

**YOUGHAL**

**EOCHAILL**

# Development Plan 2009-2015



## VOLUME II Policies and Objectives

**Youghal Town Council**



February 2009



## TABLE OF CONTENTS – VOL 2

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
	1.1. STATUTORY OBLIGATION	3
	1.2. PURPOSE OF THE PLAN	3
	1.3. FUNCTIONAL AREA OF THE PLAN	4
	1.4. MONITORING AND REVIEW PROCESS	4
	1.5. FORMAT OF THE PLAN	4
	1.6. PERIOD OF THE PLAN	4
	1.7. ACKNOWLEDGEMENTS	5
<b>2.0</b>	<b>INTRODUCTION</b>	<b>7</b>
	2.1 NATIONAL SPATIAL STRATEGY	9
	2.2 SOUTH WEST REGIONAL PLANNING GUIDELINES	9
	2.3 THE CORK AREA STRATEGIC PLAN 2001-2020	9
	2.4 COUNTY DEVELOPMENT PLAN 2003-2009	9
	2.5 CORK COUNTY DEVELOPMENT BOARD STRATEGY (2002)	10
	2.6 WASTE MANAGEMENT PLAN FOR CORK COUNTY (2004)	10
	2.7 CORK LOCAL AUTHORITIES JOINT HOUSING STRATEGY (2001)	10
	2.8 OVERALL STRATEGY AND STRATEGIC OBJECTIVES	10
<b>3.0</b>	<b>SOCIAL AND ECONOMIC OBJECTIVES</b>	<b>13</b>
	3.1 POPULATION OBJECTIVES	15
	TOWN CENTRE DEVELOPMENT AND ZONING OBJECTIVES	15
	3.3 EMPLOYMENT/ENTERPRISE DEVELOPMENT AND ZONING OBJECTIVES	25
	3.4 TOURISM AND LEISURE DEVELOPMENT AND ZONING OBJECTIVES	26
	3.5 CONSUMER RETAIL AND COMMERCIAL SERVICES DEVELOPMENT AND ZONING OBJECTIVES	27
	RESIDENTIAL DEVELOPMENT AND ZONING OBJECTIVES	29
	3.7 COMMUNITY FACILITIES DEVELOPMENT AND ZONING OBJECTIVES	38
	3.8 CIVIC FACILITIES DEVELOPMENT AND ZONING OBJECTIVES	38
	3.9 EDUCATION DEVELOPMENT AND ZONING OBJECTIVES	39
	3.10 SPORT, RECREATION AND AMENITY DEVELOPMENT AND ZONING OBJECTIVES	39
	3.11 HEALTH AND WELL BEING DEVELOPMENT OBJECTIVES	43

3.12	CHILDCARE AND THE CHILD PERSPECTIVE OBJECTIVES	43
3.13	PEOPLE WITH DISABILITIES OBJECTIVES	44
	CULTURE AND IRISH LANGUAGE OBJECTIVES:	45
3.15	VOLUNTARY SECTOR OBJECTIVES	45
<b>4.0</b>	<b>HERITAGE AND CONSERVATION</b>	<b>47</b>
4.1	ARCHITECTURE, TOWNSCAPE, LANDSCAPE, SEASCAPE AND AMENITY OBJECTIVES	49
4.2	EVOLUTION, RECYCLING AND RENEWAL OF BUILDINGS, FUNCTIONS AND USES	50
4.3	ARCHAEOLOGICAL HERITAGE	50
4.4	ARCHITECTURAL CONSERVATION AREAS	53
	RECORD OF PROTECTED STRUCTURES	55
4.6	TREES IN YOUGHAL	57
4.7	PROTECTED FEATURES OF LANDSCAPE AND NATURAL HERITAGE IMPORTANCE	57
4.8	SCENIC VIEWS	57
<b>5.0</b>	<b>ENVIRONMENT OBJECTIVES</b>	<b>59</b>
5.1	DEVELOPMENT CONTROL OBJECTIVES	61
5.2	MAJOR ACCIDENTS	63
5.3	WASTER RECYCLING AND DISPOSAL	63
<b>6.0</b>	<b>INFRASTRUCTURE OBJECTIVES</b>	<b>65</b>
6.1	ACCESSIBILITY	67
6.2	PEDESTRIANS AND CYCLISTS	70
6.3	CAR PARKING OBJECTIVES	71
6.4	WATER SUPPLY	72
6.5	DRAINAGE	73
6.6	TELECOMMUNICATIONS	73
6.7	ENERGY: ELECTRICITY, GAS	73
6.8	CEMETERY	74
<b>APPENDIX</b>		<b>75</b>

PROTECTED STRUCTURES LIST  
REFERENCE MAPS



## VISION

**Youghal will strive to be a national and international tourist destination predicated on three development opportunities:**

- **The realization of the importance of the historic core**
- **The improvement and expansion of the seaside amenity and related accommodation and leisure activity**
- **The development of a world class marina and related facilities**

**Improvement of the public realm, facilities and services will be vital to achieve this goal for both the citizens and visitors of Youghal**





## SECTION 1 INTRODUCTION

### 1.0 INTRODUCTION

The Youghal Draft Development Plan 2009-2015 and was approved by the Youghal Town Council for display on 3<sup>rd</sup> December 2007

The Draft Plan comprises three Volumes:

1. **Volume I: Survey and Analysis**
2. **Volume 2: Policies and Objectives (Including RPS and various maps)**
3. **Volume 3: Strategic Environmental Assessment.**

Accompanying documents not comprising the statutory Draft Plan include the Section 11 Managers Report and the Register of Protected Structures Study. These documents are available for inspection at the Town Hall during normal business hours.

It is hoped to make the Plan available on the Town Councils Website.





## 1.1. STATUTORY OBLIGATION

This Plan is written and made under Sections 9-17 of the Planning and Development Act 2000.

**Section 9** obliges Youghal Town Council to make a Plan every six years. The latest date for the completion of this Plan is February 2009. It is the intention to complete it at an earlier date if possible.

**Section 10** obliges the Development Plan to set out an overall strategy for the proper planning and sustainable development of the area. Section 10.2(a)-(m) requires the inclusion of 13 categories of objectives. Section 10.3 indicates additional categories of objective that may be included. Section 10.5 requires that information be provided on the likely significant effects on the environment of implementing the Plan.

**Section 11** details the procedure for preparing the draft Development Plan.

**Section 12** details the procedure for making the Plan.

**Section 13** details the procedure for varying the Development Plan.

**Section 14** details the procedure for including the preservation of rights of way in the Plan.

**Section 15** imposes a duty on the Planning authority to secure the objectives of the Development Plan.

**Section 16** details how copies of the Plan and associated reports and drafts are to be made available to the public.

**Section 17** addresses legal issues relating to evidence of a Development Plan.

## 1.2. PURPOSE OF THE PLAN

The main function of the Plan is to provide a planning framework for the town so that Youghal and its people can develop their potential within a sustainable context. It identifies the natural and man-made assets of the town and its amenities, while addressing the physical requirements of future growth. The aim is to secure a balance between employment, housing, services and amenities; thus enabling a basis for a stable well-integrated community. The Plan must be, as far as practicable, consistent with national plans, policies and strategies and with the County Development Plan. Other functions of the Plan include:

1.2.1 The identification of development demands likely to arise over the next six years and more generally over a period of approximately 20 years.

1.2.2 The facilitation of sustainable and balanced economic investment, taking into account these demands.

1.2.3 A dialogue with and informing of all stakeholders in the town of the likely extent, pattern and form of future development.

1.2.4 The protection, conservation and enhancement of the environmental quality of the town within a sustainable pattern of growth.

### **1.3 FUNCTIONAL AREA OF THE PLAN**

The statutory functions of this Development Plan apply to all of the lands within Youghal Town Council area. Cognisance will be taken of that area of the town that is located in the County area and of other relevant adjacent areas in the preparation of the Plan.

1.3.1 It is the intention of the Town Council to make available information on this Plan on the website for the Town.

### **1.4. MONITORING AND REVIEW PROCESS**

It is a requirement under the Planning and Development Act 2000 for the Manager to prepare a report for the Members of the Council on the progress achieved in securing the objectives of the Development Plan, two years after the making of the new Plan. The Act also imposes a duty on the planning authority to take such steps as are in its powers and as may be necessary for achieving the objectives of the Development Plan.

### **1.5 FORMAT OF THE PLAN**

The Plan is divided into three volumes as follows:

Volume 1: Survey and Analysis: outlines the background and analysis providing the basis for the Plan.

Volume 2: Policies and Objectives (Including RPS and various maps). Contains the Objectives, Policies, Strategies, Zonings and Standards of the Plan along with relevant maps. This volume outlines that the Town Council proposes to do based on the Survey and Analysis in Volume 1

Volume 3: Strategic Environmental Assessment. This attempts to assess the environmental impact of the plans proposals on the environment.

### **1.6. PERIOD OF THE PLAN**

2009 - 2015 (SIX YEARS)

## 1.7. ACKNOWLEDGEMENTS

The staff of the County Architect's Department would like to acknowledge the valuable assistance of the previous Town Manager, Mr. Declan Daley, the current Town Manager, Ms. Patricia Power, the members of the Town Council, the many people who made submissions and suggestions and the town's people of Youghal.

We would also like to thank Liam Ryan, Town Clerk, his staff and also to those not mentioned here whose contribution is gratefully appreciated.

We would like to thank Ms. Brigid Fitzgerald and Ms. Sandra O'Brien, Consultant Conservationists, of Benchmark Architectural Research and Recording for the preparation of the Youghal Record of Protected Structures Study. We would also like to thank RPS, Environmental Consultants, for the preparation of the Strategic Environmental Assessment.

The Plan was drafted by the County Architects Department (County Architect; Denis Deasy, Dip. Arch., MRAI)

### Project Team

Town Managers: Mr Declan Daley, Ms. Patricia Power.

Town Architect: Mr. Sean McLoughlin, Senior Architect.

Town Engineer: Mr. Jack McCarthy, Senior Executive Engineer,  
Mr. Paul Murray, Executive engineer

Town Clerk: Mr. Liam Ryan.

Report and maps prepared with the assistance of:-

Catherine O'Callaghan, Technician,

David Clifford, Technician

Eddie Moriarty, Technician

Photographs courtesy of Des Heffernan, Benchmark Architectural Research and Recording.

© The copyright of this and various versions and formats of the Youghal Town Development Plan, including maps, is retained by Youghal Town Council. The rights of other copyright holders whose material is included in the Plan is asserted.





## SECTION 2 STRATEGIC OBJECTIVES

### 2.0 INTRODUCTION

The following are some of the plans and strategies which form the strategic context within which the Plan was formulated. Below are the objectives relating to these strategies and plans.



## 2.1 NATIONAL SPATIAL STRATEGY

It shall be an objective of the Plan to resonate with the proposals for the NSS and endeavour to avail of Youghals urban strengthening opportunity as a self-sustaining town and to regain and to retain the towns status as a medium sized town in the ranking of town size in the State.

## 2.2 SOUTH WEST REGIONAL PLANNING GUIDELINES

It shall be an objective to endeavour to achieve the objectives set out by the South West Regional Planning Guidelines (May 2004) including:

*“The Towns [incl. Youghal] have the potential to attract FDI, as well as developing a stronger indigenous sector. It is envisaged that growth in these towns will be employment-led and that they will not merely become dormitory towns for the Metropolitan Area. Commuting to the Gateway will obviously continue, but should not become the prime basis of growth.”*

It shall be an objective to work with the relevant state agencies with a view to re-opening the Youghal-Cork rail line as envisaged by the SW-RPG.

It shall be an objective to work with Cork and Waterford county Councils with a view to protecting and developing the Youghal Harbour and Blackwater Valley Area to its full potential as envisaged by the SW-RPG.

It shall be an objective to enhance the role of the Town Centre by locating additional retail capacity as close as possible to the Centre with a view to strengthening the latter as envisaged by the SW-RPG.

## 2.3 THE CORK AREA STRATEGIC PLAN 2001-2020

It shall be an objective of the Plan to co-operate with Cork County Council in implementing the provisions of the CASP for the mutual benefit of the County and the town. It shall also be an objective to support the CASP projections/targets for the growth of the town and to support the possible extension of the Cork-Midleton rail line to Youghal.

## 2.4 COUNTY DEVELOPMENT PLAN 2003-2009

It shall be an objective of the Plan to co-operate with Cork County Council in implementing the objectives of the County Development Plan and to promote the continued development of the town and its hinterland as an employment and service location; promote its coastal setting and its special recreational, heritage and marine tourism functions. It shall also be an objective to establish a balance between residential and employment generating development in order to encourage the town to be more self-contained, as proposed in the County Development Plan, rather than be reliant on relatively long distance commuting to Cork.

It shall also be an objective to work with the relevant state and transport bodies to re-open the Cork-Midleton-Youghal rail line as proposed by the County Development Plan.

## **2.5 CORK COUNTY DEVELOPMENT BOARD STRATEGY (2002)**

It is an objective of this Plan to support the Cork County Development Board (2002) Integrated Strategy for the Economic, Social and Cultural Development of County Cork, 2002-2011.

The Youghal Town Council will work towards the goals stated in the Strategy including:

Provide an effective infrastructure that supports Sustainable Development.

- To achieve a wide spread distribution of employment opportunities and economic growth with adherence to sustainable development principles
- To improve the quality of life for all
- To provide equal access and opportunity to education and training
- To raise education attainment levels.

Working with the County Council and the CDB it shall be an objective to ensure sufficient employment opportunities and economic growth proportionate to the population in the immediate environs, to encourage the location of sunrise industries through the encouragement of educational facilities at all levels in the immediate environs, to enhance the quality of life as stated in other sections of this Plan and to ensure equality of access for all.

## **2.6 WASTE MANAGEMENT PLAN FOR CORK COUNTY (2004)**

It is an objective of this Plan to generally support the Cork County Council Waste Management Plan for Cork County 2004.

It is an objective of this Plan that Youghal Town Council work with the County Council in zoning and regulating land uses for the collection, sorting and transshipment of waste as an element in the towns portfolio of employment opportunities.

## **2.7 CORK LOCAL AUTHORITIES JOINT HOUSING STRATEGY (2001)**

It shall be an objective of the Plan that the Town Council supports Cork County Council in its implementation of the Cork Local Authorities Joint Housing Strategy (2001) and any successor to the current Strategy.

## **2.8 OVERALL STRATEGY AND STRATEGIC OBJECTIVES**

In accordance with Section 10 of the 2000 Planning and Development Act the following is a statement of the overall strategy guiding the Plan:



The priority objective will be the promotion of a balanced and sustainable development that takes account of the values and concerns of all stakeholders in the town.

The strategy underlying the Plan specifically aims to address the following matters:

- The objective of encouraging the rejuvenation of the town's economy with particular emphasis on the attraction of sunrise type industries to the town.
- The objective of rejuvenating and extending the retail and service function of the town.
- The objective of conserving and developing the unique and extraordinary potential of the towns beaches and extensive shoreline
- The objective of developing the town's tourist potential.
- The objective of conserving and developing the strategic potential of the unique length of waterfront bordering the east and south shorelines of the town for the benefit of all stakeholders in the town.

The importance of pedestrian facilities, public transport and cycle lanes will need to be addressed in the plan in a balanced and sustainable manner. Traffic, parking and mobility issues will require particular attention.

The unique heritage of the town needs to be protected and leveraged in a balanced manner for the benefit of all stakeholders in the town. Youghal's unique architectural heritage is noted and a detailed inventory in respect of same is included. These heritage items are an asset to the town and it is an objective to continue to develop a heritage strategy that will enable the preservation of these structures for their intrinsic conservation value, their potential for enhancing the town's urban quality and their economic value enhancing role with respect to the tourist industry.

The objective of providing sufficient zoned and serviced lands for residential, recreational and amenity purposes along with a mix of residential densities, including low densities, will require attention.

The objective of liaising with the County Council with a view to encouraging balanced and sustainable development between the Town Council area and the Town environs in the county area.

In approaching these objectives the overall strategy will be to implement the following in varying degrees of detail:

- Rezoning lands for town centre and mixed uses to the East and North of the existing Town Centre.
- To zone additional lands for retail purposes immediately adjoining the existing retail functions of the town.
- The indicative provision of a relief road along with provision of other accessibility measures such as a rail line, cycle lanes, pedestrian areas etc. to ensure maximum accessibility for all stakeholders and modes of movement.

- To zone and service lands for residential and complementary developments in appropriate areas.
- To zone lands for Tourist Related Development and where necessary to require the drawing up of a master plan to guide such development.
- To enhance the Register of Protected Structures and safeguard the heritage fabric of the town.
- To have regard to the provisions of Volume III of this Plan, Strategic Environmental Assessment, in the consideration of all proposals for development in the town.



## SECTION 3 LAND USE, SOCIAL AND ECONOMIC OBJECTIVES

### 3.0 SOCIAL AND ECONOMIC OBJECTIVES

It shall be an objective of the Plan to enable Youghal to compete on an equal footing with other towns of its size on the basis of its comparative quality of life. In particular it shall be an objective to showcase the towns enviable built heritage, admirable local civic and commercial institutions, attractive physical layout and efficient operation. It shall be an objective to use these qualities to attract investors, entrepreneurs, high quality employment generators thus perpetuating an upward spiral of success.



### 3.1 POPULATION OBJECTIVES

It shall be an objective of the Plan to work with Cork County Council in meeting the CASP designated objectives for Youghal;

- In ensuring adequate infrastructural provision.
- To ensure the provision of adequate employment, retail, leisure, educational and other community facilities within the immediate Youghal area commensurate with its rapidly growing population.
- To enable the people of Youghal to inhabit the town as a vibrant, sustainable community.
- To settle the pattern of future growth through the designation of the use of particular areas for particular purposes and the appropriate servicing of selected areas.

