

A.1 NON-TECHNICAL SUMMARY

A.1.0 Introduction

Carrignavar is located approximately 8km north of Cork City & 2km east of Whitechurch in the Cloghnagashee River Valley.

Cork County Council South is the Water Services Authority serving Carrignavar.

The agglomeration boundary can be seen at Attachment A.1. This boundary encompasses the Development Plan boundary and the site boundaries of all planning applications granted permission since 2005 whereby the waste water arising from those applications would discharge to the WWT. The Development Plan boundary is set out in the 2005 Blarney Electoral Area LAP.

The 2006 Census found that the population of Carrignavar was approximately 482. The calculated PE to be contributed to the WWT as a result of the planning applications granted since 2005 is 84. The total estimated PE of the agglomeration being served by the WWT is therefore 566. Refer to Attachments B.9(i) and B.9(ii).

A.1.1 Waste Water Works

The WWT serving the agglomeration comprises of a combined collection system draining storm runoff and waste water by gravity to a treatment system which discharges clarified effluent to the Cloghnagashee River.

The collection system is gravity only and there are no pumping stations. There are no secondary discharges from the collection system in the form of emergency overflows from pumping stations. There are no storm overflows from the collection system. All waste water collected drains by gravity to the WWTP.

The WWTP provides primary and secondary treatment. The primary treatment is achieved by settlement. The secondary treatment is achieved by aeration of the settled waste water. There is no pumping within the WWTP. There is no emergency overflow upstream of the WWTP. There are therefore no secondary discharges or storm overflows from the WWTP. All treated effluent from the WWTP drains by gravity to the Cloghnagashee River where it discharges directly at the primary discharge point.

A.1.2 Sources of Emissions

There is one single source of emissions from the WWT to the aqueous environment and that is the primary discharge point referred to above.

A.1.3 Nature & Quantities of Foreseeable Emissions

The nature of foreseeable emissions from the WWT into the receiving aqueous environment is likely to remain unchanged. The waste water currently arising within the agglomeration is domestic in nature. There are currently no industrial or significant commercial producers of waste water within the agglomeration. Planning objectives for the agglomeration do not include for any development within the agglomeration that would produce anything other than domestic waste water. Zoning objectives for Carrignavar

can be seen in the LAP.

The quantities of foreseeable emissions from the WWW into the receiving aqueous environment are likely to increase, based on the objectives of the LAP. An increase in PE of up to 2,896 is foreseeable based on the full development of the agglomeration. Calculations and supporting documentation are included at Attachment A.1.

It should be noted that no further planning applications will be granted whereby the waste water arising from those applications would discharge to the existing WWTP. Planning permission will only be granted following the upgrading or replacement of the existing WWTP.

A.1.4 Significant Effects of Emissions

There are no known significant effects arising from the direct discharge of clarified effluent from the WWW to the receiving aqueous environment.

A.1.5 Proposed Prevention/Reduction of Emissions

There are no proposals at present to prevent or reduce emissions from the WWW serving the Carrignavar Agglomeration.

A programme of works had been in place for the provision of a new WWTP to serve Carrignavar. The new WWTP was to be provided by way of a PPP between Cork County Council and two developers. The new WWTP was to be advanced as a SLI, with approximately 40% of the total funding to be provided by the DoEHLG and the remainder to be provided by the two developers.

However, the DoEHLG has withdrawn all SLI funding and the PPP has not yet been entered into. Therefore, no funding is currently available for the replacement of the WWTP serving Carrignavar.

It is reiterated that no further planning applications will be granted whereby the waste water arising from those applications would discharge to the existing WWTP. Planning permission will only be granted following the upgrading or replacement of the existing WWTP.

A.1.6 Further Measures

There are no further measures proposed at present to comply with the general principle of the basic obligations of the operator or to monitor emissions into the aqueous environment.

A.1.7 Summary

Carrignavar has an estimated PE of 566 and is served by a combined collection system draining by gravity to a WWTP. The WWTP treats to a secondary standard and treated effluent drains by gravity to the Cloghnagashee River. There are no storm overflows from the WWW.

An increase in PE of up to 2,896 is foreseeable based on the full development of the agglomeration.

There are no known significant effects arising from the direct discharge of clarified effluent from the WWW to the receiving aqueous environment.

There are no proposals at present to prevent or reduce emissions from the WWW.

No further planning applications will be granted whereby the waste water arising from those applications would discharge to the existing WWTP. Planning permission will only be granted following the upgrading or replacement of the existing WWTP.

