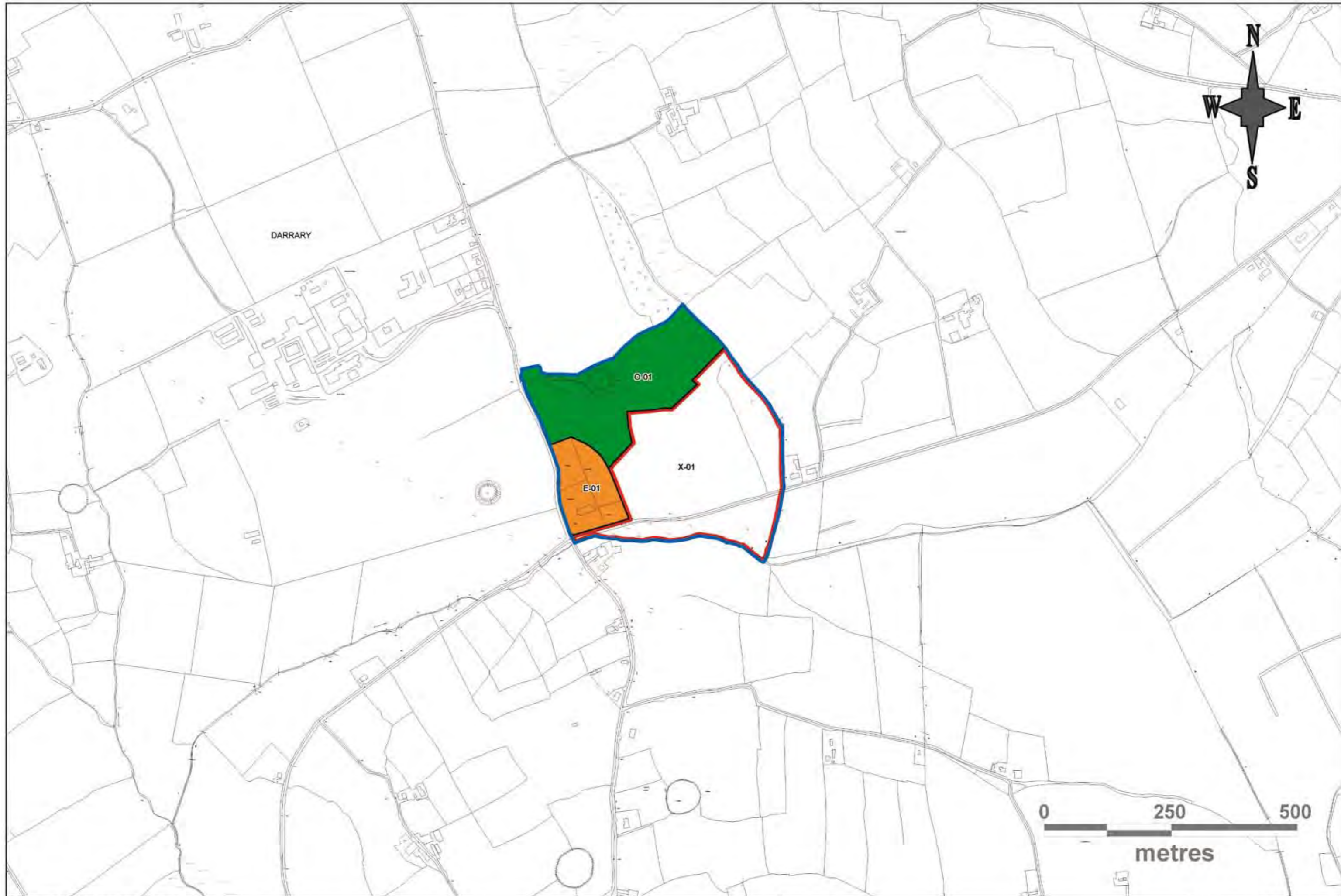
43.4.3. The existing cemetery and church will need an area for expansion.

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
E-01	Retention of the existing church and two cemeteries and a proposed extension to the cemetery, a new formal garden and protection of the views and setting of the church from the north and east.	1.8

Utilities and Infrastructure

43.4.4. A new wastewater treatment works needs to be constructed on a portion of Council owned land in the green belt, south west and downstream of the proposed village. This works will operate on a gravity fed reedbed process and will treat any effluent generated and ensure a better quality of effluent discharged into the bay. It should be self-contained, state of the art effluent treatment arrangements dedicated to serve the project using reed bed and other innovative technologies.

43.4.5. A new network of local roads and walkways needs to be provided in the village, in order to provide safe and easy accessibility to all activities.



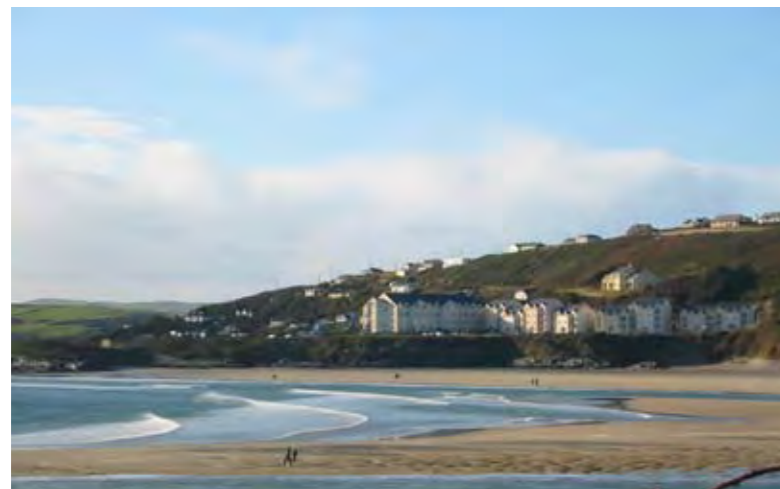
44 Inchydoney

44.1 SETTLEMENT IN CONTEXT

44.1.1. Inchydoney Island is located about 3km south of Clonakilty and it has some of the prime blue flag beaches of the county. It is a popular destination for day trippers and also has a range of facilities for holiday makers (holiday homes and a high class hotel and apartments). The beaches (east and west) and accommodation are located on the southern (seaward) portion of the island.

44.1.2. Although the island is connected to the mainland by a series of two causeways, it is surrounded by water and this area has been designated as a Special Area of Conservation (SAC). This will have an important impact on the development of the island and will be a consideration in any planning and development matter.

44.1.3. A lot of the existing development is made up of random beach cottages built into the hillside overlooking the beach on the western side. Some have been upgraded to substantial houses. The hotel, spa and apartments have recently been constructed on the headland peninsula between the two beaches, the western side used for swimming and the eastern side used for surfing.



44.1.4. There has been a sewage pump station constructed for the island, which links to the main Clonakilty sewerage scheme and water is provided from the Clonakilty Water Supply Scheme. The existing road access is a narrow road split into a one way system for part of its length, as a traffic management scheme. Provision was made for an alternative roadway to the north in the 2003 variation.

44.1.5. The environment in Inchydoney is particularly sensitive to development and there is a need to control the areas for new development. With the exception of the existing development area and new lands north of the ridge, the majority of the island has been given a general zoning that limits and restricts development to agricultural, eco-tourism, agri-tourism and recreational uses only. The sand dunes along the coastline and to the east of the hotel are preserved as a natural amenity area.