### TOWN CENTRE DEVELOPMENT AND ZONING OBJECTIVES

The elements of this section will apply to all Town Centre Zonings.



#### *Strategic Objectives*

- It shall be an objective of the Plan to maintain the old town centre as the primary commercial, retail, civic, social and symbolic centre of the town and to maintain the dynamic of its mix of uses while recognising the unique historical and heritage character of the area and also recognising that certain modern uses, due to either their scale or infrastructural requirements may no longer be appropriate to the town centre.

- It shall be an objective to preserve the old town centre's heritage character and to enable the existing commercial facilities compete with the future provision of retail and other services.
- It shall be an objective to implement as far as is feasible the provisions of the "Investing in Heritage, 2005-2012", a heritage led regeneration strategy for Youghal.
- It shall be an objective of the Plan to improve congestion control and access management of the Main Street area with the objective of enhancing the amenities and tourist potential of the area with due regard for the commercial, social and cultural life of the town core.
- It shall be an objective of the Plan to enhance facilities for pedestrians and cyclists in the town centre.
- It shall be an objective of the Plan to seek out a suitable location for a helicopter pad in the vicinity of the town centre.
- It shall be an objective to promote Youghal as a Fairtrade Town and to endeavour, where appropriate, to facilitate the efforts of traders in this regard.

#### ***Development Control Objectives***

The town centre has the potential to become a tourist attraction in its own right, because of its unique character, excellent environment and the quality of preservation of its heritage structures. To further this, the town centre is to be considered an Architectural Conservation Area and its area is delineated on Map 7.

Applications for development in this area (zoned variously "Town Centre1-5" in Map 3) will be assessed by the Planning Authority, taking into account this overall objective and the following considerations.

In considering applications for new developments or new uses the principle consideration will be the impact of the proposal on the heritage character of the town centre and on the heritage fabric of the building itself while at the same time encouraging the evolution of new uses compatible with the town centre function.

All developments must be designed to complement the existing architecture, townscape and character. Where a new building is to be inserted into a street or an existing building is to be altered, the character and integrity of the street facade is to be maintained. Development must respect the proportion and character of the existing streetscape including architectural features such as plaster surrounds to windows, quoins, etc. In general large sheets of plate glass should be avoided.

As a general rule, flat roofed buildings, single storey development or bland facades will not be permitted on the street frontages in this area.

Back land development will be encouraged where it is seen by the Council that such development contributes to an enhancement of the character of the area and townscape. Particular care should be taken regarding the scale and massing of the proposals. At the same time a reasonable area of private open space shall be maintained for private recreational, storage and domestic purposes.

New buildings in existing streets must not be set back from existing building lines except in exceptional circumstances.

It is an objective to preserve the integrity of individual premises to prevent subdivision of shops and commercial property within the town generally.

The development of nightclubs and discos will be discouraged in and around the pockets of primarily residential areas of the town core in the interests of maintaining the residential amenities and family friendly nature of the town centre, while at the same time recognising the importance of promoting a vibrant night life in the town centre.

It shall be an objective of the Plan

*. To prevent over intensification of Fast Food Outlets, betting shops and amusement arcades particularly on the Main Street.*

*. The development of such units in locations that would distract from visual, residential or other amenities of the area will be restricted.*

All developments shall conform to the scale, massing, layout, height and urban grain of the streetscape as far as possible to ensure continuity of street frontage and definition of public and private space. Developments should respect and not restrict important views/vistas or landmarks within the townscape and should be designed by a suitably qualified professional with relevant experience in streetscape and shop front design.

The type and colour of materials, signs and shop fronts to be used in development work will be controlled to ensure a harmonious relationship of new to old.

Plastic canopies and blinds in strong primary colours (often with lettering attached), and with semi rigid frameworks to give domed and curved shapes, are a recent phenomena. These have a very strong appearance and change the architectural character of the building and street. It is the Council's policy that this type of blind is not in character with Youghal's architecture and streetscape. Except in exceptional circumstances, only the traditional type blinds will be permitted.

The Council will discourage the use of roller shutters on shop fronts. These will be permitted only in exceptional circumstances, where see-through open blind

types are proposed and the shutter is situated internally and is incorporated in the overall design.

Shop fronts shall ensure that they enhance the character of a building and its setting by:

- Repairing and retaining an historic shop front or historic features in a shop front.
- Treating the shop front as part of the design of the whole building and its setting, ensuring that the shop front is in proportion.

Proposals for retail development within Youghal town centre will normally be permitted subject to:

- Provision of pedestrian links and circulation around the site and access for people with disabilities; and
- Infrastructure and access provision; and parking provision or the contribution of a financial levy towards the provision of town centre parking; and
- Sensitive and good standards particularly in areas designated as Architectural Conservation Areas (ACA's).

In order to prohibit the over development of rear yards and gardens to properties generally, commercial properties must have adequate service yard space available at the rear of the property.

It will be a specific aspiration of the Council to retain existing townhouses as family residences and to resist the subdivision of existing townhouses into flats.

The subdivision or consolidation of shops in the Architectural Conservation Area will be resisted in order to maintain the character of the town centre, save in exceptional circumstances.

It is an objective of the Council to protect high quality heritage details such as shop fronts, windows, doors, decorative plaster rendering and signs in the town. It is an objective to treat the rear of the property façade equally to the front façade. This is particularly important where there is a development of back lands.

In order to maintain the visual amenities and ambience of the town core and to maintain the quality of life of all stakeholders and users of the town core only fast food restaurants that provide sufficient seating accommodation for customers will be permitted. This is to discourage the eating of fast food on the streets of the town, with its associated problems. Further, the location, size, concentration, contiguity and external facades of fast food outlets will be strictly controlled in the interests of maintaining the quality of life of all stakeholders, the visual amenities and character of the area and the family friendly nature of the town core.

The location, size, concentration and external facades of pubs generally and "super pubs" in particular will be strictly controlled in the interests of maintaining



the current diversity of family owned pubs and of maintaining the ambience, character and visual amenities of the area and the family friendly nature of the town core.

External drainpipes and other service conduits shall not be permitted particularly where they are publicly visible or visible from neighbouring properties.

It is an objective of the Plan:

- To promote the development of the town centre as a primary location for retail and other uses that provide goods or services to members of the public.
- To maintain and enhance the mixed use character of the town centre by encouraging the retention and development of general office, retail, housing, office accommodation, community, child care, civic and entertainment uses.
- To improve the quality of civic design and of hard and soft landscaping.
- To promote improved pedestrian access, movement and safety throughout the town.

The Town Council will encourage areas of pedestrianisation in streets which have a high proportion of apartment development and 'living over the shop' housing. In addition the development of open space amenity areas and urban landscape will be a leading factor of new developments within the central zone of the town, with a view to improving public open space

- As a general rule outdoor advertising will not be permitted except on the business premises to which it relates. An exception will be fingerpost directional signs for tourism related business (subject to issue of a Licence from the Town Council).
- Plastic, neon and internally illuminated box signs will be permitted only in very exceptional circumstances, where a particularly high quality visual effect can be created. Signs of traditional hand painted or other type will be favoured.
- As a general rule, advertisements, where permitted, will be limited to the ground floor facade or fascias of premises. Exceptions will be permitted only where the Council are satisfied that the proposed sign will improve the appearance of the building.
- Projecting or hanging signs will be strictly controlled. As a general rule only one will be allowed per building, the sign will advertise the name and business of the premises itself and will be fixed no higher than the bottom of the first storey.
- The placing of advertising matter or stock on the public footpaths or roads will not be permitted.

Zoning should be considered as primary use zones but not necessarily excluding other ancillary developments that in the opinion of the Council are necessary for the vitality and proper development of the town.

It is an aspiration of the Council to discourage the consolidation or subdivision of existing family residential buildings into apartments. This aspiration is in the interest of preserving and enhancing the family friendly character of the town core and of encouraging the continued presence of families living in the town centre.

It shall be an objective of the Town Council to require that a minimum of 20% of all tourist related residential developments shall be reserved for the use of and purchase by local residents.

In addition the following zoning objectives will apply: No consolidation or alteration of buildings which would detract from the existing eighteenth and nineteenth century traditional internal layout, character or scale of the existing buildings will be permitted within the area where the Architectural Conservation Area overlaps with the town core. Where in exceptional circumstances a new building is allowed, good contemporary buildings by qualified urban designers will be encouraged.

The external verticality of the existing facades shall be retained.

Night Clubs/Discos/Super pubs and Fast Food Outlets / Takeaways shall be restricted in those areas of the town core that are predominantly residential in character. This is in the interests of preserving the residential amenities and family friendly nature of the town centre.

Gambling and gaming uses will be resisted at ground floor level on the main streets and square of the town core.

The Council will resist over intensification of development. New developments shall provide adequate on site parking to service same.

Subject to the provision of residential accommodation above retail premises for the family of the proprietor, the Council may at its absolute discretion assist the development.

Adequate on site parking and access shall be provided in all instances.

All development will be required to take cognisance of future measures for congestion control and access management.

The conversion of existing buildings, sites or open spaces currently used for commercial, civic or other publicly accessible uses, or currently facilitating same, to multi-storey residential or multi-storey car parking uses at ground level, will be resisted in the interests of maintaining the mix of publicly accessible uses appropriate to a town centre and to enhance the use mix and animation of the town centre

Industrial and commercial developments shall be levied in accordance with the Development Contribution Scheme adopted by the Council.

**Town Centre 1: (Heritage Old Town Centre) (Marked TC-1 on Map 3)**

The Heritage Old town centre comprises the original 16<sup>th</sup> Century town centre with the old walls of the town and much of the building stock from the past four centuries survives in the town. The principal objective is to encourage the full range of town centre uses within the constraints imposed by the need to retain the fabric and ambience of the old centre.

The overall objective is to maintain the animation and diversity of uses of the Town Centre while respecting the heritage character of the built fabric.

There are therefore three broad categories of land use in the Heritage Old Town Centre:

- Primarily residential use, principally along Emmet Place and Ashe Street.
- Larger scale buildings specifically designed for various commercial, civic and defensive purposes, mainly in the vicinity of North Main St.
- Individual small scale residential buildings converted to commercial and other non residential uses, mainly along Catherine street, Grattan Street and Market Place

In the case of primarily residential use the preference will be for developments that complement the existing primary residential usage. Where new infill or change of use developments are proposed in such areas consideration will be given to the preservation of the residential character of the area and of the objective to maintain the town centre as a family friendly area.

This objective will be balanced with the objective of allowing town centre type uses that are compatible with the primary residential use to permeate on a gradual basis into such residential buildings. Such changes of use and developments will generally be expected to retain the existing fabric of the building or where this is not possible the external scale and character of the existing buildings should be retained.

In the case of larger scale buildings fronting onto North Main Street the primary objective will be to preserve the character and scale of such buildings while also enabling their function to evolve with changing circumstances. The accumulation of such buildings with a view to consolidation and replacement with larger monolithic buildings will generally be resisted in favour of retaining the existing character and scale of use.

In the case of individual buildings currently in use for commercial and other non residential uses additional uses and extensions compatible with the town centre usage will be permitted with the proviso that the scale and character of such small buildings will generally be maintained.

In general, Town Centre uses respecting the fabric of the heritage built environment will be permitted. Infill and new development is to respect the character, architecture, height and massing of adjoining areas. In general the re-use and recycling of the fabric of the existing built environment will be encouraged.

Where possible, and subject to heritage and archaeological constraints, underground parking provision rather than ground level parking will be encouraged.

In the case of larger developments, and subject to heritage and archaeological constraints, overhead parking will be considered with the proviso that the ground level be used for commercial, civic and other publicly accessible uses and thereby assuring the animation of the town centre area.

Parking at ground level will generally be resisted to encourage the use of the ground level for commercial, pedestrian, amenity and other uses that will animate the town centre.

It shall be an objective to develop a niche retail strategy for the historical town centre and town centre areas immediately to the east.

### **Town Centre 2: (Georgian/Victorian Area) (Marked TC-2 on Map 3)**

This area constitutes the largely Georgian and Victorian southwards expansion of the town and generally comprises mixed town centre uses.

The area comprises a mix of nineteenth and early twentieth residential buildings some of which have been converted for commercial uses (shops, bars, cafés, offices etc.), particularly as one approaches the old town centre.

Interspersed amongst these small scale landholdings are larger holdings comprising institutional (mostly schools) and commercial (two hotels and a recent mixed use apartment development).

There are therefore three broad categories of use:

- Primarily residential use,
- Individual small scale residential buildings converted to commercial and other non residential uses,
- Larger scale sites and buildings in varying stages of functional obsolescence.

In the case of primarily residential use the preference will be for developments that complement the existing primary residential usage. Where new infill or change of use developments are proposed in such areas consideration will be given to the preservation of the residential character of the area and of the objective to maintain the town centre as a family friendly area.

This objective will be balanced with the objective of allowing town centre type uses that are compatible with the primary residential use to permeate on a

gradual basis into such residential buildings fronting directly onto Friar Street, Strand Street, South Main St., Kent St., The Mall and the Market Square. Such changes of use and developments will generally be expected to retain the existing fabric of the building or where this is not possible the external scale and character of the existing buildings should be retained.

In the case of individual small scale buildings currently in use for commercial and other non residential uses additional uses and extensions compatible with the town centre usage will be permitted with the proviso that the scale and character of such small buildings will generally be maintained. The accumulation of such small scale buildings with a view to consolidation and replacement with larger monolithic buildings will be resisted in favour of retaining the existing character and scale of use.

In the case of larger scale sites and buildings in varying stages of functional obsolescence and where it is proposed to substantially retain the existing buildings the proposal will be treated on its merits with the proviso that the objective is to animate the area and generally promote town centre commercial and institutional mixed uses. Where it is proposed to demolish and reconstruct the considerations in respect of Town Centre 3 Zoning will apply.

### **Town Centre 3: (Green's Quay) (Marked TC-3 on Map 3)**

This area is seen as a logical progression and expansion of the old town centre and town centre mixed uses.

With the exception of very small scale infill sites and infill developments of less than 0.5 acres or the substantial reconstruction/refurbishment of existing structures new developments will generally be expected to comply with the following requirements:

- Have regard to Town Centre Niche Retail Strategy that the Town Council proposes to prepare and if required to accommodate such retail, civic, service and publicly accessible uses at ground floor level as this strategy will determine. This is in the interests of encouraging the animation of this town centre area and minimising the "deadening" effect produced by parking and apartments at ground level.
- All development shall take place in accordance with an overall master plan which the Town Council will encourage the property owners and stakeholders to prepare and which shall be approved by the Town Council.
- It shall be an objective to encourage the maximisation of the provision of off street parking so as to maximise the area at ground level for pedestrian and amenity purposes.
- It shall be an objective to encourage the provision of the maximum of pedestrianisation and pedestrian priority areas practical in the zoning.

In general and where practical, the location of waste bins and waste and recycling facilities underground will be encouraged.

As much ground level open space as practical shall be landscaped for pedestrian and amenity uses in order to enhance the urban ambience of the area.

Roof gardens where appropriate with the design of the building will be encouraged.

Fixed ceiling heights at ground floor level will be encouraged, where appropriate, to exceed 11/12 feet/3.3-3.6M to facilitate flexibility of use and provision of ceiling height utilities and services.

The non-use of partition walls for structural purposes at ground level will be generally encourage to enable the maximum flexibility and adaptability of space and space sizes to suit changing circumstances.

Ceiling heights of not less than 9 feet/2.7Metres for residential and commercial accommodation at first and higher levels will be encouraged in the interests of enhancing the quality, ambience and attractiveness of such spaces.

Public accessibility to the waterfront will be encouraged and a minimum building line of 25-40 feet from the water front will generally be required so as to maintain the availability of this public amenity to as wide a range of users as possible so as to enhance the overall attractiveness of the town for both resident and visitor.

**Town Centre 4: (Retail) (Marked TC-4 on Map3)**

Primarily retail and commercial uses with ancillary mixed uses subsidiary and complementary to the primary use, including office accommodation, and respecting the residential amenities of residences in the vicinity.

**Town Centre 5 : (Retail) (Marked TC-5 on Map3)**

Retail development (restricted) and associated facilities to accommodate a retail centre of up to 9,500 square meters which will accommodate up to 2,500 square meters of convenience retailing (food) and up to 7,000 square meters of comparison retailing and bulky goods (non food). This centre shall accommodate an anchor tenant comprising convenience retailing, comparison retailing, bulky goods and associated facilities of approximately 4,000-6,000 square meters in conjunction with between 3-12 units of not less than 300 square meters in size. Where 75% of the maximum number of 12 units is attained, then 2 of the units will be allowed to be less than the 300 square meter threshold.

**Mixed Uses 1: (Sloblands) (Marked MU-1 on Map 3)**

It shall be an objective to reserve an area in this zoning for a 150-200+ bed hotel with sea views and with conference, leisure and health resort facilities along with a substantial area of high quality publicly accessible amenity space.

It shall be an objective to require the provision of a marina to the east of the sea wall known as the "Slob Bank".

A strong retail and service component will be encouraged.

The provision of high quality residential accommodation as a component of the zoning will be encouraged.

A series of integrated urban spaces will be required as part of the overall development of the zoning.

High quality landscaping of all areas of the zoning will be required.