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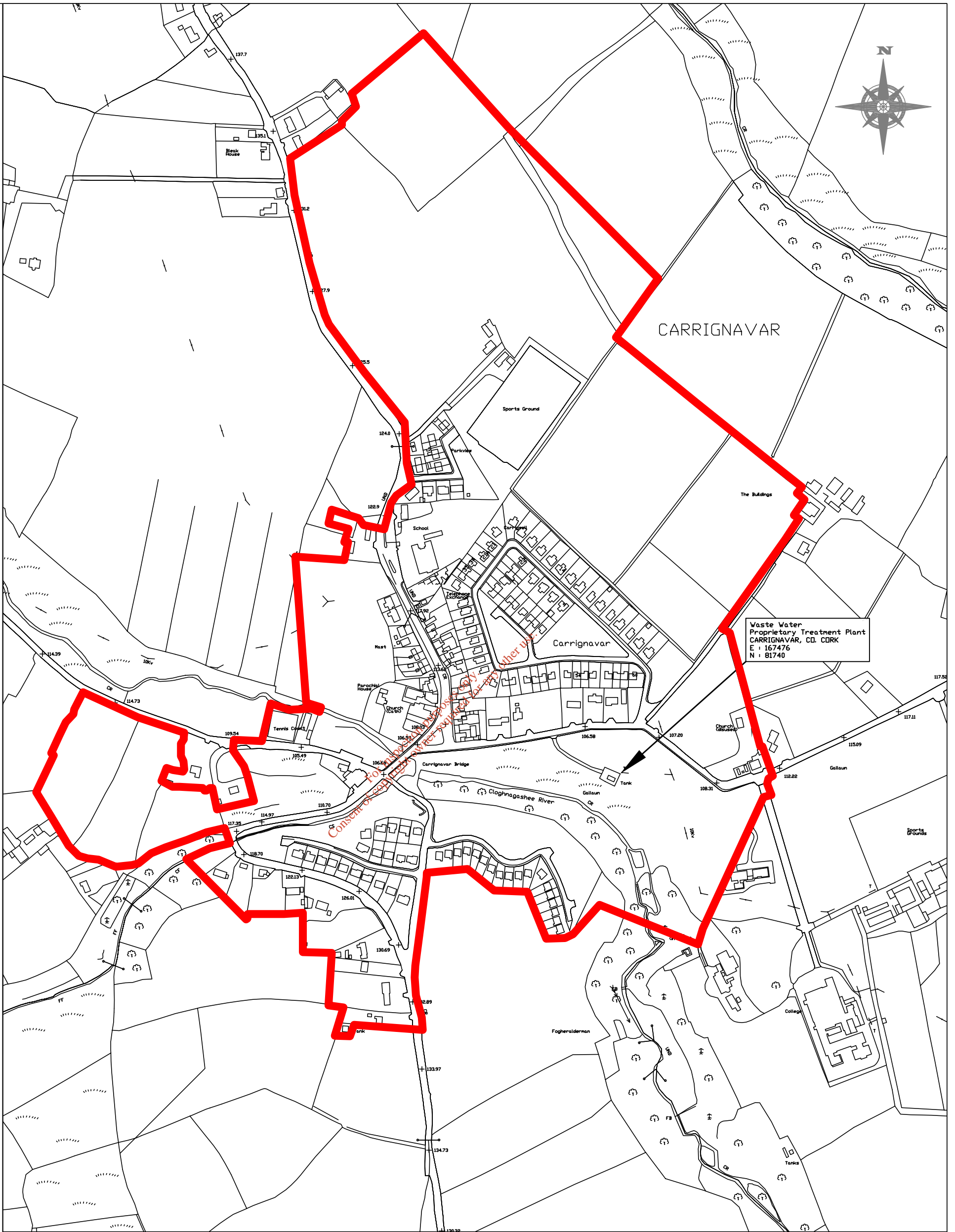


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Project: EPA LICENCE APPLICATION Carrignavar WW
 Title: A1-Agglomeration.
 Location: Carrignavar, Co. Cork
 Surveyed: JS/TMM Checked: JS
 Drawn: T.M.M Approved: G.O'H
 Date: Dec. 2009
 Original Scales: 1:5000
 Drawing No: A1-MAP1



Waste Water
 Proprietary Treatment Plant
 CARRIGNAVAR, CO. CORK
 E : 167476
 N : 81740

NOTES:

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Agglomeration -- Red

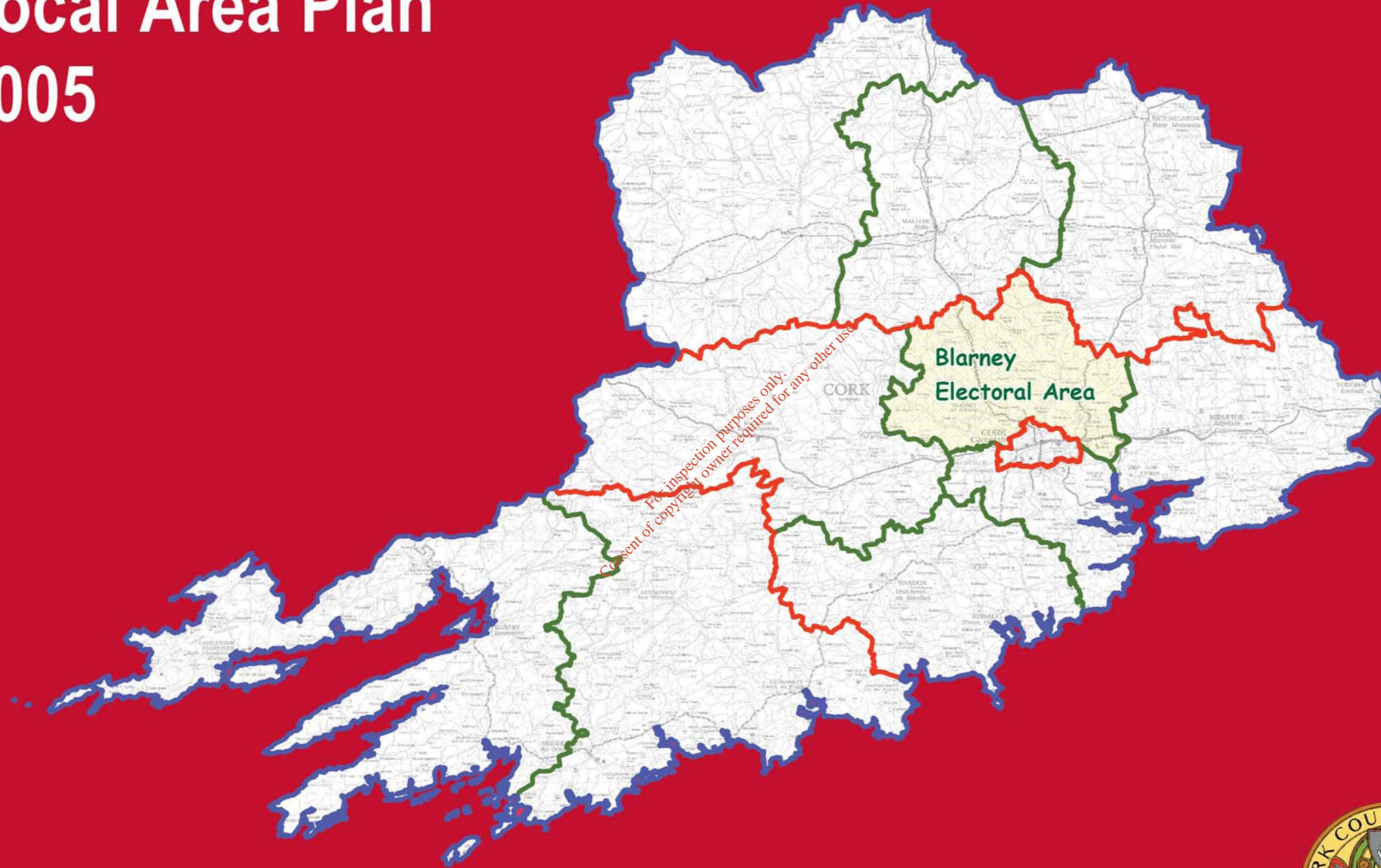
Objective No.:	Specific Objective:	Approx. Area [Ha]:	Estimated WWTW Load Increase [PE]:	Note:
R-01	Low density residential	0.2	4	See Planning Reg. Ref. 07/5890
R-02	Medium density residential	1.3	132	
R-03	Medium density residential	1.7	172	
R-04	Medium density residential	2.3	232	
R-05	Low density residential	3.5	56	
O-01	Passive open space	0.8	0	See Planning Reg. Ref. 07/5890
U-01	Pedestrian walk		0	
X-01	Medium density residential	23.0	2,300	
			2,896	

Note 1: High density residential = more than 25 units per Ha
 Medium density residential = between 12 and 25 units per Ha
 Low density residential = between 5 and 12 units per Ha
 Very low density residential = less than 5 units per Ha
 (Ref: 2006 Blarney Electoral Area Local Area Plan - Density Table for Key Villages, Villages & Village Nuclei)

Note 2: Habitation factor = 4

Note 3: See Planning Reg. Ref. 07/5890 encompasses zones R-02 & X-01. 280 units were granted planning permission

Blarney Electoral Area Local Area Plan 2005



Cork County Council





Blarney Electoral Area Local Area Plan

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SCHEDULE

Issue	Date	Containing
No. 1	September 2005	Blarney Electoral Area Local Area Plan
Errata	March 2007	A typing error was made in the text of the specific objective R-06 in the settlement of Whitechurch. This error has been corrected in this version of the plan.

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FOREWORD

Note From The Mayor

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

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

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

Cllr. Michael Creed
Mayor of the County of Cork

September 2005

Note From The Manager

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

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

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

Maurice Moloney,
Cork County Manager

September 2005

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Blarney Electoral Area Local Area Plan September 2005

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Section 1 Introduction to the Blarney Electoral Area Local Area Plan

1.1 Introduction

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

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

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

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

1.2 Purpose of the Plan

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

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

- Indicate the period for which it is to remain in force.

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

Local Area Plan Principles

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

1. *Must be locally focused:* Local Area Plans deal mainly with the smaller settlements, villages, village nuclei and the agricultural and coastal areas that surround them. They must not become an attempt to re-make the Cork County Development Plan 2003 (as varied).
2. *Must be capable of being implemented:* Local Area Plans should be practical and only address things that are concerned with land use planning. They cannot solve all local issues and problems. If they are too broad and aspirational they will have limited use and cannot be implemented.
3. *All local area plans have equal importance:* Everyone's local area is important to the people who live there. This applies to areas under severe development pressure (e.g. in Metropolitan Cork) as well as to areas that are declining and have little development activity (e.g. in parts of North-West Cork). Initial preparation work can commence on all areas at the same time, but as some areas are more complex they may not all be completed at the same time.
4. *Must have an efficient and carefully managed consultation process:* Preliminary consultation must be carefully targeted at key stakeholder bodies and organisations. This will ensure that the plans can be drawn up efficiently and that the later consultation will be more meaningful to local people and ultimately more effective.