44.2 PLANNING CONSIDERATIONS

44.2.1. The Inchydoney Development Plan prepared in 2002 was adopted by the County Council and became a variation to the 1996 Development Plan in 2003. The proposals were subject of a consultation process and are considered to be up to date with current planning demands. However, there was a need to modify the land use zones and planning objectives to be consistent with this Local Area Plan.

44.3 OUTLINE PROPOSALS

Population Growth

44.3.1. There has been a reasonably large population (7.2%) and households (6.5%) growth in the Clonakilty Rural DED during the intercensal period (1996-2002). The majority of this development has taken place outside of the island in single rural dwellings, but there has been some new development on the island as infilling, in addition to the hotel and apartment development.

44.4 OVERALL ZONING APPROACH

44.4.1. There is a need to contain the development of the island into a development boundary with specific zoning proposals for the land. It is extremely important to restrict any further development of the island and recognise the value of the scenic and natural heritage of the island and its role as a major tourist attraction in the county.

44.5 SPECIFIC ZONING OBJECTIVES

Development Areas

44.5.1. The specific zoning objectives for Inchydoney are set out in the following table:-

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Low density residential development with a maximum ridge height of 6.3 metres only below the 95 metre contour. The ridge and high areas may be used as associated open space and should be planted with a minimum width of 20 metres of deciduous trees. The land shall be subject of a detailed site appraisal and development brief.	6.1
R-02	Low density residential development, subject to the submission of flood attenuation measures prior to any development. Road access should be off the proposed access road and not the road along the seafront. The boundary of the residential zone (R-02) should be extended to coincide with the eastern boundary of the proposed relief road (T6), subject to due consideration of the scenic quality and elevated nature of the land.	3.0
R-03	Low density residential development	1.1
R-04	Low density residential development on the lower (flat) part of the site and subject to a maximum of 2 dwellings. No roof ridgeline shall exceed the height of the ridgeline of the existing dwelling immediately to the west of the site.	0.3
X-01	This site contains the building (Villa Maria) and its surroundings, which shall be considered for inclusion in the Record of Protected Structures (RPS).	2.8

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
X-02	Agriculture with option for medium density holiday homes on the lower half of the site. The remainder of the site (not less than 50% of the site) shall remain open space.	2.7
O-01	Natural Amenity Zone – to protect and maintain areas of natural amenity – Beamish Lagoon	8.1
O-02	Natural Amenity Zone – to protect and maintain areas of natural amenity along the coastline and in particular the dunes	38.4
GEN-01	Limited and restrictive development zone – to be considered for eco-tourism, agri-tourism, sports and recreation and agricultural uses dependant on the landscape, with a specific restriction on residential activity and holiday accommodation and limitations on the number, range and form of buildings and other structures so as to maintain rural character.	-
DEV-01	To provide for general development subject to the physical development policies outlined below. This area contains the existing hotel, spa and apartment complex.	7.74

44.5.2. The proposals made in the 2003 variation to the 1996 Development Plan covering physical development, natural environment and amenities, tourism and heritage, transportation, community facilities, infrastructure and economic development are carried over into this local area plan as follows:-

Physical Development:

44.5.3. It is a **policy** of the Local Authority to:

1. Encourage and facilitate infill development on the south facing slopes overlooking Muckcross Strand.

2. Examine the legal process of compulsory acquisition where appropriate, so as to provide clear title to sites and facilitate infill development.
3. To discourage development on all visually vulnerable areas and ridge tops, with the exception of carefully sited infill developments, which help to consolidate the existing piecemeal and random development pattern.
4. Prohibit development on excessively steep slopes over 40 degrees.
5. Encourage well-designed developments, which respect landscape elements and topography and which help consolidate the existing fragmented pattern and form of development.
6. Encourage social and tenure mixing and in particular maintain a balance between the provision of holiday/tourist accommodation and year round living accommodation.
7. Consider the existing provision of community and commercial facilities available in Clonakilty when determining the need for new facilities on the Island.
8. To monitor the extent and proportion of holiday accommodation provided on the Island so as to ensure it is balanced with long term and year round residences.
9. Maintain coastal areas and headlands free from development and discourage future development (other than agricultural related) on all lands east of Virgin Mary Point.

44.5.4. It is a physical development **objective** of the Local Authority to carry out the following physical developments:

Objective No.	Specific Zoning Objective
PD1.	Investigate the removal of unauthorised temporary structures and facilitate their replacement with more permanent holiday accommodation.
PD2.	Investigate the removal of derelict temporary structures.

Natural Environment and Amenities:

44.5.5. It is a **policy** of the Local Authority to:

1. Retain and incorporate key landscape features, such as significant hedgerows, tree groups, wetlands, and stonewalls, into open space and landscape plans of new developments.
2. Develop a coastal walk from Muckcross Strand to the eastern part of the Island, having regard to the fragility of the dune system and its associated ecosystems.
3. Support the designation of Natural Heritage Areas (NHA's), Special Areas of Conservation (SAC's) and/or Special Protection Areas (SPA's) by the Department of Arts, Heritage, Gaeltacht and the Islands and to inform the National Parks and Wildlife Service of any developments likely to alter sites so designated and to consider their recommendations.
4. Ensure that no building or development (including caravans and temporary dwellings) occurs below 3m O.D. or within 50 metres from the HWM (High Water Mark) or along 'soft shorelines'. This policy should be amended to 20 metres from the HWM in the case of the proposed residential development zone (R-02). Restrict any further development between coastal roads and the sea.
5. Monitor the impact of coastal erosion, storm damage and coastal flooding along the coastal lands and in the vicinity of the public roadway system.
6. Control and monitor access to dunes and coastal areas, so as to minimize erosion in these areas and maintain biological diversity and productivity of coastal ecosystems.
7. Control and direct at specific locations, activities likely to cause or exacerbate coastal erosion, such as pony/horse riding or excessive pedestrian activity and examine initiatives to manage the coastal environment, such as the protection and fencing of dunes, the provision of walkways using railway sleepers or other appropriate materials, and/or 'rotation of access'.
8. Protect and promote the habitat and species diversity found on the Island.

44.5.6. It is a natural environment **objective** of the Local Authority to implement the following objectives:

Objective No.	Specific Zoning Objective
NE1:	Consider Tree Preservation Orders for those groups of trees.
NE2:	Protect the natural characteristics of Beamish's Wetland.
NE3:	Maintain views.
NE4:	Examine the provision of a walkway through the dunes so as to reduce erosion, using railway sleepers or other suitable materials.

Tourism and Heritage

44.5.7. It is a **policy** of the Local Authority to:

1. Facilitate the development of all year round recreational activities, such as outdoor pursuits, nature activities, eco-tourism, water-sports, and other outdoor activities, which do not detract from the existing amenities of the Island.
2. Examine the feasibility of developing marine based activities on the Island.
3. Encourage and promote tourism development in a sustainable manner.
4. Require that no building or structure listed in the Development Plan as worthy of preservation or protection, be altered or demolished without a grant of permission.
5. Maintain picnic tables and their sites by landscape maintenance, trimming and grass cutting.
6. Provide additional picnic tables in the vicinity of the public car park, with possible rain shelters.