### **3.3 EMPLOYMENT/ENTERPRISE DEVELOPMENT AND ZONING OBJECTIVES**

#### ***Strategic Objectives***

It shall be an objective of the Plan to work with Cork County Council, local and state enterprise agencies and business organisations to enable Youghal to have a satisfactory range of enterprises in its immediate vicinity in the interests of sustainability, to reduce commute times, to encourage the generation of a cohesive community, to reduce the existing dormitory character of new residential developments to enable the townspeople of Youghal to live and work within the Youghal environs. To this end it shall be an objective of the Plan to work with Cork County Council and the various development agencies to explore the possibility of encouraging sunrise enterprises such as internationally traded services, tourism, knowledge based industries and other enterprises to be located in the area.

It shall be an objective of the Plan to encourage decentralisation of government departments to the town.

Industrial and commercial developments shall be levied in accordance with the Development Contribution Scheme adopted by the Council.

#### ***Primary Enterprise/Industrial Zoning Objectives (coloured blue)***

(Please see Map 3)

Zoning should be considered as primary use zones but not necessarily excluding other ancillary development that in the opinion of the Council are necessary for the vitality and proper development of the town.

On site parking adequate to serve the needs of the development will be required in all cases.

**E-01:** Enterprise/Industry: usages and developments complementary to and consistent with the primarily industrial usage of the land.

### 3.4 TOURISM AND LEISURE DEVELOPMENT AND ZONING OBJECTIVES



#### ***Strategic Objectives***

It shall be an objective of the Plan to take adequate account of and foster the Town's growing tourism industry.

It shall be an objective to complete the implementation of the main elements of the Youghal Tourism Development Plan 1989

It shall be an objective to strengthen the following elements of the Tourism industry and infrastructure in the town:

- Existing tourist attractions
- A pipeline of up coming attractions.
- Marina
- Tourist accommodation including two new hotels.
- Tourist shopping
- Tourist transport
- Tourist entertainment
- Tourist food and drink

It shall be an objective to encourage the provision of two 200+ Bed, Four Star Hotels with ancillary conference, Leisure and Health Resort facilities with the provision of a substantial landscaped garden.

It shall be an objective to encourage the location of one such Hotel close to the Town Centre and a second in the vicinity of the beach to the south of the town.



It shall be an objective to provide attractive and adequate infrastructural facilities in the vicinity of the waterfronts and beach areas to promote the public enjoyment of such areas including the provision of car parking, public toilets, picnic areas, hard and soft landscaping, foot and cycle paths, park benches, litter bins, children's playgrounds and play areas and other facilities.

***Tourist Related Development Zoning Objectives (Marked TRD on Map 3)***

**TRD-01: Mixed Use Tourism related development compatible with the overall master plan of the area.**

It shall be an objective to encourage the landowners and other stakeholders in this area to come together and work in partnership with the Town Council to produce an overall master plan for the area, primarily for tourist related development taking advantage of the areas proximity to the beach. It shall be an objective to reserve lands for the re-opening of the rail-line, the erection of a station and the provision of parking and ancillary services complementary to the station. It shall be an objective to reserve lands for appropriate access and parking facilities serving the beach area. Consideration may be given to the provision of a small neighbourhood centre serving the area within the master plan.

*TRD-01A* Mixed Use Residential/Tourism related development. Due to the configuration of the existing housing layout, residential development will also be considered in this area.

**TRD-02:** Tourist related development in conjunction with the tourist related development of adjoining lands.

**TRD-03:** Tourist related development in conjunction with the tourist related development of adjoining lands.

**TRD-04:** Existing Caravan Park and development consistent with this usage.

**3.5 CONSUMER RETAIL AND COMMERCIAL SERVICES DEVELOPMENT AND ZONING OBJECTIVES**

***Strategic Objectives***

It shall be an objective of this Plan to implement a niche retail strategy for the town centre and adjoining areas acknowledging the limitations of the old town centres ability to provide sufficient floor space for a population in excess of 10,000, and a larger population within 30 minutes travelling distance, while at the same time acknowledging the need to maintain the economic vibrancy of the old town centre.

It shall be an objective of the Plan that the Town Council works with the County Council in ensuring that Youghal has an adequate retailing infrastructure commensurate with its population and aspirations.

It shall be an objective to have regard to any county wide retail strategy produced by Cork County Council, while at the same paying particular attention to the special retail needs of Youghal town.

It shall be an objective of the plan to ensure that petrol/diesel filling stations be distributed geographically about the town in an appropriate and convenient manner to ensure the distribution of a satisfactory number of ancillary convenience shops and filling stations about the town for the overall benefit of the local communities involved. It shall be an objective to resist the consolidation of petrol distribution services in one location or in one retailer category should such consolidation be likely, in the opinion of the Town Council, to undermine the viability of the above appropriately dispersed community filling stations/convenience stores. In the assessment of the applications for new petrol filling facilities or stations, either stand alone or ancillary to a supermarket or for the change of use of existing filling stations to non filling station usage, regard will be had to the above objective.

### ***Development Control Objectives***

A strong ethos of preserving the traditional architectural character of the town centre pervades the majority of buildings therein. It shall be an objective of the Plan to ensure that all retail functions in the old town centre maintain and enhance the existing traditional architecture of the town centre.

### **Retail Planning Guidelines 2000**

It shall be an objective of the Plan to take cognisance of the Retail Planning Guidelines 2000 and any other directive or guidelines issued by the Minister in deciding applications affecting the retail function of the town.

### **Car Showrooms and Petrol Filling Stations/ Convenience Shops**

Because of their particular spatial requirements and because of their unsuitability for location in the town centre, applications for extensions to existing facilities or for the provision of new facilities will be considered on a case-by-case basis. A key consideration will be the effect of such developments on the long-term viability of the retail function of the town.

### **Entertainment, Hospitality and Tourism**

The Council recognises the crucial role that entertainment, hospitality and tourism plays in town centre land use and of its effect on Town Centre functions. It shall be an objective of the Plan to maintain a proper balance of retail functions and to moderate the effects of commercial competition so as to ensure that the needs and interests of all stakeholders in the town centre receive the attention and weight that they deserve.

Subject to the provision of residential accommodation for the family of the proprietor above retail premises in the Town Centre, the Council may, at its absolute discretion, assist the development.

Industrial and commercial developments shall be levied in accordance with the Development Contribution Scheme adopted by the Council.

**Land Use Zoning Objectives: (Commercial) (C/f Map 3: Zoning Objectives Map)**

**C-01:** Existing leisure facilities and miscellaneous commercial enterprises. Development complementary and consistent with such existing usage and respecting the residential amenities of residences in the vicinity.

**NC-01:** Neighbourhood Centre: Small scale neighbourhood centre servicing the local community only and of such a scale as to avoid competing with or detracting from the services provided by the town centre and its environs. The Neighbourhood Centre may also include third generation office facilities in addition to other services that have been included in stated objectives.

**RESIDENTIAL DEVELOPMENT AND ZONING OBJECTIVES**



**Strategic Objectives**

*It shall be an objective to seek to provide a broad range of residential accommodation types to satisfy the requirements of all stakeholders in the town.*

*In order to ensure the provision of a satisfactory volume of low density residential development it shall be an objective to designate certain residential zonings as low density residential areas and to resist the overdevelopment of the existing low density residential areas. This is in the interests of ensuring the provision of choice between high, medium and low density residential development and to attract people who might otherwise have a preference for*

*low density one off houses in the country side to reside in an urban environment.*

In general all proposed housing schemes shall be integrated within an accessibility and interconnect-ability framework plan.

### **Development Control Objectives**

*It shall be an objective to apply the following general housing densities to the various density zonings contained in the Town Development Plan subject to the specific densities and other objectives referring to a particular zoning:*

*Low density: less than 14 dwellings per HA/6 dwellings per acre.*

*Medium density: 15-45 dwellings per HA/6-14 dwellings per acre.*

*High density: in excess of 45 dwelling per HA/15 dwellings per acre.*

*The actual density permitted will take account of a mix of housing sizes, the particular requirements of the site in question, the current relatively low density of residential development in Youghal and the need to provide ample low – medium density housing in the town to discourage the relocation of urban residents seeking low to medium density housing to the rural hinterland. In general the higher range of medium density values will be the exception rather than the rule and then only in carefully argued cases.*

It shall be an objective:

- To continue to improve residential amenities.
- To revitalise the residential potential of the town through infill housing and the re-use of upper floors of commercial properties.
- To continue to improve educational and civic amenities including open space.
- To preserve and improve the towns social facilities and amenities, with particular emphasis on the improvement of the water front.

It is an objective of the Plan:

To proceed with the present policy of providing suitable areas for housing. Housing areas form part of the regeneration of the town, and will be subject to modern requirements such as access, privacy and open space.

To pursue a policy of urban development in the private sector and to ensure compliance with the Planning and Development Regulations 2001 which refers to the curtilage of dwelling houses and states: 'The construction or erection of an extension to the rear of a house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of a house to less than 25 square metres.'

The Council will actively encourage residential/family development (Residential/Commercial "Living over the shop") within the town core and may offer selected forms of assistance.

Developers will be required to provide security for the satisfactory completion of housing developments in accordance with the Planning Acts.

All residential developments will be subject to the requirements of the Cork Joint Local Authorities Housing Strategy (2001) or its successor.

In the naming of new developments, the developer should liaise with the Planning Authority before naming the development (e.g. housing estates). It shall be an objective to include the naming of new estates as a planning condition.

It shall be an objective of the Plan to ensure that not less than one tree per house shall be planted in all new suburban residential developments.

To promote energy efficient housing the toilets of all new developments shall be required to incorporate dual flushing mechanisms.

It will be an objective of the Council to discourage open plan developments, which is to say front garden spaces without formal boundaries.

### **Large scale developments & community facilities**

Large scale residential developments shall provide benefits to the community commensurate with the scale of the development, including sporting, recreational, social or community facilities. In particular the provision of appropriate purpose built childcare facilities will be required as an integral part of the proposals for new residential development. All schemes will be subject to negotiation, but direct provision on site will normally be required where proposals involve the provision of 75 or more dwellings. Smaller developments may be required to pay a development levy to enable appropriate provision to be made elsewhere.

### **Special needs**

Provision of housing for those with special needs, such as elderly people and those with disabilities, including sheltered housing, will be encouraged. The integration of such housing into proposed new housing estates is encouraged. In any case, housing should be located near shops and have appropriately designed entrances, staircases and lifts and should have adequate access for service vehicles and ambulances.

### **Layouts**

New residential developments shall be laid out and orientated so as to:

- Make use of the landscape characteristics including local features and vistas
- Maximise solar gain
- Face on to amenity areas to provide maximum informal surveillance
- Present an attractive outlook on to existing and proposed roads
- Prevent the front elevation from facing on to the rear private spaces of other dwelling
- Have a varied building line
- Provide a suitably screened location for a "Bring Bank" centre per 2,500 population.

Each dwelling shall generally;

- Have a minimum front garden length of 6 metres
- Have a minimum rear garden length of 11 metres except at corner sites where rear gardens should be at least 120 square metres and
- Be designed so that there is overall coherence to the scheme.

- Have not less than two on site parking spaces per dwelling unit.
- New apartment developments shall include;
- Communal refuse storage spaces preferably underground but otherwise suitably screened
  - Safe and secure internal/external drying areas that are conveniently integrated and accessible and are inconspicuous from adjoining public roads
  - A suitably screened location for a bring bank centre, if appropriate.
  - Have not less than two preferably underground parking spaces per dwelling unit.

In general where limited apartment developments are permitted in suburban estates as part of an overall mix of housing types, such apartment developments shall be located at the entrance to the estate so as to minimise vehicular traffic in the estate in the interests of residential amenity and child safety.

### **Estate Names**

The naming of all residential developments shall reflect local townlands, place names or features and shall be in Irish or bilingual. Estate names/signs shall be maintenance free, located in suitable places and shall be provided in line with house completions.

The naming of streets and cul de sacs which are part of an estate shall be agreed with the Planning Authority at planning application stage. The use of generic derivatives of the estate name or other single name shall be discouraged in the interests of providing clarity to visitors. Eg. Generic derivatives such as Summerfield Close, Summerfield Avenue, Summerfield Road etc. will not be permitted. Each road must have a unique name and the numbering of the dwellings shall be indicated and agreed at planning application stage.

### **Public Open Space**

The provision of 10% public amenity open space is required within new residential developments and this open space shall;

- Be conveniently located within the development and designed as an integral part of the overall layout acting as a natural focal point that contributes to the visual enhancement of the development; and
- Have a minimum area of 200sqm per unit with any one side greater than 10m;
- All public Open Spaces shall be provided with an all weather pedestrian path not less than one meter wide adjacent to the full length of the perimeter save for that portion of the perimeter that abounds a public footpath. This is to ensure that the Public Open Space is accessible for walking and strolling during or after wet weather.
- At least one public Open Space per cul de sac or neighbourhood unit shall contain a children's hard surface play area. The location, area and extent of same shall be determined at planning application stage.

No account will be taken of incidental open space such as grass margins, left over areas, nor any area due to its nature (marshy) or topography (slope) that is deemed unsuitable.

### **Landscaping**

New residential developments shall provide adequate landscaping to provide for screening, enclosure, shelter and acoustic barriers and a detailed landscaping scheme shall include;

- Species, variety, number and location of trees, shrubs and other features to be provided; and
- Proposals to retain and incorporate existing trees and hedgerows within the development; and
- A programme for implementation of the landscaping scheme.
- It will be a condition of planning that the Council will issue and enforce standards on developers relating to tree planting and tree quality in private estates. In general a minimum of one tree per house will be required.
- It shall be an objective of the Plan to ensure that not less than one tree per house shall be planted in the front garden of each house in all new residential developments.
- All public Open Spaces shall be provided with an all weather pedestrian path not less than one meter wide adjacent to the full length of the perimeter save for that portion of the perimeter that abounds a public footpath. This is to ensure that the Public Open Space is accessible for walking and strolling during or after wet weather.

### **New residential Developments**

When designing new residential communities designers should take cognisance of the following documents issued by the Department of the Environment and Local Government, 'Sustainable Residential Development in Urban Areas: Consultation Draft Guidelines', 'Urban Design Manual: a Best Practice Guide', 'Guidelines on Sustainable Housing: Design Standards for New Apartments', 'Quality Housing for Sustainable communities.

All new residential developments will be considered in the context of the existing pattern of development. A higher density approach will be adopted on town centre and brown field sites, and inner suburban infill and residential sites. A medium density approach will be adopted on designated sites for residential development and serviced lands. A low-density approach will be adopted for significant sized plots of land located within established low-density residential areas and where the existing infrastructure could not accommodate higher residential densities. Densities for residential developments are defined in the County Development Plan (2003). Within the town, consideration of the overall character of the specific residential area will be a prime factor in assessing any proposed development. Special consideration for high density residential development will be given to sites in the vicinity of public transport nodes.

It shall be an objective of the plan to require a mix of house sizes and types so as to promote a balanced community and enable residents to choose a house type and size to suit their lifecycle requirements without leaving the locality. For

new developments on sites in excess of 10 acres the following guidelines will apply:

- 20% of total floor space shall comprise detached houses in excess of 1,800 square feet.
- 20% of total floor space shall comprise other houses with a floor space in excess of 1,500 square feet.
- 50% of total floor space shall comprise semidetached and terraced houses with floor spaces in excess of 950 square feet.
- 10% shall comprise duplex and other units with floor spaces below 950 square feet but in excess of 600 square feet.
- A crèche shall be provided in accordance with the DOELGH provision of childcare facilities.

Special consideration shall be given to providing houses that can be extended to suit family lifecycle needs.

Sites smaller than 10 acres shall be treated on a similar basis save with a little more flexibility to take account of the size and layout of the smaller site.

#### **Change of use**

Conversions of houses for uses, which would impact on the residential amenities of an area, by reason of noise or traffic or other reason and would result in the loss of units for family accommodation, will be resisted.

External drainpipes and other service conduits shall not be permitted particularly where they are publicly visible or visible from neighbouring properties.

#### **Travellers**

It is an objective to encourage the provision of permanent accommodation for all travellers residing in the Town Council area subject to proper planning considerations and the principles of sustainable development having regard to the provisions of Traveller Accommodation Programme for County Cork 2000-2004 and any subsequent program. To date no need has been identified in the town.

#### **Neighbourhood Centres**

Favourable consideration will be given for the reservation of sites in residentially zoned lands for a neighbourhood centre, comprising small (1-2,000 square feet) foodstore, ancillary outlets and services such as:

- Takeaway
- Pub
- Video store
- Hairdresser
- Post Office
- Medical centre
- Other professional services

Subject to the development being subsidiary and complementary to a defined residential area and subject to the development servicing solely such defined residential area and where the development does not detract from the



residential amenities of the area. The location of such sites should be indicated in advance of construction commencing on the adjacent sites to enable full awareness by prospective purchasers of dwellings of proposals for the area.

Where appropriate the location of such neighbourhood centres adjacent or adjoining with childcare/educational facilities, religious buildings or playing fields will be encouraged. Such Neighbourhood centre should generally be located not less than one mile from the town centre and not less than one mile from any other such Neighbourhood centre.

#### **Childcare and Educational Facilities**

Consideration will be given to the reservation of sites in residentially zoned lands for Crèches, Gaelscoils and small primary schools where the educational development is deemed to serve the locality, where the development will not detract from the residential amenities of the area, where access and parking is satisfactory and where there is sufficient lands available for playing fields and other educational ancillaries. The beneficial location of schools adjoining large public open spaces or sports grounds subject to the above will also be considered.