1.3 The Process That Has Been Followed

1.3.1. After a lengthy period of informal consultations during 2004, the process of preparing the Blarney Electoral Area Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised and the Public Consultation Draft Plan was published. A total of 216 submissions were received that were relevant to the draft plan. Having considered the Manager's Report under section 20 (3) (C), of the Planning and Development Acts (as amended), in April 2005, the elected Members of

the Council resolved to publish the proposed amendment that was published on 6th June 2005.

1.3.2. A total of 184 submissions or observations were received in response to the public consultation carried out regarding the proposed amendment and these submissions were addressed in the Manager's report under section 20 (3) (F) of the Planning and Development Acts (as amended), published in August 2005.

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

1.4 Main Settlements

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

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

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

1.5 The Form and Content of the Plan

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

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

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

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

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

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

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

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

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

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Section 2 Overall Strategy

2.1 Strategic Planning Context

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

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

- The National Development Plan 2000 – 2006
- The National Spatial Strategy 2002 – 2020
- The Regional Planning Guidelines 2004
- The Integrated Strategy for the Economic, Social & Cultural Development of County Cork, 2002 - 2011 (County Development Board)
- Sustainable Rural Housing – Guidelines for Planning Authorities (DoEHLG 2005)
- Cork Rural Design Guide (Cork County Council 2003)
- Retail Strategy March 2004 – Variation to the Cork County Development Plan 2003.
- Joint Housing Strategy – Cork Planning Authorities, November 2001.
- Cork Recreational Needs Report (1999)
- The Recreation, Amenity and Cultural Policy for South Cork Hinterland Division (July 2002)

- Ready Steady Play – A National Play Policy (National Children's Office)
- Revitalising Areas by Planning, Investment and Development (RAPID) – DoEHLG 2002
- Ceantair Laga Ard Riachtanais (CLÁR - DoEHLG 2000)
- The Cork Area Strategic Plan 2001 – 2020
- The North and West Cork Strategic Plan 2002 – 2020
- The Cork County Development Plan 2003 (as varied)

The National Development Plan 2000 - 2006

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

The National Spatial Strategy 2002 – 2020

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

2.1.5. The NSS endorses CASP as the basis for guiding development in Cork and the surrounding areas and sees its full implementation as an important contributory step in realising the Government's objective for balanced regional development.

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

The Regional Planning Guidelines, May 2004

2.1.7. The Regional Guidelines support the NSS and CASP objectives including the development of the hubs and gateways, an integrated transport system, educational, health, recreational and cultural facilities. It promotes the objectives of integrated land use and infrastructure provision

and the development of selected towns and villages outside the gateways and hubs to achieve critical mass in population, employment and services so that they can act as service centres for their rural hinterland.

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

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

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

Sustainable Rural Housing – Guidelines for Planning Authorities, April 2005

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

Cork Rural Design Guide

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

Retail Strategy March 2004

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

Joint Housing Strategy

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

Cork Recreational Needs Report (1999)

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

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

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

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

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

RAPID

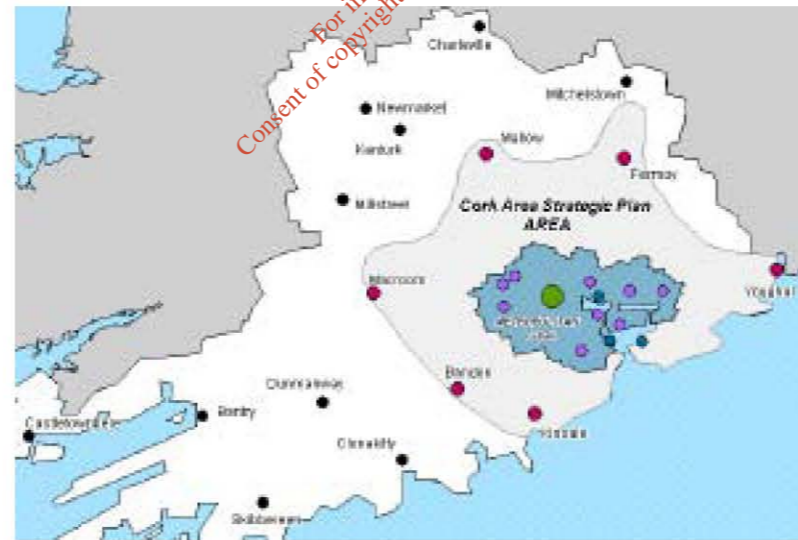
2.1.16. The RAPID programme is about prioritising in a coherent targeted and accelerated way, new and improved services and infrastructural investment to the communities living in RAPID areas. Under Strand 2, the provincial towns strand, the towns of Mallow and Youghal have been selected.