44.5.8. It is a tourism and heritage **objective** for the Local Authority to implement the following objectives:

Objective No.	Specific Zoning Objective
TH1:	It is an objective of the Local Authority to provide protection for the following sites of historical and archaeological interest: The Ancient Church of the Parish of Inchydoney Island and Stone Monument, commemorating a battle in 1261.
TH2:	It is an objective of the Local Authority to protect the following building(s) structures and items: Old Cottage next to Beamish's Lagoon; The old stonewall which runs along the coastal road from the Second Causeway to Muckcross Strand and the Water fountain (adjacent to public toilets).

Transportation

44.5.9. It is a **policy** of the Local Authority to:

1. Introduce traffic management measures on the Island, to discourage car circulation and facilitate pedestrian movement, cycling and public transport initiatives.
2. Adopt car parking management standards, which reduce roadside (on-street) car parking in favour of off-road car parking.
3. Reserve lands for roadside improvement by means of acquisition and development control.
4. Develop and support public rights of way.
5. Control access and the number of junctions onto public roads on the Island in the interests of safety, the free flow of traffic, the need to avoid reduction in capacity and maintain level of service.

44.5.10. It is a transportation **objective** of the Local Authority to implement the following objectives:

Objective No.	Specific Zoning Objective
T1	Improve junction at locations A,B,C,D and E.

Objective No.	Specific Zoning Objective
T2	Provide Traffic Lay-Byes at regular intervals along the Road from Second Causeway to the Pumping Station, capable of accommodating bus and/or coaches. (Note this objective means that housing/development access along this stretch is not appropriate).
T3	Extend existing car park to facilitate an increase in car numbers, with all existing and new spaces to be clearly delineated and internal landscaping to be provided.
T4	Provide car parking for people with disabilities adjacent to Inchydoney Strand.
T5	Provide a pedestrian link.
T6	Reserve lands for a possible future roadway across centre of Island.
T7	Restrict car parking on or along the edge of the dune system adjacent to Inchydoney Strand.
T8	Provide delineated car parking spaces and define road edge with kerbing or other appropriate means at locations.

Community Facilities

44.5.11. It is a **policy** of the Local Authority to:

1. Support the actions of the local community in maintaining the environmental quality of the Island and require developers to make contributions, where appropriate, towards the cost to the local authority of providing adequate and suitably developed facilities.

44.5.12. It is an **objective** of the Local Authority to implement the following:

Objective No.	<u>Specific Zoning Objective</u>
CFI:	Improve and upgrade the existing public toilets.

Infrastructure

44.5.13. It is a **policy** of the Local Authority to:

1. Ensure that all existing and future developments are satisfactorily completed and served with an adequate public lighting system.

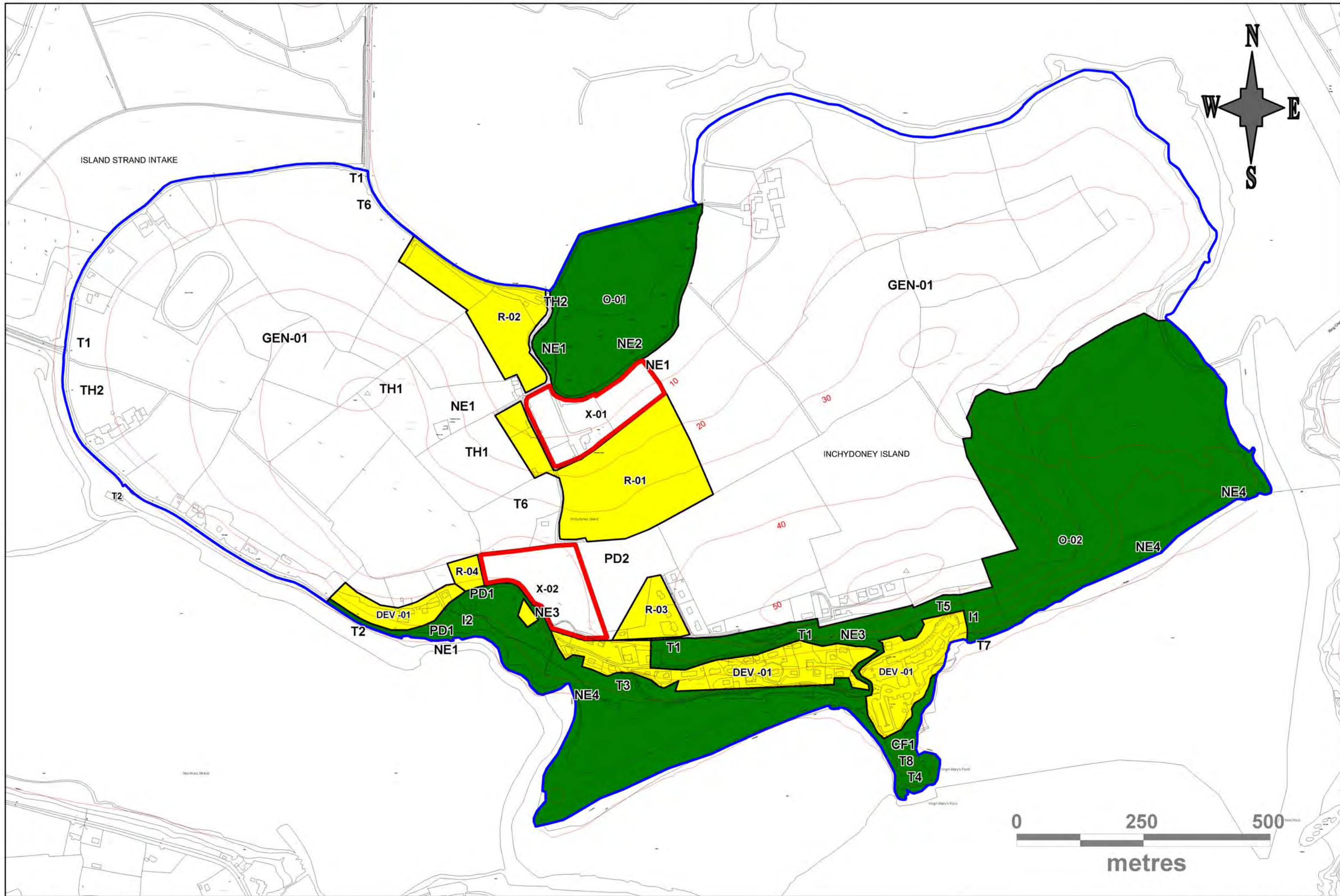
44.5.14. It is an objective of the Local Authority to implement the following:

Objective No.	<u>Specific Zoning Objective</u>
I1	Ensure, in all new developments, that all electricity transformers be placed at ground level with suitable landscaping or screening, in the interests of visual amenity.
I2	Investigate the placement of existing above ground transformers at ground level, with suitable landscaping and screening and consult with relevant service providers regarding the necessity to reduce the proliferation of service poles ('polescape') and overhead wiring ('wirescape') on the Island.