Where appropriate the location of such childcare/educational facilities adjacent or adjoining with neighbourhood centres, religious buildings or playing fields will be encouraged.

#### **Religious Buildings**

Consideration will be given to the reservation of sites in residentially zoned lands for the provision of a church, Temple, Mosque, synagogue or other religious building in residentially zoned lands will be considered subject to:

- The development being located on a site of appropriate size and detached from the immediate residential lands
- The development being located whereby the traffic it attracts does not unduly detract from the privacy and residential amenities of the area.
- Has adequate parking
- Does not detract from the residential amenities of the area.
- Is indicated in advance of the residential development so that prospective home buyers are aware of developments planned for the area.

Where appropriate the location of such religious buildings adjacent or adjoining with neighbourhood centres, childcare/educational facilities or playing fields will be encouraged.

#### **Obsolete Structures**

It shall be an objective of the Plan to promote the re-utilisation of suitable or obsolete structures for residential purposes where such use is in accordance with the proper and sustainable development of the area. It shall also be the policy of the Planning Authority to promote, in appropriate cases, the use of protected structures for residential purposes where such use is in accordance with the proper and sustainable development of the area and where it would not be liable to detract from the heritage character of the buildings.

### **Heritage Structures**

It shall be an objective of the Council to protect the setting/context of heritage structures present on land zoned for residential purposes and to encourage the use of such structures as focal or nucleus points in the layout of new development.

### ***Primary Residential Zoning Objectives (Zoned yellow on Map 3)***

This Development Plan is intended to provide a framework for all future development. In considering applications for Planning Permission the following points will receive special attention. All zonings are subject to the availability of services and development will not be permitted until the Council is satisfied that adequate infrastructural services can be provided.

All residential development will be subject to the provisions of the Cork Local Authorities Joint Housing Strategy (2001) or its successor.

The zonings hereunder are subject to the provisions of the preamble to the zoning section above.

Zoning should be considered as primary use zones but not necessarily excluding other ancillary development that in the opinion of the Council are necessary for the vitality and proper development of the town and to the provision or enhancement of services or amenities to the residential area. Other land uses, complementary and subsidiary to the primary land use, such as schools, crèche, neighbourhood centre, etc. will be considered subject to satisfactory location and provided it does not detract from the residential amenities of the adjacent residences. Such complementary developments should be indicated at the initial planning application stage to enable prospective residents to be fully aware of such future proposals.

It shall be an objective of the Town Council to implement the provisions of the Cork Planning Authorities Joint Housing Strategy (2001) or its successor and the residential zoning objectives shall be subject to the requirements of this Strategy. It shall be an objective of the Town Council to require that a minimum of 20% of all tourist related residential developments shall be reserved for the use of and purchase by local residents.

It shall be an objective to require that all amenity public open space in new residential developments be provided with a footpath at least 1-metre in width for the full extent of the periphery of the open space, save for those sections of the periphery which already adjoin a footpath. At least one park bench, standing on an appropriately paved surface adjacent the footpath, shall be provided per quarter acre of public open space.

Each new residential development shall include at least one all weather surface play area, with appropriate equipment, for children under 10 years located such that it is overlooked and supervised.

At least one tree per dwelling unit shall be planted either in the public open space or in the front garden of each dwelling unit.

The residentially zoned areas are coloured yellow on **Maps 3 and 3A**.

The following are objectives referring to specific areas of the town and are marked on Map 3:

**R-01:** Low density residential development (to meet the needs of a range of housing needs).

**R-02:** Low density residential development (to meet the needs of a range of housing needs). Development on this site shall take into account the high visibility of this elevated site from the Northern approach to the town.

**R-03:** Medium density residential development respecting the densities and character of adjoining development.

**R-04:** Medium density residential development respecting the densities and character of adjoining development.

**R-05:** Medium density residential development respecting the densities and character of adjoining development.

**R-06:** Medium density residential development respecting the densities and character of adjoining development.

**R-07:** Medium density residential development respecting the densities and character of adjoining development.

**R-08:** Medium density residential development respecting the densities and character of adjoining development.

**R-09:** Medium density residential development respecting the densities and character of adjoining development.

**R-10:** Medium density residential development respecting the densities and character of adjoining development.

**R-11:** Medium density residential development respecting the densities and character of adjoining development.

**R-12:** Medium density residential development respecting the densities and character of adjoining development.

**R-13:** Low density residential development respecting the densities and character of adjoining development.

**R-14:** Medium density residential development respecting the densities and character of adjoining development.

**R-15:** Medium density residential development respecting the densities and character of adjoining development.

**R-16:** Medium to High density Residential development compatible with the character of the existing school building on site and respecting the amenities of the area and ensuring the provision of adequate on site parking facilities and reasonable provision of amenity open space on site.

**R-17:** Low density residential development compatible with the densities and character of adjoining residential development.

**R-18:** Medium to high Residential Development respecting the visual and other amenities of the area and ensuring the provision of adequate on site parking facilities and reasonable provision of onsite amenity open space.

**R-19:** Existing low density residential area: No subdivision of sites permitted save in exceptional circumstances. Modest, reasonable or plausible extensions to existing dwellings only permitted. In the case of replacement or demolition, existing house to be replaced by a single family dwelling only.

**R-20:** Existing residential development. No development will be permitted that will be liable to prejudice the context or view of the adjacent town wall or heritage structures in the vicinity.

**R-21:** Existing residential development. No development will be permitted that will be liable to prejudice the context or view of the adjacent town wall or heritage structures in the vicinity.

### **3.7 COMMUNITY FACILITIES DEVELOPMENT AND ZONING OBJECTIVES**

#### ***Strategic Objectives:***

It will be an objective that the Town Council will encourage the promotion of Cultural events and festivals in the town and to promote a sense of multiculturalism and pluralism. It shall also be an objective to support the provision of cultural centres in the town.

#### **Primarily Institutional/ Educational/ Civic Zoning Objectives (Coloured beige/light orange on Map3)**

It is an objective of the plan to retain all existing recreational land and facilities in their present use, irrespective of current ownership, in accordance with the Youghal Town Council Recreation and Amenity Policy 2006.

To provide for the expansion and development of civic, educational, health and recreational uses subject to the proper planning and sustainable development of the area.

**CI-01:** Hospital: developments complementary to and consistent with the primary healthcare usage of the land. Existing mature healthy trees to be retained.

### **3.8 CIVIC FACILITIES DEVELOPMENT AND ZONING OBJECTIVES**

#### ***Strategic Objectives:***

It shall be an objective of the Plan to promote the old town centre as the preferred location for all developments that provide civic services and to reserve sufficient land area for such uses.

It shall be an objective, subject to the availability of resources, to explore the possibility of providing a new arts/multimedia workshop/accommodation in the town centre similar to, for example, the Poets House/Teach Fili in Cork. The objective being to add a cosmopolitan sense to and enhance the cultural character of the town.

#### ***Development Control Objectives:***

It shall be an objective to encourage the location of civic facilities and government services in the proposed Green Quay development in the area zoned Town Centre 3 (TC-3).

### 3.9 EDUCATION DEVELOPMENT AND ZONING OBJECTIVES

#### ***Strategic Objectives:***

It shall be an objective of the Plan to review the adequacy of primary level education facilities in the light of the towns growing population and if additional facilities are necessary to explore their satisfactory location.

It shall be an objective to ensure that the relocation of any primary school is sited within the town boundary so as to reduce travel time, ensure that the school is conveniently located in proximity to the population and to encourage walking and cycling to school.

Given that it is a key aim of the Plan to transform the town from a declining industrial town to a post-industrial information age economy it will be an objective of the Plan to explore the possibility of siting of a third and fourth level educational element in the vicinity of the town centre.

#### ***Development Control Objectives:***

Consideration will be given to the reservation of sites in residentially zoned lands for Crèches, Gaelscoils and small primary schools where the educational development is deemed to serve the locality, where the development will not detract from the residential amenities of the area, where access and parking is satisfactory and where there is sufficient lands available for playing fields and other educational ancillaries. The beneficial location of schools adjoining large public open spaces or sports grounds subject to the above will also be considered

#### ***Zoning Objectives:***

I-02: Educational use. Developments consistent with and complementary to the primary educational function of the site.

### 3.10 SPORT, RECREATION AND AMENITY DEVELOPMENT AND ZONING OBJECTIVES

#### ***Strategic Objectives:***

The County Council commissioned the Cunnane Stratton Reynolds (1998) Cork Recreation Needs Report in 1998. This contains some useful standards on provision of sports facilities and leisure facilities and it shall be an objective to implement where possible such standards and guidelines.

Youghal Town Council commits itself to the provision of Recreation and Amenity facilities, including sports and arts/culture facilities, to serve, so far as is possible, the recreational needs of the population it serves. This will include direct provision of facilities by the Council and the facilitation of other providers, whether community groups or sports clubs, in their efforts to provide recreation and amenity projects.

The Council will, in the first instance, ensure that all existing recreational land and facilities, irrespective of the current ownership, are retained in their present use. The Council will support the enhancement of existing facilities to encourage their better use through improved accessibility and capacity.

The Council will also ensure that all new developments make adequate provision for the full range of recreational and amenity activities, sufficient to meet the needs of the development, and that such facilities are maintained in perpetuity for the benefit of the development.

The Council will endeavour, so far as is practicable, to support the provision of recreational facilities which serve the needs of the entire community.

The Council will promote and encourage local community involvement in Amenity and Recreational Facilities through community liaison and community partnership.

The development of existing public or private open space, including sports grounds, or other recreation facilities, for other purposes will not be permitted unless a suitable alternative open space or the enhancement/upgrading of an existing facility, can be achieved as a replacement in the same area.

Development involving the loss of built leisure facilities will not be permitted unless suitable alternative facilities can be provided as a replacement in the same immediate area. Accessibility of the new facilities by the community being served shall be a pre-requisite for permitting any relocation of recreation facilities.

The Council will promote and encourage Community liaison and Community partnership in relation to the development of amenity and recreational facilities as well as in their ongoing management.

The Council will investigate ways to improve the quality and capacity of existing facilities and ways to develop new recreational and amenity facilities through initiatives in both the public and private sector. Sources of funding will be investigated and pursued to achieve this at government level, with the sports governing bodies, through local community partnership and through private development proposals.

The Council will continue to use its power under Section 48 of the Local Government Planning and Development Act 2000 to impose development charges for Recreation and Amenity purposes. It is intended that the spending of funds raised in this way will be used to achieve both the enhancement of existing facilities and for the provision of new facilities as appropriate.

Developers of new housing developments will be required to make provision for sport and recreational infrastructure commensurate with the needs of the development, as an integral element of their proposal. Such provision shall include direct provision of facilities on or off site, or, in exceptional circumstances a financial contribution in lieu of provision shall be made to the

Council to enable it to make appropriate alternative provision. The minimum standards for the provision of leisure facilities as part of new housing developments are detailed in Appendix A Below.

The Council will engage with the process of developing Walking Routes and will support such facilities in line with the recommendations of the policy.

Residential developments shall be levied in accordance with the Development Contribution Scheme adopted by the Council.

Industrial and commercial developments shall be levied in accordance with the Development Contribution Scheme adopted by the Council.

The Council may, where circumstances necessitate, require developers of new residential developments to put in place arrangements for the maintenance of the recreation and amenity facilities pending being taken in charge/managed by the Local Authority. These arrangements will be finalised as part of the Planning Application process.

It shall be an objective of the Plan to implement the provisions of the Youghal Town Council Recreation and Amenity Policy (2006).

***Development Control Objectives:***

It shall be an objective to prevent the loss of existing leisure facilities, including sports clubs, grounds, built leisure facilities and areas of public and private open space through redevelopment or other uses.

It is an objective to ensure that all new leisure facilities are located where they can best meet the needs of the community that the facility is intended to serve.

Where appropriate, proposals for new development will be required to make provision for managed public open space, play space or other informal recreational facilities in accordance with the standards set out in "open space" above.

Where appropriate the Council will seek opportunities to improve the quality and capacity of existing leisure facilities and to provide new facilities. The Council will apply, where appropriate, development levies as set out in the Development Contributions Scheme, made under Section 48 of the Planning and Development Act, 2000. In the case of large residential developments, it is an objective to require developers to make appropriate provision for sports and recreation infrastructure commensurate with the needs of the development as an integral element of their proposals. Such provision should include direct provision on or off site or the payment of a development levy to enable appropriate alternative provision to be made.

***Recreation Strategic Objectives***

It shall be an objective to enhance the provision of land area and floor space for appropriate and leisure facilities for a growing population.

***Amenity***

***Strategic Objectives***

It shall be an objective to provide and enhance the hard and soft landscaping of the public areas of the town including those in the suburbs.

***Development Control Objectives:***

It shall be an objective of the Plan to restrict development that would impair views of the harbour from the towns public roads.

It shall be an objective to encourage optimal siting and design of new developments so as to ensure that permitted development contributes to the visual amenities of the area.

It shall be an objective of the plan to vigorously pursue sites and buildings that are allowed to fall into a derelict and neglected condition with a view to enhancing the visual amenities of the town.

***Primarily Open Space/Sports/Recreation/Amenity/Community Zoning Objectives (coloured green)*** (Please see Map 3)

It is an objective of the plan to retain all existing recreational land and facilities in their present use, irrespective of current ownership, in accordance with the Youghal Town Council Recreation and Amenity Policy 2006.

**O-01:** Existing Golf course: usages and developments complementary to and consistent with the primary sporting usage of the land. It shall be an objective to encourage the layout and landscaping of the course to ensure that players do not endanger persons or property on adjoining lands

**O-02:** (1798 Memorial Park): Public Park: usages and developments complementary to and consistent with the primarily leisure and amenity character of the land.

**O-03:** Existing Greyhound Track: usages and developments complementary to and consistent with the primarily leisure and sporting character of the land.

**O-04:** College Gardens: (existing Public Park): usages and developments complementary to and consistent with the primarily leisure and amenity character of the land. It shall be an objective to improve the signage so as to indicate the public nature and accessibility of the public park. It shall be an objective to reconfigure the landscaping immediately inside the entrance to better indicate the semi public areas adjacent to the convent and public areas of the town park. This is to ensure that visitors to the town interpret the park as being a publicly accessible space.



### 3.11 HEALTH AND WELL BEING DEVELOPMENT OBJECTIVES

#### ***Strategic Objectives***

It shall be an objective to work with the County Council in ensuring a satisfactory spatial distribution of remedial and support health facilities and to work with the Southern Health Board to allocate and zone sufficient land for these purposes.

It shall be an objective to 'Health Proof' the Plans Objectives, Policies, Strategies, Zonings and Standards of this Plan and to enable Lifestyle factors that facilitate and encourage exercise and other healthy lifestyle activities and attitudes to be enhanced.

The planning authority will attempt to identify and articulate the effects of Age, Gender and Genetic factors on Health and Well Being and it will attempt to ameliorate these effects in devising and implementing its objectives, policies, zonings and standards.

It will be an objective of the Plan to estimate the long-term land use requirements of the Health and Well Being sector, to consider their pivotal role in the community and their particular locational requirements. It shall be an objective to reserve suitable locations for such uses and to incorporate such land use requirements into the Objectives, Policies, Strategies, Zonings and Standards of the Plan.

### 3.12 CHILDCARE AND THE CHILD PERSPECTIVE OBJECTIVES

#### ***Strategic Objectives***

It will be an objective that the child perspective is included in all development plan Objectives, Policies, Strategies, Zonings and Standards and that adequate provision is made for childcare facilities, play areas, sports amenities and child amenities. It is also objective that the child perspective is included in the provision of infrastructure and accessibility facilities.

It shall be an objective of the Plan to improve the public domain to facilitate the various categories of people with disabilities. It shall be an objective to include the child perspective and those of other minority stakeholders in the consideration of accessibility.

#### ***Development Control Objectives:***

It is also objective that the child perspective is included in the design of all developments and facilities in the town.

It shall be an objective to have regard to the "*The Childcare Facility Guidelines for Planning Authorities*" published by the Department of the Environment and Local Government (June 2001) in assessing all applications for residential and major retail, community and enterprise developments.

Reference may also be made to the Cork County Childcare Committees Strategic Plan 2001-2006 which states as its mission statement:

*“Cork County Childcare Committee will develop and implement a coordinated childcare strategy for Cork County. It will support the development and provision of a range of integrated, high quality, accessible and affordable care and educational initiatives for children from birth to twelve years of age. This will be achieved through partnership with all existing service providers and by the provision of co-ordination mechanism at county level”.*

It shall be an objective of the Plan to require the provision of appropriate purpose **built childcare facilities as an integral part of proposals for new residential** development. Direct provision on site will, normally, be required where proposals involve the provision of 75 or more dwellings. Smaller developments may be required to pay a development levy to enable provision to be made elsewhere.

It is an objective to encourage the provision of childcare facilities in appropriate locations in town and neighbourhood centres and in industrial and enterprise areas. Such facilities will, normally, provide open space, good access to public transport and cycle routes, off street parking and drop off and collection points.

### **3.13 PEOPLE WITH DISABILITIES OBJECTIVES**

#### ***Strategic Objectives:***

It shall be an objective of the Plan to improve the public domain to facilitate the various categories of people with disabilities. It shall be an objective to include the child perspective and those of other stakeholders with accessibility challenges in the in the development of the public domain in the town, in addition to the development of public and private buildings.

It shall be an objective to have regard to and implement as far as possible the provisions of the Cork County Council (including Town Councils) Disability Access Policy.

#### ***Development Control Objectives:***

It shall be an objective to encourage the implementation of **Part M** of the Building Regulations in all developments in the town.