CLÁR

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

Cork Area Strategic Plan

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

**North and West Cork Strategic Plan**

2.1.19. The North and West Cork Strategic Plan 2002 to 2020 (N&WCSP) focuses on areas of County Cork outside of the Cork Area Strategic Plan (CASP) 2001 – 2020 study area. The document recognises that the greatest threat to the area lies in the continuous decline of population, with the population profile combining to mitigate against

achieving a more sustainable population pattern. The Plan envisages that in reversing population loss and rural decline, the in-migration of young adults is critical to the areas' future wellbeing. Highlighting the challenge in combating the spatial shift towards towns and cities, the plan calls for actions which:

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

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

Cork County Development Plan 2003 (as varied)

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

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

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

Local Area Plans

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

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

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

Strategic Environmental Assessment (SEA)

The Planning and Development Acts require planning authorities to include in their plans information on 'the likely significant effects on the environment of implementing the plan'. This requirement was in anticipation of the implementation of the EU Strategic Environmental Assessment Directive (2001/42/EC) that applies to all plans or

programmes for which the first formal preparatory action is taken on or after 21st of July 2004. The preparation of the local area plans and special local area plans had commenced before the 21st of July, 2004 and therefore the Directive and subsequent 'Guidelines for Regional Authorities and Planning Authorities' (2004) issued by The Department of the Environment, Heritage & Local Government do not apply.

2.2 Settlement Strategy

Strategic Principles

2.2.1. The settlement policy of this plan (see chapter 3 of Volume 1 of the Cork County Development Plan 2003 (as varied)) is based, at a strategic level, on the following important planning principles:

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

Settlement Network

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Church or other community facility

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

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

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

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

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

2.3 Land Use and Zoning

Development Boundaries

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

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

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

Land Uses in established areas

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

Land Uses in New Areas

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

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

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

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

Zoning on Other Lands

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

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

Background

2.4.1. The County Development Plan 2003 (as varied) makes reference to the need for more precise objectives relating to the issue of green belts

around the main towns. In Section 3.2.13, it refers to the local area plans as being the most appropriate instrument for addressing this issue.

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

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

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

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

Housing in Rural Locations

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

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

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

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

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

Green Belts around the Ring and County Towns

2.4.10. The Local Area Plans define green belts around the main towns in the county and replace the former rural housing control zones of the 1996 County Development Plan.

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

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

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

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

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

2.4.15. So that the proposed Green Belts are effective, the limitations on housing proposed will need to be applied in accordance with the terms in which the objective for them is expressed. The following are therefore objectives of this Local Area Plan;

GB 1-1	<p>Green Belts Around the Ring and County Towns</p> <p>(a) It is an objective to establish green belts around the main towns in each electoral area, with strict controls on urban generated housing in the areas that are under most pressure for development. The green belts are shown on detailed maps.</p> <p>(b) It is an objective to discourage strongly new individual housing from being located within the green belts around the main towns in each electoral area (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective SPL 3-6 of the Cork County Development Plan 2003 (as varied).</p>
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GB 1-2	<p>In some parts of the Green Belts established in this plan it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing:</p> <ul style="list-style-type: none"> • The character of the area as a whole will remain predominantly rural and open; • Proposals will not cause linear roadside frontage development (ribbon development) and; • The proposal is consistent with the proper planning and sustainable development of the area.
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2.4.16. In the Blarney Electoral Area, within the Metropolitan Green Belt of Cork, established by the Cork County Development Plan 2003 (as varied), there are no towns subject to a new green belt.

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Section 3 Local Area Strategy

3.1 The Blarney Electoral Area Strategy

Context

3.1.1. The Blarney Electoral Area comprises an area of approximately 443 sq km. It is located to the north and west of Cork City and stretches east to the northern shore of Lough Mahon, including the northern environs of the City, the satellite towns of **Glanmire, Blarney and Tower** and the strategic industrial location of **Little Island**. The County Development Plan 2003 (as varied) has designated a number of scenic routes and special landscape areas in the electoral area.

3.1.2. Most of the Electoral Area falls within Metropolitan Cork, a wider area defined in the Cork Area Strategic Plan that includes the City and its satellite towns. Outside the built up areas, the Cork County Development Plan 2003 (as varied), has established a Green Belt for Metropolitan Cork where land is generally reserved for agriculture, open space or recreation uses. The greatest degree of protection is given to those prominent open hill tops, valley sides and ridges that define the character of Cork and those areas that form strategic, largely undeveloped gaps between the main green belt settlements.

3.1.3. The major focus of the future development within the Electoral Area will be the Main Towns. The Blarney to Kilbarry rail corridor, including the proposal for a new settlement at Monard, is the subject of a Special Local Area Plan, which has been adopted in tandem with these Local Area Plans. The Special Local Area Plan sets out the development framework for the area up to 2020.

3.2 Growth and Development in the Blarney Electoral Area

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

3.2.2. The strategy envisaged in CASP promotes a gradual, but steady shift in development towards the north and east rail corridor, with continued consolidation of the settlements to the south and west of Cork City. This has been reflected in the objectives of the Cork County Development Plan 2003 (as varied), and the three Special Local Area

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

3.2.3. The Blarney Electoral Area accounts for a proportion of the growth envisaged for the area to the north and northeast of the City. The Cork County Development Plan 2003 (as varied) has made provision for the majority of this population growth, to be located within the main settlements of Blarney, Glanmire, Tower, Little Island and Cork City North Environs. Outside of the main settlements, the local area plan for the Blarney Electoral Area makes provision for the growth envisaged for the smaller settlements and agricultural areas.

3.3 Population Trends and Forecasts

3.3.1. In recent years the population of the Blarney Electoral Area has increased dramatically. The census of population for the area in 2002 was 38,069 people in 11,508 households. This represents a significant increase over the 1996 census which recorded a population of 27,168 in 8,471 households.