Economic Development

44.5.15. It is a **policy** of the Local Authority to:

1. Ensure that future development activity is sustainable in environmental and social terms as well as in economic terms, providing some benefits to the wider community



45 Lisbealad

45.1 SETTLEMENT IN CONTEXT

45.1.1. This village nucleus, also called Clubhouse Crossroads, is at a strategic point along the regional road (R599), about 5 km from Dunmanway and 20 km from Clonakilty. The crossroads is an important junction with the other regional road (R637) that links Ballineen / Enniskeane to Drinagh. Other small settlements nearby are Ballingurteen to the south and Ballinascarriga to the east.

45.1.2. Existing development comprises a pub and some industrial (storage) buildings at the crossroads and some agro-industrial buildings at Clubhouse Bridge. This settlement had a housing cluster development boundary in the 1996 Development Plan.



45.1.3. The area covered by the boundary of the housing cluster was considerable, extending through the crossroads to the south to the fork in the road to Ballingurteen (some 1km) and extending beyond the fork in the road to Ballinascarriga to the east. It was never intended that this housing cluster would be a development area to be fully developed, but rather an area where low density detached housing could be built.

45.1.4. Provision of water supplies is through a local group water scheme and the disposal of sewage is through septic tanks. There is a proposal for the water supply to Dunmanway to be upgraded from the Drinagh lake (Curraghally) and this water pipeline will pass through the village nucleus. It is expected that this project will be implemented within two years.

45.1.5. It should be noted that the biological quality of this section of the River Bealanascartane currently meets the standards set under the Local Government (Water Pollution) Act 1977 (Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this good water quality be maintained.

45.2 PLANNING CONSIDERATIONS AND PROPOSALS

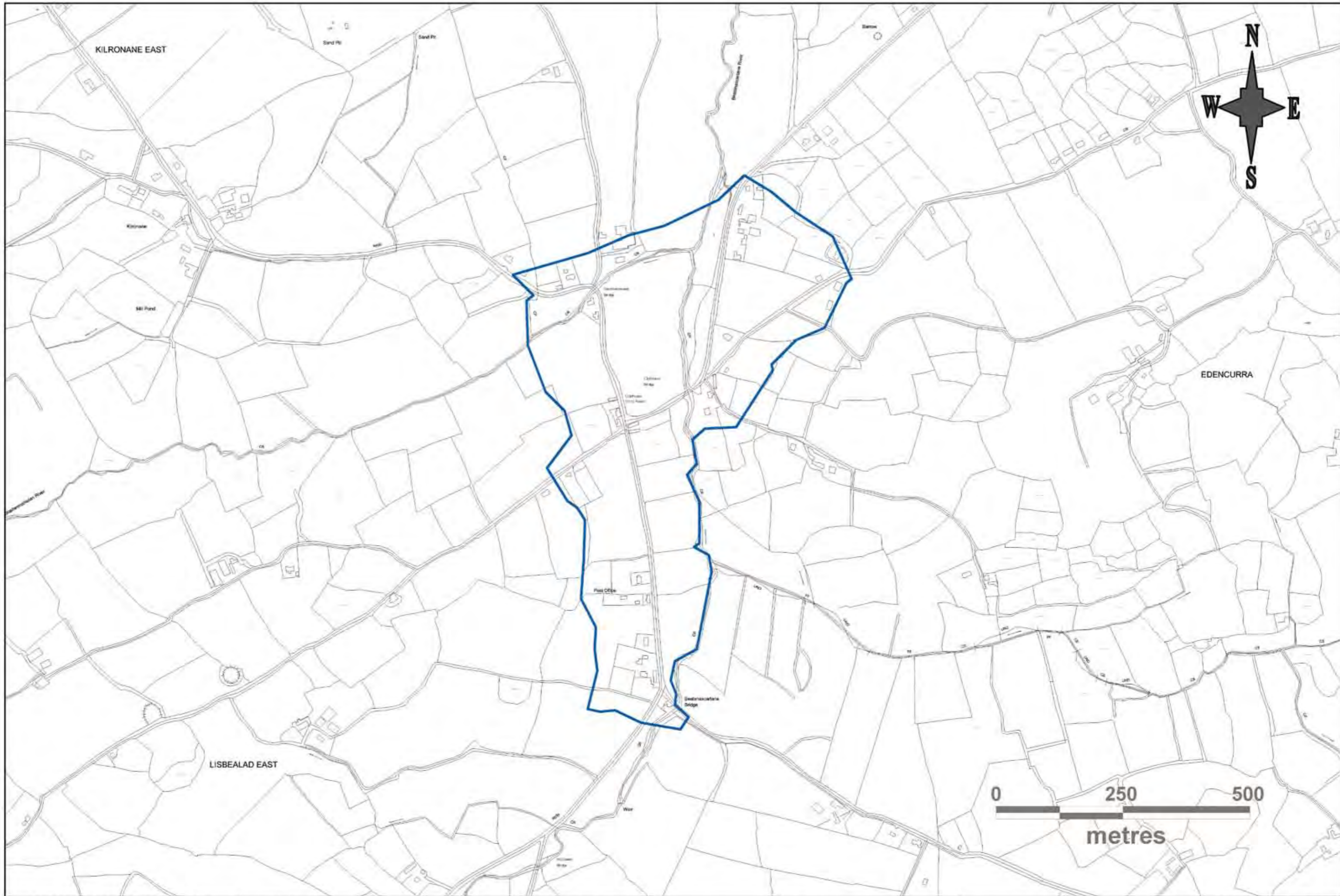
45.2.1. There has been a fairly large increase in the population (9.8%) and households (21.6%) in the Dunmanway South DED during the intercensal period (1996-2002). This shows that there has been considerable building of rural homes in the hinterland of the main town of Dunmanway.

45.2.2. There is interest in the development of housing at the northeastern corner of the crossroads in a phased programme of investment of 36 housing units, in a range of housing types (medium density terraced and low density detached) together with a playing field, community centre, crèche convenience shop and stand alone sewerage treatment plant on about 4.3ha.

45.2.3. Clearly there is potential for development of the village nucleus around the crossroads and the land immediately surrounding the crossroads is available and suitable for development but it will be important to reserve the land for open space around the bridge. Although the area identified for a housing cluster in the 1996 Development Plan is large it has been retained.

45.2.4. In order to provide a more specific development opportunity in the village nucleus, it is recommended that individual low density houses for permanent residents be encouraged within the defined development boundary, but that ribboning along the roads should be avoided. Priority could be given to the grouping of houses in a defined core around the crossroads up to a maximum of 10 houses on individual septic tanks.

Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Lisbealad, it is an objective to encourage any new development to be compatible with existing development and should be low density individual houses connected to the existing water supply and providing individual sewerage treatment facilities to the satisfaction of the area engineer. There is a priority area for development around the crossroads.



46 Ownahinchy

46.1 SETTLEMENT IN CONTEXT

46.1.1. Ownahinchy is a noted seaside resort between Rosscarberry and Rathbarry and is in the centre of a number of blue flag beaches with Warren to the west, Long Strand to the east and the Little Island beach. It is located approximately 1km from Rosscarberry town and as a result is dependent on most of its services.