It shall be an objective to have regard to and implement as far as possible the provisions of the Cork County Council (including Town Councils) Disability Access Policy, particularly the provisions concerning the Built Environment/External Environment.

## **CULTURE AND IRISH LANGUAGE OBJECTIVES:**

### ***Strategic Objectives:***

It shall be an objective to support existing cultural activities and resources and to include provision for the location of such expanded cultural floor space in the town centre.

An artistic community requires an audience, a means of support, a place to live, a place to work and a community of peers. It shall be an objective, subject to the availability of resources, to encourage an increase in the size of the artistic community during the course of the plan and to explore means to achieve the conditions to support such a community. Such efforts would also address means to promote artistic, cultural and entertainment activities in the town. It shall also be an objective to promote multiculturalism and cultural pluralism.

### ***Irish Language Objectives***

#### ***Strategic Objectives:***

It shall be an objective of this Plan to foster the use of the Irish language while acknowledging the needs of those without a facility in the tongue.

Under new regulations introduced in 2004 all signs and place names must be indicated in Irish, along with all other signs and Council produced documents. It is the intention of the Town Council to comply with the spirit of this legislation in the provision of all new signage and the replacement of existing signage.

It shall be an objective to comply with the spirit and letter of this relevant Irish language legislation in the implementation of this Plan and in the implementation of the Planning and Development Act 2000.

#### ***Development Control Objectives:***

It shall be an objective to encourage the naming of housing estates in the Irish language or bi-lingually. It shall also be an objective to encourage the use of estate names derived from previous names or characteristics of the locality.

## **3.15 VOLUNTARY SECTOR OBJECTIVES**

### ***Strategic Objectives:***

It shall be an objective of the Plan to encourage and work with the voluntary groups in the town to achieve the objectives of the Plan.

It shall be an objective to work with and support the activities of the Tidy Towns Committee, Youghal Chamber of Commerce, Youghal Heritage Society and the other voluntary and corporate organisations who have made and continue to make such a valuable contribution to the life and development of the Town.





## SECTION 4: HERITAGE AND CONSERVATION

### 4.0 HERITAGE AND CONSERVATION



#### 4.1 ARCHITECTURE, TOWNSCAPE, LANDSCAPE, SEASCAPE AND AMENITY OBJECTIVES

##### *Strategic Objectives*

It shall be an objective of the Plan:

- To develop the waterfront amenity of the town by provision inter alia of carparking and amenity areas provided these do not negatively impact upon the conservation objectives of either the River Blackwater (Cork / Waterford) cSAC or Blackwater Estuary SPA.
- To encourage the renewal of derelict sites, backland areas and street infill.
- To utilise the available legislation under the Derelict Sites Act 1990, where appropriate.
- To exercise the legal process of compulsory acquisition to secure the development of obsolete areas.
- To encourage private enterprise to engage in the rehabilitation of property.
- To encourage the relocation of activities that are out of character with the zoning objectives of the area.
- To redefine street lines where these have been destroyed.
- To protect street frontages by ensuring that building materials, texture, tones, scale and proportion of new buildings or renovations are sympathetic to those of the existing.
- To outline proposals for buildings of architectural merit and to put forward proposals for the revitalisation of these units for the future.

It shall be an objective to preserve and enhance the views available from the roadways where there are a number of attractive viewing points.

##### *Development Control Objectives*

It shall be an objective of the Plan to enhance the natural amenities lent to the town by the unique topography of the area. It shall be a particular objective to preserve existing and create new publicly available views of the harbour.

It shall be an objective of the Plan to restrict development that would impair views of the harbour from the towns public areas.

It shall be an objective to encourage optimal siting and design of new developments so as to ensure that permitted development contributes to the visual amenities of the area.

It shall be an objective of the plan to vigorously pursue sites and buildings that are allowed to fall into a derelict and neglected condition with a view to enhancing the visual amenities of the town.

## 4.2 EVOLUTION, RECYCLING AND RENEWAL OF BUILDINGS, FUNCTIONS AND USES

### **Strategic Objectives**

It shall be an objective to treat structures contained in the Record of Protected Structures as living, evolving structures with a modern day function and to assist property owners to adapt and recycle such buildings using appropriate conservation techniques to enable the buildings to perform a useful modern function while conserving the essential elements of their heritage value.

### **Development Control Objectives**

It shall be an objective of the Plan:

- To acquire derelict sites for infilling and disposing of same with development conditions attached.
- To ensure that new buildings will respect the street lines and existing building heights.
- To ensure that new materials will be in harmony with existing materials.
- To ensure proper design standards to shop fronts by appointment of high quality design consultants.
- To ensure appropriate colour schemes and signage coordination of shop fronts.

## 4.3 ARCHAEOLOGICAL HERITAGE

### **Strategic Objectives**

The Record of Monuments and Places is a statutory inventory of sites and areas. The areas considered to be of Archaeological interest are marked on **Map 6**.

The archaeological heritage of an area may include structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and under water. It shall be an objective to protect in an appropriate manner all sites of archaeological interest within the town boundary. There may be sites of archaeological potential that are as yet unidentified and it is an objective of the Plan to protect such sites if or when they are so identified.

### **Development Control Objectives**

For areas that are known to have a high archaeological Potential, as indicated on Map 6, all development proposals in such areas shall require an archaeological assessment.

The Youghal Plan Strategic Environmental Assessment states:

*“Archaeological Potential of the Plan Area:*

*Given the presence of substantial archaeological remains from many periods of the past within the development area; particularly the historic town of Youghal*



*and the results of the various findings during previous excavations, such as the N25 Youghal Bypass works (which demonstrated the potential for previously unknown sites to be uncovered close to or within the plan area), it is deemed that the plan area is of **high archaeological potential**". (p.62) (underlining added).*

Accordingly it shall be an objective to treat the full extent of the Town Council area as an area of unknown High Archaeological Potential and to require that applications for all medium to major scale developments be accompanied by an archaeological assessment. (Medium to major developments being defined as developments greater than a one off dwelling house.)

*It will be an objective of the Planning Authority to secure the protection, either in situ or as a minimum by record, of all or any archaeological remains within the town boundary including the fifty monuments recorded in the Record of Monuments and places which are:*

**Monument Number - Sh/PI/Tr National Grid - Townland - Classification**

CO67-008--- 067-/03/6 20862/07978 Muckridge Demesne Country house  
 CO67-01101- 067-/07/2 20835/07949 Muckridge Pottery works  
 CO67-01102- 067-/07/2 20840/07947 Muckridge Country house  
 CO67-012--- 067-/03/6 20871/08008 Muckridge Brick works  
 CO67-023--- 067-/11/6 20900/07687 Knocknacally Holy well  
 CO67-02401- 067-/16/1 20962/07631 Dysart Icehouse  
 CO67-02402- 067-/16/1 20963/07639 Dysart Country house  
 CO67-025--- 067-/12/4 20967/07714 Seafeld Potential sitecartographic  
 CO67-026--- 067-/12/1 20987/07745 Youghal-Lands Friend's burial ground  
 CO67-027--- 067-/12/5 21080/07699 Knockaverry Nunnery  
 CO67-02801- 067-/12/2 21074/07759 Youghal-Lands Friary  
 CO67-02802- 067-/12/2 21081/07760 Youghal-Lands Architectural Fragment  
 CO67-02901- 067-/08/5 21032/07825 Youghal-Lands Historic town  
 CO67-02902- 067-/08/4 21013/07807 Youghal-Lands Town wall  
 CO67-02903- 067-/08/4 21003/07823 Youghal-Lands Church  
 CO67-02904- 067-/08/4 21005/07818 Youghal-Lands Graveyard  
 CO67-02905- 067-/08/4 21007/07829 Youghal-Lands Town house  
 CO67-02906- 067-/08/4 21013/07823 Youghal-Lands College  
 CO67-02907- 067-/08/5 21023/07834 Youghal-Lands Alms house  
 CO67-02908- 067-/08/5 21025/07835 Youghal-Lands Urban tower house  
 CO67-02909- 067-/08/5 21027/07830 Youghal-Lands Town house  
 CO67-02910- 067-/08/5 21036/07817 Youghal-Lands Abbey  
 CO67-02911- 067-/12/2 21051/07798 Youghal-Lands Town gate  
 CO67-02912- 067-/12/2 21055/07798 Youghal-Lands Water gate  
 CO67-02913- 067-/12/2 21059/07802 Youghal-Lands Mansion house  
 CO67-02914- 067-/12/2 21055/07801 Youghal-Lands Court house  
 CO67-02915- 067-/08/4 21004/07824 Youghal-Lands Urban tower house  
 CO67-03001- 067-/08/4 20996/07850 Youghal-Lands Graveyard

CO67-03002- 067-/08/4 20996/07850 Youghal-Lands Friary  
 CO67-031--- 067-/08/4 20991/07870 Youghal-Lands Gasworks  
 CO67-037--- 067-/07/3 20927/07916 Greencloyne One-storey  
 vernacular  
 house  
 CO67-038--- 067-/08/4 20958/07878 Youghal-Lands Country house  
 CO67-039--- 067-/12/4 20953/04103 Ballyclamasy One-storey  
 vernacular  
 house  
 CO67-040--- 067-/12/4 20970/07659 Summerfield Milestone  
 CO67-045--- 067-/12/2 21078/07769 Youghal-Lands Court house  
 CO67-046--- 067-/08/5 21036/07791 Youghal-Lands Meeting house  
 CO67-047--- 067-/12/2 21041/07785 Youghal-Lands Town house  
 CO67-048--- 067-/12/2 21041/07785 Youghal-Lands Town house  
 CO67-049--- 067-/12/4 20978/07682 Seafield Holy well  
 CO67-058--- 067-/12/2 21064/07786 Youghal-Lands Miscellaneous  
 CO67-060--- 067-/11/3 20908/07737 Glanaradotia Country house  
 CO67-061--- 067-/08/4 21002/07838 Youghal-Lands Church  
 CO67-062--- 067-/08/5 21036/07811 Youghal-Lands Market house  
 CO67-063--- 067-/08/5 21042/07803 Youghal-Lands Market cross  
 CO67-064--- 067-/08/5 21043/07795 Youghal-Lands Urban tower  
 house  
 CO67-065--- 067-/12/2 21070/07741 Youghal-Lands Mill  
 CO67-066--- 067-/12/5 21091/07670 Knockaverry Lighthouse  
 CO67-067--- 067-/12/2 31063/07782 Youghal-Lands Market house  
 CO67-068--- 067-/08/5 21030/07814 Youghal-Lands School  
 CO67-069--- 067-/08/5 21036/07790 Youghal-Lands Burial ground

Where Proposals for development which are likely to have an adverse impact, injure or interfere with recorded monuments and their setting or impact on areas of potential archaeological interest (even as yet unidentified areas of archaeological potential), they will only be permitted where it can be clearly demonstrated that;

- A field evaluation of the archaeological implications has been conducted; and
- Proposals for the conservation and management of archaeological resources have been included; and
- There will be no destruction of recorded monuments.

It shall be an objective of the Planning Authority to apply the following principles to the archaeological heritage within the town boundary area:

- To protect and enhance archaeological remains and their settings.
- To facilitate appropriate guidance in relation to the protection of the archaeological heritage of the area.
- To provide guidance to developers and property owners regarding the archaeological implications of a proposed development.
- To promote pre-planning consultations in relation to the archaeological heritage of the area.
- To endeavour to promote the dissemination of the results of archaeological investigation in a timely and appropriate manner.

- To promote public awareness of the rich archaeological heritage in the area.

The Planning Authority will have regard to the advice and recommendations of the Department of Environment, Heritage and Local Government in assessing applications for development that may affect archaeological sites.

Developers and owners considering the development of structures in the vicinity of archaeological remains should consult with the Town Architect concerning any adaptation or works they may wish to carry out.

The known areas of archaeological interest, and which do not include all of the fifty sites included in the Record of Monuments and Places, are marked on **Map 6**.

#### **4.4 ARCHITECTURAL CONSERVATION AREAS**

##### ***Strategic Objectives***

The Planning and Development Act 2000 makes provision for designation of architectural conservation areas. Section 10 (2)(g) of the Planning and Development Act 2000 provides for the designation of Architectural Conservation Areas (ACAS). The designation of an area for conservation provides for the protection and enhancement of streetscapes and public spaces.

A Conservation Area will usually be defined on the basis of the presence of an overall architectural quality or historic associations. Those associations often give the area a significant historical and social relationship to the rest of the town. The siting of the Conservation Area in relation to other areas of the town will have established its physical and social importance, and changing the relationship can alter the significance of the area. So in considering Conservation Areas they must be seen in the context of the whole town both for historic and visual reasons and in order to provide a proper context in which to plan for conservation.

Within the central core of the town there are significant groupings or concentrations of heritage structures. Their value and significance may be greater than if the buildings are taken individually.

Not every protected structure or group of structures will come conveniently within a Conservation Area. The identification of what to preserve and the policies and planning schemes that are needed will only answer part of the problem of the conservation of heritage buildings. Much of the success of a conservation policy will depend on the skill with which buildings are restored and maintained or converted to different uses. The restoration of buildings of architectural and historic interest and their maintenance must be under the supervision of a conservationist with special skills in this area.

### ***Development Control Objectives***

It shall be an objective to preserve the character of Areas of special interest in the town including the Architectural Conservation Areas designated on the relevant maps hereunder. Proposals involving re-use, change of use, new build and extension of buildings and structures in Architectural Conservation Areas will normally only be permitted where it can be clearly demonstrated that development will:

- Reflect and respect the scale, massing, proportions, design and materials of existing structures and reflect the character of the area and its streetscape; and
- Retain important exterior architectural features that contribute to the character and appearance of the architectural conservation area; or
- Where it is not possible to retain the existing features, make use of traditional materials.

The primary objective is to maintain the special character of the historic core of the town which should be achieved through the service provision of control, guidance and public consultation via the Architectural Advisory Service.

It shall be an objective of this Plan that development proposals will be required to conserve and enhance the character and appearance of structures in the Architectural Conservation Area delineated on **Map 5**, Heritage Objectives Map, of this Plan.

It will be an objective of the Council to promote a campaign to ensure the protection of sensitive architectural details such as windows, doors, etc. to safeguard the architectural character of Youghal.

Colour schemes for all future infill planning will be controlled by condition.

Under Part IV of the Planning and Development Act 2000, the Council will regard external alterations to street properties in the Architectural Conservation Area such as windows, doors, and general external finishes as material changes requiring planning permission.

Developers and owners considering the development of structures in the Architectural Conservation Area should consult with the Town Architect concerning any adaptation or works they may wish to carry out.

It shall be an objective of the Plan to strive to implement the main provisions of the document "Investing in Heritage 2005-2012" by John Cronin & Associates and in particular to implement the "Flagship Projects" indicated in Section 7 of that report.

## RECORD OF PROTECTED STRUCTURES

Section 51 of Part IV of the 2000 Planning and Development Act requires that a development plan include a Record of Protected Structures “for the purposes of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest...”

In order to appreciate the value of the Record of Protected Structures, it is important to see it not as an abstract list but as the end result of an implicit conservation survey strategy that included the following considerations:

- The need to include a representative selection of both formal and vernacular heritage structures.
- The need to include a representative selection of the various heritage styles from the 1700's to the present time. This would include structures from modern and contemporary eras.
- The need to include a diverse portfolio of structure uses and purposes eg. residential, retail, warehousing, infrastructural etc.
- The need to include public domain structures as well as structures in private ownership.
- The need to take cognisance of the eight categories of heritage structure included in section 51 of the Planning and Development Act, 2000, which are those structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- The need to have the evaluation criteria applied equitably to all structures within the Plan area.

These considerations went some way to ensuring that a broad range of heritage structures was included in the Youghal Town Record of Protected Structures.

Both the conservation survey strategy and conservation strategy itself are themselves subject to evolving styles and tastes and over time the RPS can be expected to change and evolve with each iteration of the plan. The effectiveness of the RPS conservation strategy will be reviewed at the two-year review stage.

It is not the intention of the RPS to “freeze” the structures in one particular condition determined at one particular point in time but to provide a flexible framework within which the use of the building can evolve and adapt to changing circumstances and demands while at the same time conserving what is most valuable of the heritage aspects of the structure.

A further aspect of the RPS mechanism is Section 57 of the 2000 Planning and Development Act that enables the Planning Authority “to issue a declaration as the type of work which it considers would or would not materially affect the character of the structure...” This declaration effectively indicates which types of specific works to the structure are exempted development and do not require planning permission and those works that do require permission.

Youghal Town Council will have a role, in conjunction with Cork County Council in the administration of the Department of the Environment, Heritage and Local Government's Conservation Grant Scheme. The planning authority in applying this Conservation Grant Scheme will support selected works.

Developers and owners considering the development of structures in the RPS should consult with the Town Architect concerning any adaptation or works they may wish to carry out. The Council may consider a grant to support the repair and retention of original or authentic elements of architectural heritage merit.

### ***Development Control Objectives***

Development proposals for sites identified as a Protected Structure will be required to incorporate measures to protect, conserve and enhance the character and appearance of the structure(s).

Proposals for development involving alterations or additions to a protected structure or its setting will only be permitted where it can be clearly demonstrated that;

- Development will be compatible with and will not detract from the special character of the structure and its setting and
- Development will complement and reflect the design and character of contiguous buildings and the surrounding area and
- Features of architectural or historic interest and the historic form and structural integrity of the structure will be retained.

Proposals for development will not be permitted that compromise the setting of protected structure(s) or result in the material alteration or demolition of the structure(s) except where:

- The structure is not capable of repair and
- There is no compatible or viable alternative use for the structure.