3.3.2. This plan is concerned with the proportion of the 20-year (2000-2020) growth forecast by CASP that might occur between the 2002 census and 2011. If development is to proceed in line with the recommendations of CASP, then this growth figure is equivalent to an additional 3,330 households in the Electoral Area as a whole by 2011. An estimate of the possible population of the Blarney Electoral Area in 2011 is obtained by adding these figures to the 2002 census results. This is set out in the table below;

Blarney Electoral Area	1991 Census	1996 Census	2002 Census	2011 Forecast	Growth 2002 to 2011 (Estimated)
Population	29,262	27,168	38,069	44,514	6,445
Households	7,434	8,471	11,508	14,838	3,330

3.4 Distribution of Growth

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

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

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

3.4.3. Of the overall estimated growth figure of 3,330 additional households between 2002 and 2011, approximately 2,820 could be accommodated in the smaller settlements and agricultural areas.

Estimated Growth 2002 to 2011 (households)	Main Settlements	Smaller Towns, Villages and agricultural areas	TOTAL
Blarney Electoral Area	510 (5 towns)	2,820 *	3,330

* This figure includes growth dealt with in the Blarney-Kilbarry Special Local Area Plan

3.5 Settlement Structure in the Blarney Electoral Area

3.5.1. In the Blarney Electoral Area, the settlement structure is characterised by a number of large urban areas, including the Cork City North Environs, the satellite towns of Blarney, Tower and Glanmire and a Strategic Industrial Area at Little Island.

3.5.2. For the purposes of this Electoral Area Local Area Plan the strategic aims and zoning objectives for these main settlements have been carried forward from the Cork County Development Plan 2003 (as varied).

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

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

investment in housing, transport, employment, education, shopping, health facilities and community services.

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

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

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

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

Settlement Type	Strategic Aims
<p>MAIN TOWNS</p> <p>Blarney Cork City-North Environs Glanmire-Riverstown Little Island Tower</p>	<p>City Suburbs</p> <p>Cork City-North Environs – Consolidation of the northern suburbs, promotion of residential, community and recreational facilities; targeted expansion of residential areas subject to identification</p> <p>Satellite Towns</p> <p>Blarney – The Special Local Area Plan sets out the development framework for this settlement.</p> <p>Glanmire-Riverstown – Consolidation of the settlement firmly within its green belt setting; development to focus on the western side of the bypass; improvement of community and residential amenities.</p>

Settlement Type	Strategic Aims
	<p>Tower – Consolidation of the settlement within its distinctive green belt setting. Improvement of community and residential amenities.</p> <p>Strategic Industrial Areas</p> <p>Little Island – Re-affirmation as a strategic industrial location, promotion of its potential for strategic distribution and logistics development. Limited expansion of its residential role while improving amenities of existing residential areas.</p>
<p>KEY VILLAGES</p> <p>Carrignavar Glenville Grenagh</p>	<p>Establish key villages as the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including infrastructure and public transport.</p>
<p>VILLAGES</p> <p>Dripsey (Model Village) Upper Dripsey Glounthaune Kerry Pike Killeens Knockraha Whitechurch Upper Glanmire</p>	<p>Encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.</p>
<p>VILLAGE NUCLEI</p> <p>Berrings Cloghroe Courtbrack Dublin Pike Firmount Lower Dripsey Matehy Rathduff</p>	<p>Preserve the rural character of village nuclei and encourage small-scale expansion, generally through low-density individual or multiple housing and other development, in tandem with the provision of services.</p>

Settlement Type	Strategic Aims
<p>OTHER AREAS</p> <p>Clogheen Killard Inniscarra Waterloo Whites Cross Rathcooney Templemichael</p>	<p>Identify and establish other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.</p>

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

3.6 Housing Land Supply

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

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

3.6.3. A number of Special Local Area Plans have been adopted to create the opportunity to direct this somewhat higher than anticipated level of housing growth towards appropriate locations along the rail corridor from Blarney to Middleton offering the opportunity for future

residents to benefit from the transport choice that will be available there.

3.6.4. In determining whether enough land has been provided for housing in the smaller towns and villages within the Blarney Electoral Area, an examination should be made of both the projected requirement for new housing and the amount of zoned land suitable for housing development. The requirement for new housing is estimated from the projected increase in households for the area. In the Blarney Electoral Area is 2,820* households (* This figure includes growth dealt with in the Blarney-Kilbarry Special Local Area Plan).

3.6.5. In this Local Area Plan, approximately 162 ha (gross) of zoned residential lands have been identified in the smaller towns and villages. The housing capacity of this land will depend on various factors including density, topography etc. In addition to the lands zoned for new residential development, some element of residential development may also occur within brownfield sites, sites zoned for town / neighbourhood centre development or on sites with "special" zonings.

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

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Section 4 Employment and Economic Activity

4.1 Strategic Principles

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

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

4.1.2. In the Blarney electoral area, the employment base is strong, and is based on a mix of manufacturing and service industry.

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

4.2 Agriculture

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

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

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

4.2.4. In the Blarney Electoral Area, the existence of the Metropolitan Green Belt and the Rural Housing Control Zone supports the future of agriculture by helping to retain land in agricultural use and protect it from inappropriate development. Securing the Green Belt lands in agricultural use provides certainty for the farming community, which encourages investment and diversification in the agricultural industry.