46.1.2. There are a number of holiday home complexes that provide a range of accommodation (apartments, caravans and bungalows) along the beach front. There is a hotel located in the centre of the holiday complexes and a disused hotel complex on the eastern boundary of Ownahinchy. The peninsula between the beach and the beach at Rosscarberry (Warren) has a number of single storey detached bungalows with great views of the sea and Galley head.



46.1.3. The settlement has very few basic village services but there is a pub attached to the hotel and a small convenience store. The nearby Castlefreke forest and ruinous castle (under renovation) are a tourist attraction and are protected in the County Development Plan 2003 (as varied). The scenic landscape of the area along the coastline is also protected in the development plan and there is a need to contain any new development within the constraints of these preserved areas.

46.1.4. Ownahinchy is a designated bathing area. The beach and settlement area are along the coast road on the flat land between the two peninsulas. Being flat, the land has a periodic drainage problem with high tides and frequent erosion of the sand dunes. A drainage pond has been constructed behind the caravan park and hotel. The dunes have been used for housing along the coastal road to the seaward side in the eastern part of the settlement. These residences can cause erosion of the dunes and no new development should be encouraged on these dunes. There is also a need for continual measures to control the drainage problems and encourage improved coastal management.

46.1.5. Inland of the holiday resort are a number of clusters of detached dwellings on the foothills of the ridge. These dwellings are for both local permanent residents and summer holiday homes. Although these are located within the coastal zone and scenic landscape area, there is a lot of development pressure for dwellings to be located in surrounding land with views of the sea and close to the holiday resort.

46.2 PLANNING CONSIDERATIONS

46.2.1. There was a proposal (from the 1996 Development Plan) for an improved link road from Burgatia Cross to Ownahinchy. This link road is unlikely to be constructed due to costs and the existing road will be upgraded to take the increase in traffic. There is need for additional parking spaces at the beach front for day trippers in the summer.

46.2.2. The water supply to the village is from a Group Water Scheme and sewage treatment is shared by Rosscarberry town. A pumping station and septic tank with outfall to the sea, located adjacent to the low density housing area in the west has adequate capacity for future development. In addition, the sewage treatment for Rosscarberry and Ownahinchy is being upgraded to extend the capacity in the near future.

46.2.3. The 1996 Development Plan provided a large area within the development boundary, which contained an area protected for agriculture, forestry and an option for an hotel complex. There is no longer any need for this large development boundary because Castlefreke Demesne is protected by it's designation as a candidate SAC and its inclusion on the Record of Protected Structures in the County Development Plan 2003 (as varied). The development option for the disused hotel remains as an option on the eastern boundary of the resort.

46.2.4. There is development potential in the holiday resort for upgrading the existing caravan parks and turning them into holiday homes of a more permanent nature. The whole coastal strip needs an

improvement in appearance and layout of community space (parking, walkways etc.).

46.3 OUTLINE PROPOSALS

Population Growth

46.3.1. Ownahinchy falls between the Rathbarry and Rosscarberry DED's and there has been a significant growth in population in the Rosscarberry DED (7.5%) but not in the Rathbarry DED. There has been significant growth in the numbers of households in both DED's. It is therefore assumed that the growth in population and households has been mainly in Rosscarberry town and surrounding rural area whereas the Rathbarry DED contains the growth in the rural areas surrounding the Ownahinchy resort.

Overall Zoning Approach

46.3.2. The development boundary from the 1996 Development Plan has been amended to the north-east to exclude Castlefreke Demesne. However, the option for redevelopment of the hotel complex along the Long Strand road has been retained. There are a number of areas offering potential for re-development that would help the resort to improve its environmental image and promote further development in the resort.

46.4 SPECIFIC ZONING OBJECTIVES

Commercial Areas

46.4.1. The specific commercial zoning objective for Ownahinchy is set out in the following table:-

Objective No.	Specific Zoning Objective	Approx Area (Ha)
C-01	Extension to caravan park.	3.7

Special Zoning Objectives

46.4.2. The specific special zoning objectives for Ownahinchy are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
X-01	Opportunity site of existing caravan park providing seasonal tourist accommodation that could be redeveloped for a range of more permanent built residential and tourist accommodation with necessary community facilities in a high quality design.	3.5
X-02	Opportunity site for the redevelopment of the hotel complex with special consideration needed to integrate any development into the scenic landscape environment along the coastline and to a high quality design.	3.7
X-03	Opportunity area including existing hotel complex and apartments that need renovation and possible extension to a high quality design standard including a mix of tourism accommodation and tourism services.	2.1

Utilities and Infrastructure

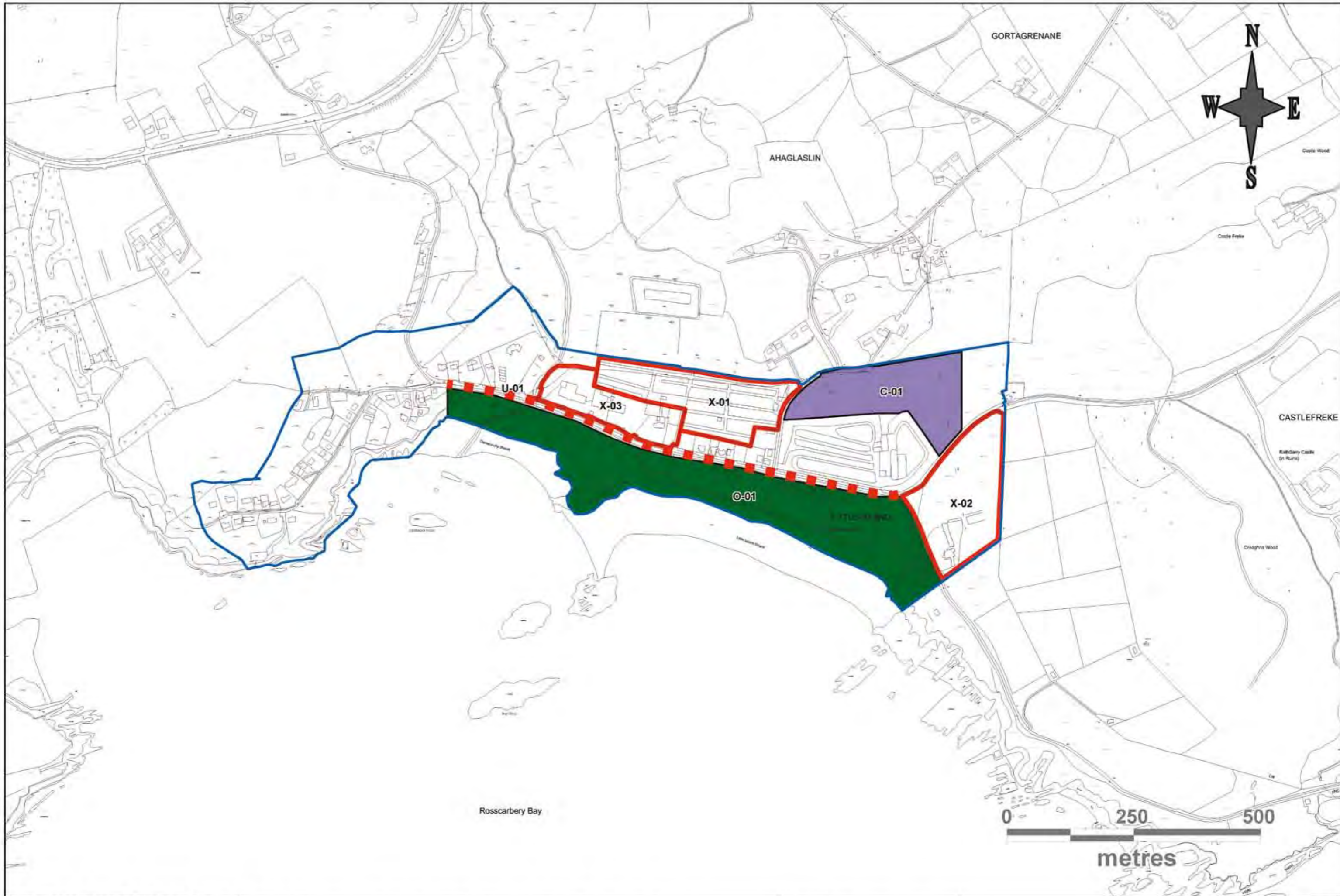
46.4.4. With the imminent upgrading of the sewage treatment works for Rosscarberry, there is an opportunity to extend the sewage treatment to all development in the holiday resort. The existing infrastructure, open space and community facilities are in need of upgrading to allow for better access to the public toilets and parking facilities. An action plan by Council for this rehabilitation work needs to be prepared.