### **Development Contribution Scheme**

It shall be an objective that, where appropriate the Development Contribution Scheme shall encourage the maintenance and reuse of protected structures by making allowance for appropriate conservation works to protected structures.

### ***Protected Structures Objectives***

It is an objective to seek the identification and protection of all structures within the town that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Such structures include but are not exclusive to the Record of Protected Structures hereunder.

It shall be an objective of the Council to have due regard to the protection of the context of structures of heritage merit and to take into consideration the context of such structures in considering proposals for development in their vicinity. It shall be an objective to maintain and enhance the context of heritage structures

and developments which are liable to prejudice or undermine the context of such structures will be prohibited.

### **Record of Protected Structures List**

The Record of Protected Structures list is a list of the structures that constitute the Youghal Town Record of Protected Structures. It is contained in Appendix 1 of this volume. The location of the structures is indicated on **Map 8A-8H** of the Plan.

## **4.6 TREES IN YOUGHAL**

### ***Strategic Objectives:***

It shall be an objective, subject to safety considerations to preserve specimen trees in the town council area and environs and examining the possibility of conserving the visually and/or ecologically important ones by means of Tree Preservation Order.

The following groups of trees are to be preserved and are indicated on Map 4. (No felling or cutting of trees to take place unless planning permission is granted):

- Yew trees in Myrtle grove gardens, DPO-01
- Trees in grounds of St Mary's Collegiate Church, DPO-02
- Trees in ground's of St. Mary's College, DPO-03.
- Trees behind Loretto convent and Walter Raleigh Hotel, DPO-07.
- Mature trees in grounds of St. Raphael's Hospital, DPO-06
- Monkey puzzle tree in Ardrath Estate, DPO-05
- Tree lined avenue to former Seafield Farm House, DPO-08.
- Mature trees at Grove House, DPO-04.

## **4.7 PROTECTED FEATURES OF LANDSCAPE AND NATURAL HERITAGE IMPORTANCE**

The following natural features shall be preserved / conserved.  
The pond and reed beds at the Pitch and Putt course marked DPO-10 on Map 4.

## **4.8 SCENIC VIEWS**

### ***Development Control Objectives:***

Protected Features of Landscape and Natural Heritage importance: It shall be an objective to preserve the scenic and amenity features of the shoreline around the town and other scenic landscapes and vistas in the town.

The Scenic Views from Golf Links Road (Between Poison Bush Lane and Rectory Road) shall be preserved, marked DPO-09 on Map 4.







## SECTION 5: ENVIRONMENTAL OBJECTIVES

### 5.0 ENVIRONMENT OBJECTIVES



## 5.1 DEVELOPMENT CONTROL OBJECTIVES

### ***Water quality management objectives***

Proposals for development are required to have regard to the quality and quantity of water resources. Development will only be permitted where it can be demonstrated that there will be no direct or indirect damaging effects on water resources.

It shall be an objective that all proposals for development shall have regard for the provisions of Volume III of this Plan, Strategic Environmental Assessment.

### ***Flood risk management objectives***

Development proposals, including the filling of land in areas, which are at risk from flooding or perform a flood control function will only be permitted where it can be demonstrated that such development:

- Has been designed to minimise risk of inundation and will not contribute to or increase the risk of flooding elsewhere; and
- Has adopted all reasonable measures to improve the management of flood waters on and adjacent to the site and to assist the protection of properties within the vicinity of the site; and
- Incorporates building design measures and materials to assist evacuation and minimise damage from inundation; and
- Can provide for the maintenance of any approved privately funded flood defence measures to the satisfaction of the Council.

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

The flood risk areas are marked on the Constraints/potential Map 2

### ***Flood Control Objectives***

- It shall be an objective of the Development Plan to put flooding control measures in place in conjunction with the probable roll out of the Public Realm Plan.
- It shall be an objective of the Youghal Town Council to Liaise with Cork County Council in drawing up and implementing a flood relief emergency plan for the town.

### ***Groundwater Protection Objectives***

Potential and known groundwater reserves in the area shall be protected.

### ***Natural Environment Objectives***

Protection of aquatic habitat;

The Council has identified the harbour area within the jurisdiction of the Town Council as a riverine habitat and amenity resource. The international importance of the natural resource of Youghal Harbour is reflected in its designation as both a candidate Special Area of Conservation under the EU Habitats Directive and as a Special Protection Area under the EU Birds

Directive. Applicants will be required to consult with environmental bodies including the South Western Regional Fisheries Board, in accordance with the Planning and Development Regulations, 2001; and any proposal that may have negative impacts on the conservation objectives of the EU designations will be subject to Environmental Impact Assessment and to Appropriate Assessment under the EU 'EIA Directive' and under Article 6 of the EU Habitats Directive.

**Biodiversity Flora and Fauna**

It will be a policy to maintain the conservation value of the Blackwater River and estuary SAC/SPA/NHA and the Ballyvergan Marsh NHA adjoining the town during the lifetime of this plan and to ensure Appropriate Assessment is carried out where development projects are likely to have significant effects on this European site whether within or outside the boundary of the European Site in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive (92/43/EEC) and Department of the Environment, Heritage and Local Government Circular Letter (SEA 1/08 NPWS 1/08).

It will also be a policy to require developers to undertake environmental appraisals or Environmental Impact Assessments and Appropriate Assessments in areas within or likely to affect pNHA's, cSAC's and SPA's; i.e. new roads and other infrastructure, other major developments, etc in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive (92/43/EEC) and Department of the Environment, Heritage and Local Government Circular Letter (SEA 1/08 NPWS 1/08).

It will be a policy to use Brownfield sites in preference to Greenfield sites in accordance with the draft Sustainable Residential Development in Urban Areas 2008.

***Soil and Geology Objective***

It will be an objective to promote compliance with the Soil Directives and the implementation of the policies and objectives of the Soils Directive.

***Septic Tank Objectives***

Further provision and use of septic tanks shall not be permitted, in general, within the development boundary of the town.

***Surface water management objectives***

Where it is considered that the existing surface water drainage is unable to accommodate an additional discharge generated by proposed development(s), the Local Authority will require the submission of surface water design calculations establishing the suitability of drainage between the site and a suitable outfall.

***Human Health (Noise and Air)***

All developments should comply with national noise and vibration standards and the objectives of the Climate Change Strategy 2007 – 2013

It will be a development control objective to satisfy the requirements of SI No 140 of the 2006 environmental noise regulations in relation to the NRA where developments are proposed in areas within the area of influence of existing or national or planned new roads. Developers are to identify and implement noise mitigation measures, where the traffic generated by the development results in a breach of the noise design goals on national roads for sensitive receptors exposed to road noise traffic. The costs of implementing mitigation measures shall be borne by the developer, as the authority will not be responsible for the provision of additional noise mitigation. This issue is of particular concern to lands zoned Enterprise/Industrial in the west Youghal environs.

## **5.2 MAJOR ACCIDENTS**

### ***Development Control Objectives***

It is an objective to reduce the risk and limit the consequences of major industrial accidents by, where appropriate, taking the advice of the Health and Safety Authority when proposals for new development are considered.

It is an objective, in assessing applications for new development or expansion of existing development involving hazardous substances to have regard to :

Major Accidents Directive (Seveso II)

Potential adverse impacts on public health and safety

The need to maintain appropriate safe distance between residential areas, areas of public use and areas of particular natural sensitivity.

The Health and Safety Authority have established Consultation areas surrounding establishments designated as containing hazardous substances. In addition to normal planning criteria it will be an objective to ensure that development within these areas complies with the requirements of the Major Accidents Directive (Seveso II). The Town council will consult with the Health and Safety Authority regarding any such proposals.

## **5.3 WASTER RECYCLING AND DISPOSAL**

### ***Strategic Objective:***

It shall be an objective to develop strategies for the various categories of waste, which include categories of consumer waste and categories of enterprise waste and to integrate these strategies into the forward plan making process. Such strategies would address:

- Bring sites for consumers (small scale)
- Collection procedures for sorted domestic, commercial and enterprise waste.
- Aggregation, sort and transfer sites for commercials (large scale)
- Large scale reprocessing sites for the various types of waste

It shall be an objective of the Plan to work with the County Council so that land use areas for these activities are identified and zoned. It is particularly important that land is zoned in a manner that treats public and commercial waste collection, sorting, transshipment and recycling as legitimate regulated

industries, no different from other regulated industries such as the pharmaceutical industry and which need to have land appropriately zoned for the purpose. It shall be an objective to support the County Council in identifying and zoning sufficient lands for these purposes.

It shall be an objective of the Plan to use the Waste Management Plan for Cork County Council to achieve rates of waste reduction, re-use and recycling. Bring sites shall be provided at suitable locations throughout developments.

It shall be an objective of the Plan to work with Cork County Council to integrate the provision of space for the recycling process. (eg bottle banks, civic amenity sites, private waste transit sites, etc.).

It shall be an objective of the Plan to work with the County Council in allocating land use for the above sustainable uses. It shall be an objective to examine the feasibility of locating the collection, sorting and transshipment uses, properly regulated, can be located in existing, proposed or specially designated industrial estates. It shall be an objective of the Plan to work with the County Council in zoning and regulating land use for these functions.

**Comment:**

Amenity can be considered under the headings of Passive amenity, Visual amenity, Ecological and educational amenity.

Due to the towns topography many of the roads run in a north-south direction, which afford attractive views of the harbour. There is a need for a general objective restricting development that would impair views of the harbour.

It will also be desirable to look at the possibility of improving the hard and soft landscaping of many of the towns open spaces particularly in the suburbs.

It will be desirable to explore the feasibility of a cycle path, footpath and linear seashore park from the northern extremity of the "Slob bank" to the Redbarn.



## SECTION 6: INFRASTRUCTURE OBJECTIVES

### 6.0 INFRASTRUCTURE OBJECTIVES

*It shall be an objective of the Plan to work with the various agencies to enhance the infrastructure of the town in all its aspects*





## 6.1 ACCESSIBILITY

### *Strategic Objectives*

The current Midleton-Youghal road is below standard for the needs of the town. It shall be an objective of the Plan to work with the County Council and the NRA to ensure that this section of National Primary Road is upgraded to dual standard with bypasses for Killeagh and Castlemartyr.

It shall be an objective to work with Cork County Council and the National Roads Authority (NRA) to enable that the circular route marked DPO-11 on Map 4 be widened to incorporate two number 2 metre wide footpaths and two number one metre wide cycle paths, so as to facilitate students cycling to the nearby secondary school.

There has been and continues to be significant investment in the development of National Routes to Cork and in particular the N25 which serves Youghal. The proposed N25 Bye-Pass for Killeagh and Castlemartyr is progressing satisfactorily through the planning stages.

It shall be an objective to promote the construction of the Inner Relief road partly marked DPO-12 on Map 4 to the following standard:

Carriageway: +6.5m

Grass strip/margin on both sides of carriageway: 1.5m

Cyclepath on both sides of carriageway; 1.2m

Footpath on both sides of carriageway: 1.8m

Total WBB: +11m

Trees to be planted on both grass margins at intervals of not more than 9m.

(An example of this standard has been constructed in the Broomfield estate in Midleton),

It will be an objective of the plan to determine the optimum route of a proposed Inner Relief Route between Chickley's Road and the R634. A comprehensive Traffic and Transportation Study shall be carried out to identify all suitable route options. Subject to the availability of funding, the feasibility study will be prioritised over the next 18 to 24 months and every effort will be made to expedite the study. Any proposals for the inner relief road are to adhere to the legislation and guidelines in terms of the EIA, the TIA and Road Safety Audits

It shall be an objective to seek to provide a segregated cycle lane, footpath, linear park and sea defences from the northern end of the "Slob Bank" to the "Quality Hotel" in Redbarn, marked DPO-11 on Map 4. The proposed route passes through sections of both River Blackwater (Cork / Waterford) cSAC and Blackwater Estuary SPA and terminates at the northern boundary of Ballymacoda SPA at the Quality Hotel in Redbarn. Prior to design and construction, an Environmental Impact Assessment and an Appropriate Assessment will be undertaken, under the provisions of the EU 'EIA Directive' and Article 6 of the EU 'Habitats Directive'. As part of these assessments, the potential for damaging increases in visitor pressure on Ballymacoda Bay SPA

will be fully considered and appropriate mitigation including signage will be recommended if deemed appropriate.

It shall be an objective to seek to provide additional segregated cycle lanes and cycle parking facilities throughout the town and in particular the old town centre.

It shall be an objective of the plan that all public roads within the town boundary be provided with footpaths and public lighting.

It shall be an objective of the Plan to take into account the needs of pedestrians and cyclists when considering proposals for development, particularly for residential, educational, employment recreational and other uses. It shall be an objective to promote designs and layouts for development schemes that encourage efficient and safe use by pedestrian and cyclists and to discourage development schemes that focus solely or primarily on access by private car.

It shall be an objective to work with Iranrod Eireann to restore the Cork-Youghal rail service in line with the objectives contained in CASP and SWRA Planning Guidelines.

It shall be an objective to improve accessibility to Youghal from the airport by improving road links and signage.

The role, functions and objectives of the town centre need to be more clearly defined and an accessibility strategy to facilitate these objectives needs to be put in place balancing the needs of all modes of mobility and stakeholders in the process. It shall be an objective of this plan, subject to the availability of resources, to explore these matters to produce an optimal solution.

It shall be an objective to explore further the possibility of enhancing pedestrian amenities and spaces in the town centre and to ensure the provision of car, cycle and bus parking facilities. It shall be an objective of the Plan, subject to the availability of resources, to explore possibilities for the enhancement of the town centre in this regard.

The Council will more actively promote the rights of pedestrians by maintaining footpaths to high standards and upgrading and increasing the number of pedestrian crossings on the road and the main thoroughfare through the town centre.

It shall be an objective to upgrade facilities for tour buses and scheduled public transport services including appropriate access and parking within the town.

The Leisure Sailing industry is a growing business of enormous potential benefit for Youghal and it shall be an objective to facilitate this industry in all strategies and proposals for the development of the Youghal tourist industry, within the constraints imposed by the EU cSAC and SPA designations that apply in Youghal Harbour and the Blackwater Estuary. ”

It shall be an objective of the plan to enhance existing launching facilities and investigate possible new sites for the launching of small craft. Such sites will be subject to Environmental Impact Assessment and Appropriate Assessment under the provisions of the EU 'EIA Directive' and Article 6 of the EU 'Habitats Directive'.

It shall be an objective of the Plan to facilitate the provision of one or more marinas in Youghal subject to compliance with other objectives of the Plan, subject to proper and balanced consideration of the values of all stakeholders in the town and subject to Environmental Impact Assessment and Appropriate Assessment under the provisions of the EU 'EIA Directive' and Article 6 of the EU 'Habitats Directive'."

As adequate parking provision is integral to all proposals to revitalise and develop the town centre it will be an objective to incorporate adequate proposals for car parking into all new developments in the town.

It shall be an objective to regulate delivery vehicles on a more rational basis so as to enhance the amenities of the old town core.

It shall be an objective to enhance facilities for cyclists including cycling lanes and cycle parks in the town centre.

It shall be an objective to maintain an awareness of the importance of pedestrians over car transport especially in the town centre. In addition there is a need to take account of all stakeholders including persons with disabilities so as to ensure access for all. It shall be an objective to restore the priority to pedestrians in the old town centre, as the centre was originally designed with pedestrians in mind.

It shall be an objective of the Plan to commission a study on the feasibility and cost of providing segregated cycle paths serving the residential areas in the east of the town, cycling facilities in the centre of the town and a cycle path and linear amenity park along the seafront from the northern end of the "Slob Bank" to Redbarn marked DPO-11 on Map 4.

### ***Development Control Objectives***

New developments will be required to provide new and adequate parking to facilitate proposed developments or provide appropriate contributions. Parking provision shall be in accordance with Table 8.1 and 8.2, Parking Requirements Table.

The following elements will also require consideration and provision:

- Cyclists: To facilitate cycling paths, where possible, throughout the town.
- Pedestrian: To give pedestrians greater freedom by improving the footpath and public domain environment.
- Public Transport: To encourage greater use of public transport by improving facilities within the town.
- Delivery Vehicles: To discourage the use of HGV's for servicing retail outlets except during designated hours.

- Car Parking: It is a policy objective of the Town Council that existing private car parking spaces are to be retained.
- To actively seek additional car parking within the town core.
- To maintain improve and extend the Public Lighting System.
- It shall be the policy of the Town Council to “design in” and prioritise the convenience and safety of pedestrians and cyclists in all infrastructural works and improvements.
- It shall be the policy of the Town Council to “design in” and prioritise the safety and convenience of people with disabilities in all infrastructural works, improvements and maintenance.

It shall be an objective to seek to locate all power and communications cables underground in the interests of enhancing the visual amenities of the town subject to, and paying particular attention to, the preservation of heritage structures above, below and on the surface of the ground.

It shall be an objective of the Plan:

- To ensure that vehicular traffic will be subordinate to pedestrians rather than the reverse.
- To avoid any further erosion of the fabric of the streets by regulating traffic flow.
- To mitigate the effects of any further development within the central area which is likely to generate heavy vehicular traffic.
- To provide for the segregation of pedestrian and vehicular traffic, where possible.
- The practice of parking heavy goods vehicles on public roads is not acceptable and private companies will be required to provide compound parking facilities.
- To promote traffic calming measures in the town so as to enhance pedestrian safety.
- All new roads shall be designed to accommodate cycle paths, where appropriate.
- Traffic and Transport Assessments and Traffic Audits shall be required of developments likely to generate significant traffic volumes.