4.3 Industry and Enterprise

4.3.1. The Blarney Electoral Area is part of the single employment and property market that is the Metropolitan Cork area.

4.3.2. Little Island and the IDA estate at Kilbarry, within the City North Environs, are the main focus for industrial and enterprise development in the Electoral Area, including some of the key employers in the chemical and pharmaceutical sectors.

4.3.3. Provision has also been made at Blarney Business Park for medium to large scale prestige type developments to expand the economic base of the area. This business park is at the early stages of development.

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

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

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

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

4.4 Retail and Commerce

4.4.1. The National Retail Planning Guidelines for Planning Authorities, December 2000, came into effect in January 2001. The

Guidelines set out the need for strategic retail policies and proposals to be incorporated into development plans.

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

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

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

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

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

4.4.7. The Cork Retail Centres Hierarchy defined in the Retail Strategy, lists the location of centres from regional to local. In the Blarney Electoral Area, Neighbourhood Centres are located at Blarney, Glanmire and Tower.

4.5 Tourism

4.5.1. There is potential to develop the tourism industry in the Blarney Electoral Area, particularly at a local level. The settlements within the Blarney Electoral Area are generally within easy reach of the ferry port at Ringaskiddy and Cork Airport. Significant numbers of tourists disembark

at the airport and ferry port and together with business travel it is a major contributor to the local economy.

4.5.2. In 2003 Cork Airport handled over 2.1 million passengers. The expansion of the facilities including the construction of a new terminal building will consolidate the importance of Cork International Airport as an economic driver for the county and the south-west region.

4.5.3. Within the Electoral Area, the main tourist attraction is the world famous Blarney Castle and Estate. There is potential to develop the attraction for visitors and proposals to improve access, lengthen visitor stay and increase the range of attractions will be supported by the Local Area Plan, providing the development respects the historic, cultural and scenic qualities of the site and the village.

4.5.4. Outside the towns in the Electoral Area, which in themselves are generally attractive to tourists, locations like the Inniscarra reservoir where the National Rowing Centre is located, attract large numbers of tourists and athletes.

4.5.5. The area's proximity and ease of access to Cork Airport enhances its attractiveness, particularly for short or weekend breaks and generates opportunities for tourism outside the main season.

4.5.6. Although the dramatic landscape characteristics found in West Cork and Kerry are not present in the area, the Blarney Electoral Area is generally rural in character and has many attractive and scenic areas. The settlements of the area are, generally, clearly defined and include many attractive, sometimes historic buildings. The setting of most settlements has been protected from suburban or sporadic development.

4.5.7. There are a number of attractive walks, particularly in Blarney, where there is a river/road side walk which features woodland and the remains of some old mill ponds and a canal. This walk runs as far as Waterloo Round Tower and returns via a new walk alongside the Cork-Limerick Road which meets with the Station Road leading onto the village of Blarney.

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

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

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

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

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



4.6 Mineral Extraction

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

- Safeguard existing resources by seeking to prevent incompatible land uses, which could be located elsewhere, from being located in the vicinity of the resource.

- Identify important strategic mineral reserves, particularly aggregates, and develop appropriate site-specific policies for safeguarding the reserve.
- Minimise environmental and other impacts of mineral extraction through rigorous application of licensing, development control and enforcement requirements for quarry and other developments.
- Have regard to visual impacts, methods of extraction, noise levels, dust prevention, protection of rivers, lakes and other water sources, impacts on residential and other amenities, impacts on the road network (particularly with regard to making good any damage to roads), road safety, phasing, re-instatement and landscaping of worked sites.

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

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

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

4.7 Forestry

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

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

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

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

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

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Section 5 Transport and Infrastructure

5.1 Strategic Principles

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

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

5.2 Transport

5.2.1. One of the aims of the Cork Area Strategic Plan is the development of park and ride sites on all major radial roads into Cork City. In the Blarney Electoral Area locations for park and ride have been identified at Monard, referred to in CASP as Monard Parkway, and at Dunkettle.

5.2.2. The announcement by the Minister of Transport in May 2004 that the Government had decided that the Midleton rail line would re-open also included the building of a new station and extensive park and ride facility at Dunkettle.

5.2.3. As the rail line re-opening, station building and park and ride facility has been approved, the following is therefore an objective of this Local Area Plan;

	Rail Facilities
TR 1-1	It is an objective to provide a new railway station at Dunkettle including the provision of a park and ride facility.

5.2.4. Adjacent and contiguous to the Electoral Area, on the Kinsale Road at Black Ash, the City Council has opened a new park and ride facility. This facility, suggested in CASP, will form an essential part of the proposed green route connecting the airport and the city with high quality bus transport.

5.2.5. It is also proposed in conjunction with the City Council, to develop a network of Green Routes, which will be high quality, high profile public transport corridors providing high quality bus services. The provision of these corridors and high quality public transport will tackle one of the issues causing public concern in parts of the Electoral Area; traffic congestion.

5.2.6. In the Blarney Electoral Area, it is proposed that the Green Routes will connect the city with Carrignavar, Glenville, Blarney, Tower and Cloghroe.

5.2.7. Overall, the strategy proposes the introduction of 9 Green Routes to include the main existing bus routes, and corridors serving Park and Ride sites that will be developed at the Kinsale Road Roundabout and the Bandon Road Roundabout.