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Provide adequate car parking spaces for peak day trippers and upgrade the walkways for public safety and access	-

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Open space reservation for the existing beach and dune system including coastal erosion management, protection of the beach front against any new residential development and intensification of existing residential development and the control of litter.	10.3



47 Poundlick

47.1 SETTLEMENT IN CONTEXT

47.1.1. This settlement comprises a housing cluster around a crossroads on a secondary link road (which is a designated scenic route in the County Development Plan 2003 [as varied]) to the holiday resort of Tragumna. The land was given a development boundary in the 1996 Development Plan that only took in the land to the west of the crossroads. The line of housing that has been built has maximised the views to the north, overlooking Skibbereen.

47.1.2. Approximately 50% of the land has been developed with detached bungalows and there is a lot of land available for further development. The sites that have been developed are mainly located on the northern side of the access road, taking advantage of the good scenic views.

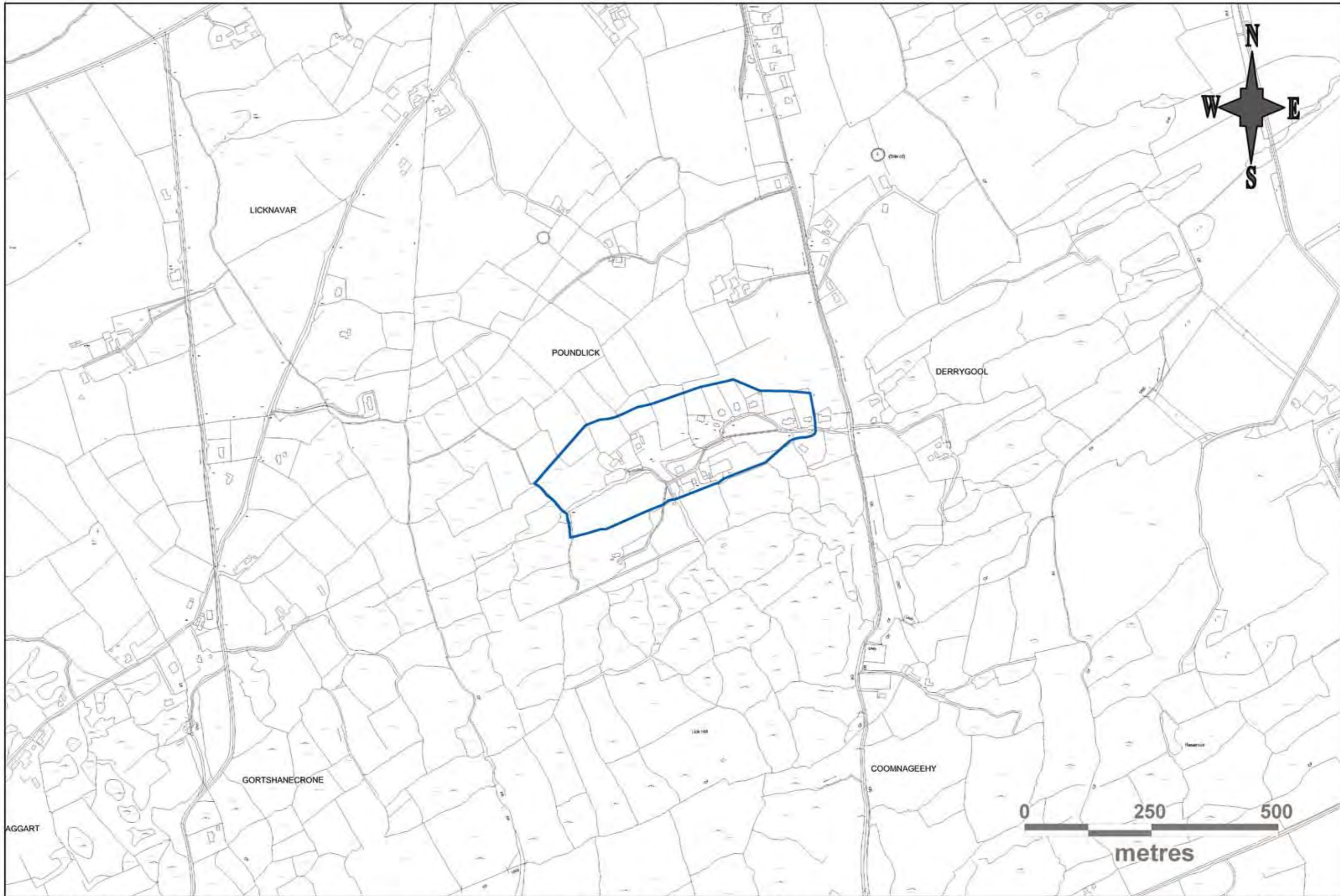
47.2 PLANNING CONSIDERATIONS AND PROPOSALS

47.2.1. There has been a slight decrease of population and households in the Skibbereen DED during the intercensal period (1996 - 2002) of 3.4%.

47.2.2. Water supplies are provided through a group water scheme and sewerage is by means of individual septic tanks. Any new development will need to follow the same servicing method.

47.2.3. Poundlick is located within the Skibbereen green belt, as a potential development area. It is therefore recommended that the area within the development boundary of Poundlick be used for low density housing development on septic tanks.

Objective No.	<u>General Zoning Objective</u>
GEN-01	Within the development boundary of Poundlick, it is an objective to encourage any new development to be compatible with existing development and to be low density individual houses, connected to the existing water supply and providing individual sewerage treatment facilities , to the satisfaction of the area engineer.



48 Sherkin Island

48.1 ISLAND IN CONTEXT

48.1.1. Sherkin Island, the ancestral home of the O'Driscoll clan, is one of the most accessible islands in the country as it is located only 10 minutes ferry journey from Baltimore. It is also one of an archipeligo of islands comprising the inhabited islands of Cape Clear, Heir and Long and numerous un-inhabited islands at the head of Roaringwater Bay.