## 6.2 PEDESTRIANS AND CYCLISTS

The Council will promote the development of cycling and walking as viable transport modes. Development proposals shall be accompanied by appropriate provision for cyclists and pedestrians including;

- Covered secure cycle parking;
- Pedestrian and cycle routes through new residential areas;
- Footpaths and cycle ways.

### ***Public transport.***

The Council supports the development of a public transport system in the town of Youghal. Adequate provision shall be made within developments to accommodate drop-off / pick-up points and turning manoeuvres for public transport vehicles. Consideration will be given to promote bus stops and shelters.

**NRA**

It shall be an objective to have regard to the following document and where appropriate to implement its provisions: NRA (2006) "Policy on Development control and Access to National roads".

**6.3 CAR PARKING OBJECTIVES**

**Strategic Objectives:**

It shall be an objective of the Plan, subject to the availability of resources, to improve congestion control and access management of the Town Centre area with the objective of enhancing the efficiency, amenities and tourist potential of the area taking account of the benefits for the commercial, social and cultural life of the town core.

**Development Control Objectives:**

**Car Parking Standards**

The standards in the table hereunder shall apply to new developments.

In cases where adequate on-site provision is either not possible, or undesirable (e.g. in main street shopping situations where it is desirable to maintain a continuous shopping frontage and to avoid ad hoc demolition to create parking spaces), the Council will consider levying financial contributions to cover the full economic cost of providing the facilities itself. The amount of the contribution to be levied is set out in the Development Contributions Scheme made under Section 48 of the Planning and Development Act 2000

Car Parking Bay	5 by 2.5 Metres
Loading Bay	6 by 3 Metres
Circulation Aisles	6.1 Metres

LANDUSE	UNIT	PARKING SPACES PER UNIT
Auditorium, Theatre, Cinema, Stadium	Seat	0.33
Church	Seat	0.5
Bank	100 Sq Meters gross floor area	8
Library	100 Sq Meters gross floor area	5
Offices	100 Sq Meters gross floor area	8
Shopping Centres, Retail Stores	100 Sq Meters gross floor area	6
Driving Ranges (golf) Archery Ranges	2.5M of Baseline	2

Golf or Pitch and Putt Courses	Per hole	4
Bowling Alley	Per lane	6
College Vocational Schools	Student Seat	0.5
Schools	Per Class Room	1.5
Dwelling House	Dwelling	2 (incl communal spaces)
Flat/Apartment	Dwelling	2
Hospital	Per bed	1.5
Hotel, Motel, Motor Inn, B&B accommodation , Hostel etc.	Per bedroom	1
Manufacturing	100 Sq Meters gross floor area	5
Warehousing	100 Sq Meters gross floor area	2
<b>LANDUSE</b>	<b>UNIT</b>	<b>PARKING SPACES PER UNIT</b>
Ballroom, Private Dance Clubs	9 Sq Meters gross floor area	5
Restaurant	9 Sq Meters gross floor area	4
Bars, Lounges, Function Rooms	7 Sq Meters gross floor area	4
Nursing Home	Per bed	1
Surgeries	Consulting Room	4
Petrol Stations	100 Sq Meters gross floor area	6

## 6.4 WATER SUPPLY

### *Strategic Objectives*

It shall be an objective of the Plan to ensure the provision of an adequate supply of water for all existing and future developments.

### *Development Control Objectives*

All proposed developments shall demonstrate that there is an adequate water supply to accommodate the development as proposed. Development levies shall be imposed as a contribution to the upgrading or provision of water supply where such services have facilitated or will facilitate development. Sources of public water supply will be protected from polluting activities and the vulnerability of the natural ground water resources is recognised.

The provision of a new trunk main between the water treatment plant at Boola and the existing town reservoirs is included in the South Cork Water Services – Draft Assessment of Needs 2007-2009.

The provision of additional high level storage (water tower) to cater for existing and future high level residential developments shall be an objective of the current development plan.

## **6.5 DRAINAGE**

### ***Strategic Objectives:***

It is a policy objective of the Town council to prohibit development over natural drainage channels.

### ***Development Control Objectives:***

Development levies shall be imposed as a contribution to the upgrading or provision of sewerage facilities where such services have facilitated or will facilitate development. In general the provision of septic tanks shall not be permitted within the development boundary of the town.

## **6.6 TELECOMMUNICATIONS**

### ***Strategic Objectives:***

It shall be an objective of the Plan to work with the County Council and private telecoms providers to ensure excellent telecommunications and broadband access to all areas of the town and its environs including the provision of fibre optic cables to the town.

### ***Development Control Objectives:***

In the interests of preserving the visual amenities of the heritage town no new masts will be permitted within residential areas or the town centre.

## **6.7 ENERGY: ELECTRICITY, GAS**

### ***Strategic Objectives:***

In the light of the growing energy usage by cars it shall be an objective of this Plan to encourage proper and sustainable planning that encourages other modes of transport. This is particularly relevant given Youghal's picturesque, narrow streets, amenity and suitability for pedestrianisation and pedestrian priority. It shall also be an objective to encourage the use of cycles.

Alternative renewable energy resources will be promoted in an effort to achieve the Government target of 7% renewable energy production by 2005. It shall be an objective to facilitate this provision by segregated cycle and pedestrian facilities on all roads and streets in the town and to enhance the priority and safety and convenience of pedestrians and cyclists. The Town Council will endeavour to promote renewable energy use in all its developments where this is feasible.

It shall be an objective to encourage An Bord Gais in the provision of a gas supply for the town.

***Development Control Objectives:***

Where Bord Gais and the ESB have identified corridors for the conveyance of gas and electricity infrastructure, the Council shall not permit developments, which compromise the development of these utilities while taking account of a balanced view of all stakeholders in the process.

It shall be an objective of the plan to encourage the location of all energy and other service conduits underground while taking due cognisance of the need to conserve heritage items and areas, particularly cobble and flagstone pavements and stone kerbing.

**6.8 CEMETERY**

It shall be an objective to work with Cork County Council to locate a new cemetery for the town.

**COASTAL PROTECTION AND TIDAL FLOODING**

It will be an objective of the plan to take cognisance of any future guidelines on Flood Risk Management published by the Department of Environment, Heritage and Local Government.

As part of Youghal's Coastal defences it shall be an objective of the current Development Plan to complete the construction of the Sea Wall at the Front Strand. In addition, a 250m long rock armoured groin shall also be constructed to protect and enhance beach levels and to provide additional Coastal Protection.

The central quays area of Youghal and adjacent side streets, including part of North Main Street, are subject to periodic tidal flooding when tidal forces are increased by strong storm surges. All new building works in the vicinity of these areas shall allow for tidal effects in their design and all development proposals in flood risk areas shall be required to submit a Flood Risk Assessment.



*Appendix*



# YOUGHAL REGISTER OF PROTECTED STRUCTURES

NO	NAME	Street No.	Address	Address	DESCRIPTION
101	The Bush				Detached L-plan house, built c. 1800, having seven-bay two-storey south
201	Mistletoe Castle				Detached two-bay five-storey house, built c. 1770, having two-bay two-
202					Limestone borough boundary marker, erected 1900, with carved lettering.
301					Rubble sandstone walls, built c. 1820, having round-headed double arches
302	Rock Lodge				Detached five-bay two-storey former monastery, built c. 1800, now in use as
304			Mill Road		Cast-iron post box, c.1890, with E.R. insignia and crown, set in recent stone
307			Mill Road		End-of-terrace three-bay two-storey house, built c. 1790. Pitched tiled roof
401					Rubble limestone walls, built c. 1845, dividing the slob lands.
501	Bridewell		Tallow Street		Freestanding three-bay single-storey former bride well, built c. 1848.
601			Cork Hill		Detached eighteen-bay two-storey former barracks, built c. 1800, now in
602			Cork Hill		Detached former gable-fronted chapel, built c. 1810, comprising three-bay side
603			Cork Hill		Detached five-bay two-storey over basement house, built c. 1840, having
604					Wall-mounted cast-iron post box, c.1935, with raised "P&T" initials. Set
701	Springfield House				Detached three-bay two-storey house, built c. 1800, having single-bay two-
802	Motherway and Co.	9	Tallow Street	Cork Hill	End-of-terrace three-bay three-storey house and shop, built c. 1820. Hipped
803	Youghal Friary		Tallow Street		Dominican friary, built 1268. Remains of west gable and east aisle wall.
908			North Main Street		Cast-iron post box, c.1890, with V.R. insignia and crown, set in painted
1101					Coursed rubble sandstone masonry walls, built c. 1270, having buttresses
1102			Raheen		Terraced three-bay two-storey house, built c. 1830. Pitched slate roof with
1103			Raheen		End-of-terrace three-bay single-storey house, built c. 1790. Pitched slate roof
1104			Cork Hill		Terraced three-bay single-storey house, built c. 1810, now in disuse. Pitched
1105			Cork Hill		End-of-terrace two-bay single-storey house, built c. 1800. Pitched slate roof
1106			Cork Hill		End-of-terrace three-bay two-storey house, built c. 1800. Pitched slate roof

<b>NO</b>	<b>NAME</b>	<b>Street No.</b>	<b>Address</b>	<b>Address</b>	<b>DESCRIPTION</b>
1107			Cork Hill		Terraced three-bay two-storey house, built c. 1800. Pitched slate roof with
1111		7	North Main Street		Terraced two-bay three-storey house and former shop, built c. 1800. Pitched
1112	Sean Graham		North Main Street		Terraced four-bay three-storey house and shop, built c. 1800. Pitched slate
1113	Wm. Neville	11			Semi-detached three-bay three-storey double pile house and shop, built c.
1114	D. McCarthy	12			Semi-detached three-bay three-storey double pile house and shop, built c.
1119			Church Street		End-of-terrace two-bay three-storey house, built c. 1810. Pitched artificial
1120		5	Church Street		Terraced four-bay three-storey house, built c. 1810. Returns to rear. Pitched
1121			Church Street		Terraced three-bay three-storey house, built c. 1810. Pitched slate roof with
1122			Church Street		Terraced two-bay two-storey house, built c. 1850. Pitched slate roof with
1123		2	Church Street		Terraced two-bay two-storey house, built c. 1850. Pitched slate roof with
1124			Church Street		End-of-terrace three-bay two-storey house, built c. 1850. Pitched slate roof
1125	Myrtle Grove		Church Street		Detached, triple-gabled six-bay three-storey house, built c. 1550, having
1126	St Mary's Collegiat		Emmet Place		Freestanding cruciform Church of Ireland church, built c. 1200.
1127	New College Hous		Emmet Place		Detached nine-bay three-storey former house, built c. 1781, having round-
1128			Emmet Place		Detached five-bay two-storey convent, built c. 1850, having pedimented,
1129	Carnegie Free Libr		Emmet Place		Detached L-plan two-bay two-storey former meeting house, built c. 1770.
1130	Saint Mary's		Emmet Place		Freestanding Roman Catholic church, built 1776. Comprising three-stage
1131			Emmet Place		Detached L-plan three-bay three-storey house, built c. 1800. Comprising
1201	Youghal Pharmacy		North Main Street		Detached two-bay, three-storey, gable-fronted house and shop, built c. 1880.
1202	Tynte's Castle		North Main Street		Detached single-bay three-storey fortified house, built c. 1450. Hipped
1203	Tynan		North Main Street		End-of-terrace three-bay three-storey house and shop, built c. 1800. Pitched
1204	Animal Health Cen		North Main Street		End-of-terrace three-bay four-storey house and shop, built c. 1850. Pitched
1205	AIB Bank		North Main Street		Terraced three-bay four-storey bank, built c. 1850. Pitched slate roof with
1206			North Main Street		Terraced three-bay four-storey house and shop, built c. 1850. Pitched slate
1207	Eco Toys	138	North Main Street		Terraced three-bay three-storey house and shop, built c. 1850. Pitched slate

<b>NO</b>	<b>NAME</b>	<b>Street No.</b>	<b>Address</b>	<b>Address</b>	<b>DESCRIPTION</b>
1208	W. Clarke	136	North Main Street		Terraced three-bay two-storey shop and house, built c. 1810. Pitched slate roof
1209	John Kennedy	135	North Main Street		Terraced single-bay three-storey former house and shop, built c. 1820, now in
1301			North Main Street		End-of-terrace eight-bay three-storey, L-plan former almshouse, built 1634.
1306	The Red House		North Main Street		Detached seven-bay two-storey over basement house, built c. 1710, having
1316			Emmet Place		Detached three-bay two-storey over basement former bank, built c. 1810,
1317	St Mary's Terrace		Emmet Place		End-of-terrace two-bay two-storey over basement house, built c. 1905, having
1318	St Mary's Terrace		Emmet Place		Terraced two-bay two-storey over basement house, built c. 1905, having
1319	St Mary's Terrace		Emmet Place		End-of-terrace two-bay two-storey over basement house, built c. 1905, having
1320		3	Emmet Place		End-of-terrace three-bay three-storey house, built c. 1810. Pitched slate roof
1321		2	Emmet Place		Terraced three-bay three-storey house, built c. 1810. Pitched slate roof with
1322		1	Emmet Place		End-of-terrace three-bay three-storey house, built c. 1810. Pitched slate roof
1323			Emmet Place	Church Street	End-of-terrace two-bay two-storey house, built c. 1780, having curved
1324	Shalom House		Church Street		Detached seven-bay two-storey former Protestant asylum, built 1838, having
1325	Public Library		Church Street		Detached five-bay two-storey former house, built c. 1820, now in use as a
1402	Bank of Ireland		North Main Street		Terraced four-bay three-storey bank, built c. 1850. Pitched slate roof with
1403			Emmet Place		End-of-terrace three-bay four-storey former house, built c. 1820, now in
1404			Emmet Place		Terraced three-bay four-storey over basement house, built c. 1820. Pitched
1405			Emmet Place		Terraced three-bay four-storey over basement house, built c. 1820. Pitched
1406		5	Emmet Place		Terraced three-bay four-storey over basement house, built c. 1820. Pitched
1407			Emmet Place		End-of-terrace four-bay three-storey over basement former house, built c.
1505	Suil Eile	125	North Main Street		Terraced two-bay three-storey house and shop, built c. 1800. Pitched slate
1506		124	North Main Street		Terraced two-bay three-storey house and shop, built c. 1800. Pitched slate
1508	J. P. O'Keefe	122	North Main Street		End-of-terrace two-bay three-storey house and shop, built c. 1800, having
1509	League of the Cros		Catherine Street		Terraced six-bay three-storey house, built c. 1880, now in use as a
1510		6	Catherine Street		Terraced two-bay three-storey house, built c. 1830. Pitched slate roof with

<b>NO</b>	<b>NAME</b>	<b>Street No.</b>	<b>Address</b>	<b>Address</b>	<b>DESCRIPTION</b>
1511		5	Catherine Street		Terraced two-bay three-storey house, built c. 1830. Pitched slate roof with
1512		4	Catherine Street		Terraced two-bay three-storey house, built c. 1830. Pitched slate roof with
1513		3	Catherine Street		Terraced two-bay three-storey house, built c. 1830. Pitched slate roof with
1514		2	Catherine Street		Terraced two-bay three-storey house, built c. 1830. Pitched slate roof with
1515		1	Catherine Street		End-of-terrace two-bay three-storey house, built c. 1830. Pitched artificial
1517			Store Street		Detached four-bay three-storey former granary, built c. 1800, now in use as a
1518					Attached four-bay four-storey former granary, built c. 1800. Pitched slate
1601	Paddy Power's Boo		North Main Street	North Cross Lane	End-of-terrace Gothic Revival two-bay two-storey house and shop, built c.
1602	Cyber Room Intern		North Main Street		Terraced three-bay three-storey house and shop, built c. 1810. Pitched slate
1604	Noonans		North Main Street		Terraced two-bay three-storey shop and house, built c. 1820. Pitched slate roof
1605	K.C.H. Beauty Salo	46	North Main Street		End of terrace single-bay three-storey house and shop, built c. 1810. Pitched
1606	Permanent TSB		North Main Street		Detached bank, built c. 1910, comprising three-bay block with curved
1607	Solo		North Main Street		End-of-terrace three-bay three-storey house and shop, built c. 1800. Hipped
1608			North Main Street		End-of-terrace two-bay three-storey house and shop, built c. 1800. Hipped
1609	The Priory		North Main Street		Terraced two-bay two-storey gable-fronted former Benedictine priory, built
1701	X-tra Vision	63	North Main Street		Terraced four-bay three-storey house and shop, built c. 1800. Pitched slate
1702	Office 1	64	North Main Street		Terraced two-bay three-storey house and shop, built c. 1800. Pitched slate
1704	Conn Keogh and S	66	North Main Street		Terraced three-bay three-storey house and shop, built c. 1800. Pitched slate
1705	Irwins	69	North Main Street		Terraced four-bay two-storey house and shop, built c. 1820. Pitched slate roof
1706	Humanitarian Aid	70	North Main Street		Terraced three-bay three-storey house and shop, built c. 1800, now in disuse.
1707	Horan's Fruit and V	71	North Main Street		Terraced four-bay three-storey house and shop, built c. 1800. Pitched slate
1708	Hot n' Roll	72	North Main Street		Terraced two-bay three-storey house and shop, built c. 1800. Pitched slate
1709	Sean Twomey	73	North Main Street		Terraced two-bay three-storey house and shop, built c. 1840. Pitched slate
1710	Team Bailey	74	North Main Street		Terraced three-bay three-storey house and shop, built c. 1840. Pitched slate
1711	John Hickey's Qual	75	North Main Street		Terraced three-bay three-storey house and shop, built c. 1800. Pitched slate