48.1.2. The island has a variety of landscapes, panoramic views of the Atlantic and some of the finest sandy beaches in the county. The flora and fauna of the island are unique and the fifteenth century Franciscan Abbey is a fine example of medieval monastic architecture. The island is frequently visited by day trippers using the ferry boat from Baltimore and Cunnamore, both of which have regular trips throughout the summer months to the pier on the eastern shoreline. However, the increase in development and tourist related activity must be balanced against the environmental sensitivity of the island.

48.1.3. Sherkin Island is approximately 512 hectares in extent and it has a resident population of 125 persons in 42 households. There are a total of 105 houses on the island.



48.1.4. The island also has a marina for yachts and pleasure craft, situated on the eastern coastline, north of the pier. Yacht and boat charters are available in the summer months. Other economic activities on the island include production of arts and crafts for sale on the mainland and island. There are two art exhibitions annually. There are a number of bed and breakfast accommodations, pubs and a community hall on the island. The local community organisation have a proposal to develop a new arts, culture and health centre on the island.

48.1.5. The island has a small convenience store, post office, church, primary school and beach snack bar. A significant development on the island is the Marine Research station.

48.2 PLANNING CONSIDERATIONS

48.2.1. The 1996 Development Plan did not have any zoning map or development boundaries on the island but it did suggest that:-

- *“tourist services based on local initiatives should be encouraged, without expanding the physical development of the island”.*
- *“man made development exclusive for tourism use on uninhabited islands should not be encouraged”.*
- *Although special controls on second homes may not be necessary, Sherkin and Clare are smaller and more sensitive and could be more easily damaged by inappropriate development.*
- *Sherkin’s beaches are an important asset which can be used to support development of the accommodation and services base.*

48.2.2. The 2003 County Development Plan stated that although there has been a period of population decline and relative isolation, the communities have an unparalleled reputation for resourcefulness in surviving daunting physical and economic conditions and managed to maintain their unique culture and identity.

48.2.3. The remoteness of islands is an attraction to some holiday makers and there may be a future increase in investment in second homes. However, these can have a serious adverse effect on islands where the natural population base is already fragile. A specific objective (RCI 3-3) seeks to encourage *“the retention of year-round population on the islands and restricting the development of new individual second homes, except where existing dwellings are being restored or extended”.*

48.2.4. The Health Development Plan for the Islands (2001) stated that the age profile of the islands indicates a predominance of older persons, giving rise to the need for a different approach to health care on the islands. It was recommended that additional health care facilities be provided for the retirement group, children and the disabled. The report makes recommendations for a health clinic at Sherkin as well as other proactive health care activities (transportation, doctors visits, emergency services and training).

48.2.5. Distance education and adult third level education opportunities have been improved with the introduction of a satellite broadband facility on the island that reaches most of the homes. Employment schemes run by FÁS and the Enterprise Boards need to focus on the promotion to local artisan trades for local use.

48.2.6. During the local area plan process, the Sherkin Island Development Society highlighted the issues being faced on the island:-

- Improvements to the Baltimore pier in terms of length, berthing, shelter, roll-off service and parking especially to cope with the summer time tourists.
- Provision of a small sewerage scheme for the housing areas and public toilets.
- Provision of waste management schemes to allow for more frequent removal of collected waste on the island.
- In the long term, provide a short runway for aircraft landing and take off to the mainland.
- Provision of assistance for the upgrading of existing derelict houses.
- Provision of a multi-purpose community, art, business, health, indoor sports, crèche and business centre.
- Special objective to allow for the construction of houses for permanent residents in clusters or small villages.

48.2.7. Housing has been provided by the Council at a central place and the houses are fully subscribed. Individual houses are located mainly along the central spine road leading from the pier heading south west.

48.2.8. The island’s water supply is from the mainland through a submarine pipeline from Lissheen and there are adequate mains pipes in the roads. Electricity is supplied from the mainland and telecommunications are available. Sewage disposal is by means of private septic tanks but there is demand for an improvement to the

current system. The road system, of approximately 9km, comprises old narrow roads that need continual maintenance.

48.2.9. The island falls into the Roaringwater Bay candidate SAC and proposed NHA (101) designation and the whole island is within the Scenic landscape classification, as designated in the County Development Plan 2003 (as varied). There are two structures (Dunalong Castle - 00808 and Sherkin Island Abbey ruin - 00806) listed on the Record of Protected Structures in the County Development Plan 2003 (as varied).

48.3 OUTLINE PROPOSALS

Population Growth

48.3.1. Sherkin Island is part of the Cape Clear DED and there has been a reasonable increase in the population (7.5%) over the intercensal period (1996-2002), although most of this growth appears to have been in the Baltimore region.

Overall Zoning Approach

48.3.2. The island does not need zoning proposals for individual sites or a development boundary provided. However, the development of the island needs to be promoted in as far as striking the balance between the need for additional physical development and the need to preserve the sensitive environmental concerns.

48.4 SPECIFIC ZONING OBJECTIVES

Development Areas

48.4.1. There are no specific development zoning objectives for Sherkin Island other than to enforce the specific objectives identified in the County Development Plan 2003 (as varied).

Objective No.	Specific Zoning Objective
GEN-01	On Sherkin Island
	1. Development which sustains the population, diversifies the economy and conserves the environment of the population will be encouraged.

Objective No.	Specific Zoning Objective
	2. Development of dwellings or employment uses will be encouraged to locate in existing clusters of development.
	3. Priority will be given to the retention of the existing population, the provision of small scale facilities for tourists (especially where this provides employment for permanent residents), and the protection of the environment including the wild and open character of the landscape.
	4. Construction of new houses will be discouraged except where these are demonstrably required for permanent residence.
	5. Second home type development will be discouraged, except where these involve renovation of ruins or the re-use of redundant buildings.
	6. The re-use of ruins or redundant buildings for short-term holiday lets is encouraged. A very limited amount of very small scale development for short-term holiday accommodation may be permissible. This should be clustered with existing buildings. Any such development will be subject to conditions requiring the property to be available on short lets.
	7. All development should be carefully designed, sited and landscaped to retain the wild and open character of the island, and avoid harm to the environmental qualities of the locality.
	8. Maintain and where possible increase the island's permanent population and its age and gender balance.
	9. Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities.

Objective No.	Specific Zoning Objective
	10. Encourage the availability of an appropriate range of housing provision on the island in terms of size, type, tenure, cost and location.
	11. Achievement of any of the following will weigh in favour of any development proposal - <ul style="list-style-type: none"> a. sustainability; b. use of traditional island skills; c. provision of work opportunities for islanders; d. supports island culture and way of life; e. does not harm the island's environment
	12. New development should not threaten the availability and quality of a safe drinking water supply and should preferably be located where it can take advantage of an existing or potential future group scheme.
	13. New development will only be permitted where it can be shown that sewage disposal can be achieved without adding to the risk of pollution of groundwater or of surface water which is or may in the future be used for fresh water supplies.
	14. The development of community based wind power will be encouraged, subject to environmental constraints.
	15. Provision of community waste collection and recycling facilities will be encouraged.
	16. The development of infrastructure which supports fisheries or mariculture will be supported, especially where this is of the small scale most likely to benefit islanders, subject to environmental constraints.

Objective No.	Specific Zoning Objective
	17. Weight will be given to the desirability of conserving marine water quality, biodiversity and the marine heritage in the assessment of relevant development proposals.
	18. Where development is proposed in lowland heath areas an ecological assessment will be required to consider risks to valuable ecological habitat.
	19. Favourable weight will be given to developments which provide for the sustainable appreciation of archaeological sites, including access, interpretation and investigation. Development which adversely affects known or suspected archaeological remains will not normally be permitted. Where, exceptionally, such development is permitted this will be conditional upon provision being made for prior investigation (including excavation where appropriate), recording and, where and as far as practicable, retention in situ of remains.
	20. Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged.

Infrastructure, Open Space and Community Facilities

48.4.2. The proposals made by the community needs support in the form of specific objectives as follows:-

Objective No.	Specific Zoning Objective
INF-01	<ol style="list-style-type: none"> 1. Provision of a multi purpose community, art, business, health, indoor sports, crèche and business centre. 2. Upgrading of the Baltimore pier. 3. Provision of a small sewerage scheme for the housing areas and public toilets. 4. Provision of waste management schemes to allow for more frequent removal of collected waste on the island.



49 Tragumna

49.1 SETTLEMENT IN CONTEXT

49.1.1. Tragumna is a small coastal resort 6km south of Skibbereen. It has a small but popular beach and there is a holiday accommodation complex near to a pub, all of which are extensively used in the summer and for day trips. There is a small knitwear factory to the north of the resort. Tragumna is a designated bathing area.

49.1.2. There is a scenic route along the secondary road passing through the resort and the surrounding lands near the resort is very attractive and protected as scenic landscape in the County Development Plan 2003 (as varied).

49.1.3. The 1996 Development Plan provided zoned land for high and medium density housing (1.5ha) in addition to a tourism and amenity zoning. Almost 50% of this land has either been built on or been the subject of planning applications. The majority of the housing that has been built in the area is for holiday homes and not permanent occupancy. An existing caravan park has land for expansion.



49.2 PLANNING CONSIDERATIONS AND PROPOSALS

49.2.1. There has been an increase of 9.7% in the population in the Castlehaven South DED during the intercensal period (1996-2002) and a substantial increase in the number of households (19.2%) during the same period. There is some interest in the development of this resort and there also has been some recent building of homes in the area. It is desirable that additional land be set aside for new housing development in the area and a new development boundary has been introduced.

49.2.2. Water supply is from a group scheme and although a sewerage scheme was proposed in the 1996 Development Plan, it has not been constructed to date.

49.3 SPECIFIC ZONING OBJECTIVES

Residential Areas

49.3.1. The specific residential zoning objective for Tragumna is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Low density residential development subject to the construction of an adequate sewerage scheme.	0.8

Special Zoning Objective

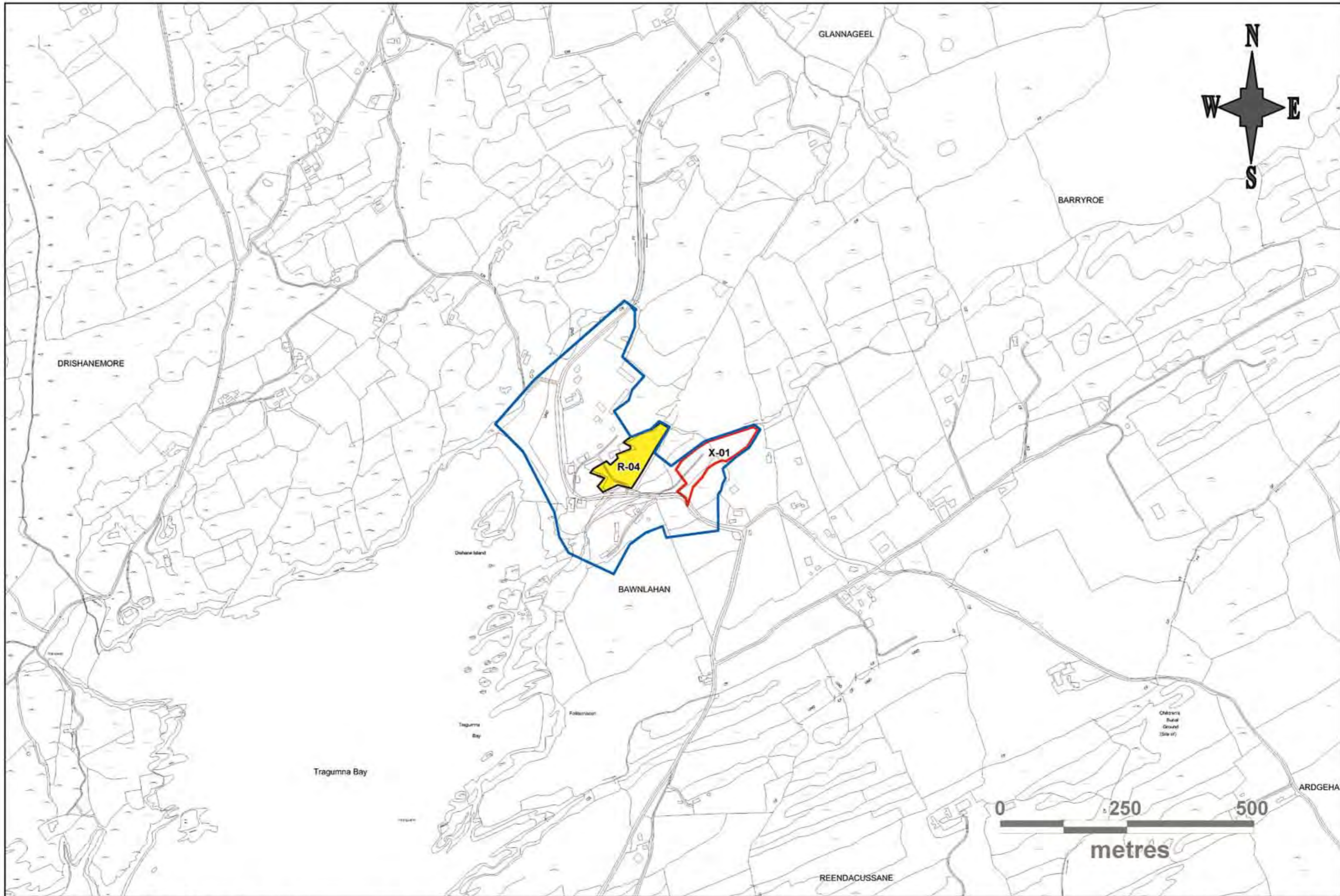
49.3.2. The special zoning objective for Tragumna is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
X-01	Extension to caravan park.	0.8

General Objective

49.3.3. The general zoning objective for Tragumna is set out in the following table:








Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Tragumna, it is an objective to encourage development to be compatible with existing development and in particular, to be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a particularly scenic landscape area and all new development should take this into consideration. All development should be single individual houses connected to the existing water supply and with individual sewerage treatment facilities to the satisfaction of the area engineer, until an adequate sewerage treatment works is constructed.












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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



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