<b>NO</b>	<b>NAME</b>	<b>Street No.</b>	<b>Address</b>	<b>Address</b>	<b>DESCRIPTION</b>
1712	Marie's	76	North Main Street		Terraced two-bay three-storey house and shop, built c. 1800. Pitched slate
1713	The Coffee Pot	77	North Main Street		Terraced three-bay three-storey house and shop, built c. 1800. Pitched slate
1714	Merricks	78-83	North Main Street		Terraced twelve-bay three-storey house and shop, built c. 1800, having oriel
1715			North Main Street		Terraced three-bay three-storey house and shop, built c. 1800, now in disuse.
1716	Fitzpatricks		North Main Street		End-of-terrace three-bay three-storey house and shop, built c. 1800, now in
1803	Discount World	111	North Main Street		Terraced three-bay three-storey house and shop, built c. 1800. Pitched slate
1804	S. Adams	110	North Main Street		Terraced two-bay three-storey former house and shop, built c. 1800, now in
1805	Flavin's Sports	108	North Main Street		Terraced two-bay three-storey house and shop, built c. 1800. Pitched slate
1806	Flavins Footwear	107	North Main Street		Terraced two-bay three-storey house and shop, built c. 1800. Pitched slate
1807	Field Printer Statio	106	North Main Street		Terraced two-bay three-storey house and shop, built c. 1800. Pitched slate
1812			Grattan Street		Detached five-bay three-storey house, built c. 1800. Pitched slate roof with
1903	Cherish	94	North Main Street		Terraced three-bay three-storey house and shop, built c. 1800. Pitched slate
1906	Hair Design	91	North Main Street		Terraced three-bay three-storey house and shop, built c. 1800. Pitched slate
1908	The Clock Stops	89	North Main Street		End-of-terrace three-bay three-storey house and shop, built c. 1800. Painted
2001	St Raphael's				Asylum, built c. 1810, comprising nine-bay three-storey north block, recessed
2002	St Raphael's				Attached two-bay single-storey, triple gable fronted Roman Catholic chapel,
2003	St Raphael's				Detached five-bay two-storey house, built c. 1880, with gabled end-bay and
2004					Former Quaker graveyard, c. 1750, surrounded by rubble limestone wall.
2101	The Devonshire Ar		Pearse Square		Detached hotel, built c. 1800, comprising five-bay two-storey main
2102			Pearse Square		Semi-detached three-bay three-storey house, built c. 1800. Half-hipped slate
2104			Pearse Square	South Abbey	Semi-detached four-bay two-storey house, built c. 1800, with entrance to
2105	South Abbey Natio		South Abbey		Freestanding gable-fronted former church, built c. 1800, now in use as
2106	Avonmore House		South Abbey		Detached five-bay two-storey with dormer attic house, built c. 1880, with
2107			South Abbey		Detached gable-fronted two-bay two-storey house, built c. 1880. Half-
2108	Youghal Internatio		O'Brien Place		Attached former school, built c. 1880, comprising eight-bay two-storey block

<b>NO</b>	<b>NAME</b>	<b>Street No.</b>	<b>Address</b>	<b>Address</b>	<b>DESCRIPTION</b>
2109	Youghal Internatio		O'Brien Place		Attached former convent, built c. 1820, comprising ten-bay three-storey block
2110	Youghal Internatio		O'Brien Place		Semi-detached gable-fronted chapel, built c. 1820, with slightly projecting
2111	Youghal Internatio		O'Brien Place		Freestanding rendered boundary walls, built c. 1860, with roughcast render and
2201	Clock Gate		South Main Street	North Main Street	Freestanding two-bay five-storey gatehouse, built 1777, formerly in use
2202	Rendezvous		South Main Street		Corner-sited end-of-terrace four-bay three-storey former house, built c.
2203	The Gate		South Main Street		Terraced three-bay three-storey former house, built c. 1800, now in use as pub
2208	Toymaster		South Main Street		End-of-terrace three-bay three-storey former house, built c. 1800, now in use
2209	The Usual Place		South Main Street		Terraced two-bay three-storey former house, built c. 1800, now in use as pub
2210	Just Add Water		South Main Street		Terraced three-bay three-storey former house, built c. 1800, now in use as shop
2213	The Watergate		Quay Lane		Attached former gate, built c. 1600, comprising rubble stone walls having
2214	Youghal Courthous		Market Square		Detached three-bay two-storey courthouse, built c. 1845, with slightly
2216			Market Square	Quay Lane	Corner-sited semi-detached four-bay three-storey house, built c. 1800.
2301			O'Briens Place		End-of-terrace three-bay two-storey with attic storey house, built c. 1900.
2302			O'Briens Place		Terraced single-bay two-storey house, built c. 1900. Pitched slate roof with
2303			O'Briens Place		Terraced single-bay two-storey house, built c. 1900. Pitched slate roof with
2304			O'Briens Place		Terraced single-bay two-storey house, built c. 1900. Pitched slate roof with
2305			O'Briens Place		Terraced two-bay two-storey with attic storey house, built c. 1900. Pitches
2306			O'Briens Place		Terraced two-bay two-storey house, built c. 1900. Pitched slate roof with
2307			O'Briens Place		End-of-terrace two-bay two-storey house, built c. 1900, with box oriel
2308		1	South Abbey		End-of-terrace three-bay three-storey with dormer attic house, dated 1820.
2309		2	South Abbey		Terraced three-bay four-storey house, built c. 1820. Pitched roof with
2310		3	South Abbey		Terraced three-bay four-storey house, built c. 1820. Pitched roof with
2311		4	South Abbey		Terraced three-bay four-storey house, built c. 1800. Pitched roof with
2312		5	South Abbey		Terraced three-bay four-storey house, built c. 1820. Pitched roof with
2313		6	South Abbey		Semi-detached three-bay three-storey house, built c. 1800. Pitched slate



<b>NO</b>	<b>NAME</b>	<b>Street No.</b>	<b>Address</b>	<b>Address</b>	<b>DESCRIPTION</b>
2314		7	South Abbey		End-of-terrace four-bay four-storey house, built c. 1800. Pitched slate roof
2315		8	South Abbey		Terraced three-bay three-storey over basement house, built c. 1800. Pitched
2316		9	South Abbey		End-of-terrace three-bay three-storey with attic storey and basement house
2317		10	South Abbey		Attached three-bay four-storey house, built c. 1800, with two-bay single-
2318		1	Strand Street		Semi-detached two-bay three-storey house, built c. 1800, one of a pair with
2319		2	Strand Street		Attached two-bay three-storey house, built c. 1800, forming one of a pair with
2329	Town Hall / The M		The Mall		Detached three-bay two-storey town hall, built 1779, historically in use as
2330	Pier Head		Market Dock	Market Square	U-plan rubble stone built quay and pier with flagstone and concrete paving to
2331	Visitor Centre		Market Square		Detached gable-fronted three-bay double-height former shed, built c.
2332	Bandstand		O'Brien Place	Green Park	Freestanding cast-iron bandstand, c.1900, on an octagonal plan.
2333			O'Brien Place	Green Park	Freestanding public fountain, built c. 1900. Comprising ornate cast-iron
2334			O'Brien Place	Green Park	Freestanding monument, erected c. 1920, with life-size marble statue of the
2335	Youghal Lighthous		Lighthouse Road		Freestanding single-bay two-stage lighthouse, built 1810, on a circular
2336	Paxes Lane House		Paxes Lane House		Paxes Lane House
2337	Gallery Pot Hall So		Gallery Pot Hall South Ab	1 South Abbey	Gallery Pot Hall South Abbey
2403	Regal Cinema		Friar Street		Façade of detached three-bay double-height cinema, built c. 1940,
2408	Cougane Barra		Friar Street	Porters Lane	Corner-sited semi-detached house, built c. 1880, comprising three-bay three-
2418			Windmill Lane		Detached three-bay single-storey with attic house, built c. 1700, having
2419			Windmill Lane		Detached three-bay two-storey house, built c. 1700, having lower two-bay
2505	Loughnan Antiques		South Main Street		Attached three-bay three-storey former house, built c. 1800, now in use as shop
2604			South Main Street		Terraced two-bay three-storey house built c. 1800, formerly in use as shop
2605	Michael T. Murphy		South Main Street		Terraced two-bay three-storey former house, built c. 1800, now in use as shop
2610	Maggie May's		South Main Street		Detached seven-bay three-storey pub, built c. 1800, formerly in use as houses
2711			Friar Street		Semi-detached three-bay two-storey former cinema, built c. 1930. Flat roof
2712	Michael Ahern Con		Friar Street		Semi-detached four-bay two-storey house, built c. 1900, also in use as

<b>NO</b>	<b>NAME</b>	<b>Street No.</b>	<b>Address</b>	<b>Address</b>	<b>DESCRIPTION</b>
2713	Eglinton Terrace		Friar Street		End-of-terrace two-bay three-storey house, built c. 1800. Pitched slate roof
2714	Eglinton Terrace		Friar Street		Terraced two-bay three-storey house, built c. 1800. Pitched slate roof with
2715	Eglinton Terrace		Friar Street		End-of-terrace two-bay three-storey house, built c. 1800. Pitched slate roof
2716	Methodist Church		Friar Street		Freestanding gable-fronted Methodist church, built c. 1900, (1880, according
2717			Friar Street		Semi-detached three-bay two-storey with attic storey house, built c. 1880,
2718	The Moorings		Friar Street		Attached three-bay two-storey with dormer attic house, built c. 1880, one of
2719	Devonview		Friar Street		Semi-detached three-bay two-storey house, built c. 1820, with recent single-
2720	Rosscarrig		Friar Street		Semi-detached two-bay three-storey house, built c. 1800, one of a pair with
2721	Assumpta		Friar Street		Semi-detached two-bay three-storey house, built c. 1800, one of a pair with
2722			Strand Street		Detached double-pile five-bay two-storey house with attic storey, built c.
2736			The Mall		Attached five-bay three-storey house, built c. 1800. Pitched slate roof with
2737	Ferryview		The Mall		Attached two-bay three-storey with attic storey house, built c. 1800,
2738	Ferryview		The Mall		Attached two-bay three-storey with attic storey house, built c. 1800,
2743	South Abbey,		YOUGHAL LANDS		Freestanding carved bas-relief, erected 1953, depicting the Virgin and
2801	Loreto Convent		O'Brien Place		Detached six-bay two-storey over basement former house, built c. 1880,
2802	Loreto Convent		The Cliff		Detached eleven-bay two-storey former school, built c. 1900, now in use as a
2803			Lighthouse Road		Semi-detached, L-plan, three-bay, three-storey over basement house, built c.
2804			Lighthouse Road		Semi-detached, L-plan, three-bay, three-storey over basement house, built c.
2805			Lighthouse Road		Semi-detached two-bay three-storey house, built c. 1870, having canted end-
2806			Lighthouse Road		Semi-detached two-bay three-storey house, built c. 1870, having canted end-
2807			Lighthouse Road		Semi-detached three-bay three-storey house, built c. 1870. Comprising three-
2808			Lighthouse Road		Semi-detached three-bay three-storey house, built c. 1870. Comprising three-
2809			Lighthouse Road		Semi-detached three-bay two-storey house, built c. 1860, having single-bay
2810			Lighthouse Road		Semi-detached three-bay two-storey house, built c. 1860, having extension
2811	Gibraltar Terrace	6	Moll Goggin's Corner		End-of-terrace two-bay three-storey house, built c. 1850. Pitched slate roof

<b>NO</b>	<b>NAME</b>	<b>Street No.</b>	<b>Address</b>	<b>Address</b>	<b>DESCRIPTION</b>
2812	Gibraltar Terrace	5	Moll Goggin's Corner		Terraced two-bay three-storey house, built c. 1850. Pitched slate roof with
2813	Gibraltar Terrace	4	Moll Goggin's Corner		Terraced two-bay three-storey house, built c. 1850. Pitched slate roof with
2814	Gibraltar Terrace	3	Moll Goggin's Corner		Terraced two-bay three-storey house, built c. 1850. Pitched slate roof with
2815	Gibraltar Terrace	2	Moll Goggin's Corner		Terraced two-bay three-storey house, built c. 1850. Pitched slate roof with
2816	Gibraltar Terrace	1	Moll Goggin's Corner		End-of-terrace two-bay three-storey house, built c. 1850. Pitched slate roof
2817			Knockaverry Strand		End-of-terrace three-bay two-storey house, built c. 1820. Hipped slate roof
2818			Knockaverry Strand		Terraced four-bay three-storey house and shop, built c. 1810. Pitched slate
2822			Knockaverry Strand		Cast-iron post box, c.1930, with P. & E. insignia set in painted rendered wall.
2823	Merville South				Semi-detached three-bay two-storey house, built c. 1850, having single-bay
2824	Merville North				Semi-detached three-bay two-storey house, built c. 1850, having single-bay
2901	Summer Hill House		Knockaverry Strand		End-of-terrace three-bay two-storey house, built c. 1910, having canted end-
2902	Summer Hill Villas		Knockaverry Strand		Terraced two-bay two-storey house, built c. 1905, having canted east end-
2903	Summer Hill Villas		Knockaverry Strand		Terraced two-bay two-storey house, built c. 1905, having shared porch to
2904	Summer Hill Villas		Knockaverry Strand		Terraced two-bay two-storey house, built c. 1905, having shared porch to
2905	Summer Hill Villas	4	Knockaverry Strand		End-of terrace two-bay two-storey house, built c. 1905, having canted end-
2907			Knockaverry Strand		Semi-detached two-bay three-storey house, built c. 1890. Having
2908			Knockaverry Strand		Semi-detached two-bay three-storey house, built c. 1910. Having
2909			Knockaverry Strand		End-of-terrace two-bay two-storey house, built c. 1920, having canted end-
2910	Knockaverry Lodg		Rectory Road		Semi-detached four-bay two-storey house, built c. 1890. Bay window and
2911			Rectory Road		Semi-detached four-bay two-storey house, built c. 1890. Bay window and
2912	Averleigh		Rectory Road		Semi-detached four-bay two-storey house, built c. 1890, with double-height
2913			Rectory Road		Semi-detached four-bay two-storey house, built c. 1890. Bay window and
2914	The Rectory		Rectory Road		Detached four-bay two-storey former rectory, built c. 1860, now in use as a
3001	Sea View		Front Strand		Detached ten-bay three-storey former theatre, built c. 1920, now in use as a
3002			Front Strand		Detached three-bay two-bay house, built c. 1860, having porch to front,

<b>NO</b>	<b>NAME</b>	<b>Street No.</b>	<b>Address</b>	<b>Address</b>	<b>DESCRIPTION</b>
3003	Youghal Railway S		Front Strand		Detached nine-bay single-storey former railway station, built c. 1860, having
3004	Youghal Railway S		Front Strand		Detached single-bay single-storey built c. 1860. Pitched slate roof with timber
3005			Front Strand		End-of-terrace four-bay two-storey house, built c. 1860, having gabled end-
3006			Front Strand		Terraced four-bay two-storey house, built c. 1860, having gabled end-bays.
3007	Anchorage		Front Strand		Terraced four-bay two-storey house, built c. 1860, having gabled end-bays.
3008			Front Strand		Terraced four-bay two-storey house, built c. 1860, having gabled end-bays.
3009	Bay View		Front Strand		End-of-terrace four-bay two-storey house, built c. 1860, having gabled end-
3010	Oceanville		Front Strand		Semi-detached four-bay two-storey house, built c. 1870, having gabled,
3011			Front Strand		Semi-detached four-bay two-storey house, built c. 1870, having gabled and
3012			Front Strand		Semi-detached four-bay two-storey house, built c. 1870, having gabled,
3013			Front Strand		Semi-detached four-bay two-storey house, built c. 1870, having gabled,
3014	The Beaches		Front Strand		Semi-detached two-bay two-storey house, built c. 1890, having gabled and
3015			Front Strand		Semi-detached two-bay two-storey house, built c. 1890, having gabled and
3016	Capel View		Front Strand		Detached four-bay two-storey house, built c. 1870, having gabled and canted
3017	Maryville		Front Strand		Detached four-bay two-storey house, built c. 1870, having gabled and canted
3018			Front Strand		Semi-detached five-bay two-storey house, built c. 1870, having gabled end-
3019	Barview		Front Strand		Semi-detached five-bay two-storey house, built c. 1870, having gabled end-
3020			Front Strand		Semi-detached three-bay two-storey over basement house, built c. 1870,
3021			Front Strand		Semi-detached three-bay two-storey over basement house, built c. 1870,
3022			Front Strand		Semi-detached three-bay two-storey over basement house, built c. 1860,
3023			Front Strand		Semi-detached three-bay two-storey over basement house, built c. 1860,
3024	Strand House		Front Strand		Detached four-bay three-storey over basement house, built c. 1860, having
3025	Beach House		Front Strand		Detached four-bay two-storey over basement house, built c. 1860, having
3026			Front Strand		Detached four-bay two-storey over basement house, built c. 1860, having
3027			Front Strand		Detached four-bay two-storey house, built c. 1860, having gabled and canted

<b>NO</b>	<b>NAME</b>	<b>Street No.</b>	<b>Address</b>	<b>Address</b>	<b>DESCRIPTION</b>
3028			Front Strand		Detached four-bay two-storey house, built c. 1860, having gabled and canted
3101	Seafield House				Detached five-bay two-storey house, built c. 1820. Pitched slate roof with
3201	Ballycotton Mills,				Wall mounted carved bas-relief, erected c. 1950. Depicting womanwith basket

---