5.2.8. It is an objective of the Cork County Development Plan 2003 (as varied) to:

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

Rail

5.2.9. Rail infrastructure in County Cork is currently used mainly for intercity services between Cork and Dublin and to Killarney via Mallow,

while suburban rail services, at present, are confined to the Cork to Cobh line. The Cork Area Strategic Plan (CASP) has identified the need to intensify existing, and reuse disused, rail lines for suburban rail services, between Blarney and Midleton.

5.2.10. A number of Special Local Area Plans are currently being prepared to help facilitate the introduction of suburban rail services to the rail corridor from Blarney to Midleton. There are major benefits associated with the introduction of these rail services for the Blarney Electoral Area, for example by offering the opportunity for future residents to benefit from the transport choice. It is important the Local Area Plan, where possible, helps to facilitate the re-introduction of rail services.

5.2.11. It remains an objective, to re-introduce rail services, north of Blarney, to villages such as Rathduff / Grenagh. It is important that lands within proximity of the existing rail line and stations, are safeguarded from inappropriate development, which could compromise this objective.

Road Network

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

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

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

5.2.15. There are a number of improvement works proposed on non-national roads in the Electoral Area and include works on the Leemount Cross – Coachford Road, along the R618, on the road from Leemount Cross to Creans Cross, along the R579, works to the Blarney Relief Road, the R617 and on the Coachford - Donoughmore R619 road. Funding has also been allocated for a number of additional individual scheme allocations for minor works in the Electoral Area.

5.2.16. The National Roads Authority has a number of new road proposals in the Blarney Electoral Area including the proposed construction of a new Northern Ring Road, which would initially link the N20 to the N22 and eventually extend to the N8. A draft constraints report has been completed and various route options are presently under consideration.

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

Ports and Airports

5.2.18. The Blarney Electoral Area includes part of the Lee estuary and Cork Harbour. In the Harbour area, the Deep Water Berth and Ringaskiddy Ferry Port contribute greatly to the economic success, particularly the commercial, industrial and tourism well being of the south - west region.

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

Pedestrians and Cyclists

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

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

5.3 Water Supplies and Drainage Schemes

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

or extend and improve water and wastewater infrastructure as joint ventures or in partnership with the Local Authority.

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

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

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

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

5.3.6. In Blarney, the capacity of the waste water treatment plant will be increased and the treatment process will be upgraded. Blarney water supply scheme is planned to be augmented by the provision of a reservoir and extended supply network. Upgrading of the stormwater system, separating storm water from foul, is also proposed in Blarney.

5.3.7. In Little Island, a new sewage collection system and pumping stations are being provided.

5.3.8. Also in the Blarney Electoral Area, the proposed new town at Monard, which is the subject of the Blarney Special Local Area Plan, is designated in the Council's "Water Services Assessment of Needs 2004" document as requiring sewage treatment works, an outfall, a water supply from the Cork Harbour and City Scheme and a reservoir.

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

- Replacement of lead pipes
- Replacement of defective watermains
- Source Protection Programme

- Sludge Management Scheme
- Cork Area Drainage Study
- Cork Area Drainage Schemes

Water Quality

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



Drainage

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

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

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

5.4.2. A single engineered land-fill site is proposed for the County at Bottlehill.

5.4.3. Bring sites are proposed throughout the county and in the Blarney Electoral Area a civic amenity site may be provided at Glanmire. With the exception of bring sites, these facilities raise different levels of environmental and social concerns and impacts and require licensing from the Environmental Protection Agency. It is important to ensure they are located where these impacts are minimised as much as possible.

5.5 Energy and Communications

Energy Networks

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

Renewable Energy

5.5.2. The issue of wind energy is important for Cork county and a number of preliminary studies have been carried out to assess the overall

wind resource in the county and the degree of sensitivity of Cork's different landscapes to the deployment of wind farms.

5.5.3. The identification of Strategic Search Areas in the Cork County Development Plan 2003 (as varied) gives a strategic representation of generally preferred areas for wind farms. Strategic Search Areas are areas, which have both relatively high wind speeds and relatively low landscape sensitivity to wind projects.

5.5.4. Strategic Search Areas are located in the northwest, north, mid-Cork and small parts of east Cork. To the north-west of the Electoral Area there is an area, which forms part of a larger strategic search area, which has been identified as being suitable for wind energy development. It is an objective of the Cork County Development Plan 2003 (as varied) to encourage prospective wind energy developers assessing potentially suitable sites for wind energy projects to focus on the strategic search areas identified in the plan.

Telecommunications

5.5.5. A goal of this Local Area Plan is to ensure that the necessary physical and telecommunications infrastructure is provided and that rural communities are enabled to exploit the enormous potential of Information and Communications Technology (ICT). Several initiatives are underway by a number of telecommunications service providers, which have the capacity to improve broadband infrastructure and services in the rural areas; the National Spatial Strategy recognises the importance of broadband connectivity for social and economic interaction and benefit to the community at large.

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Section 6 Housing and Community Facilities

6.1 Strategic Principles

6.1.1. The policies for Housing and Community facilities set out in Chapter 6 of the Cork County Development Plan 2003 (as varied) are based on the following important planning principles:

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

6.2 Housing - Overall Approach

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

6.2.2. The Metropolitan Green Belt covers the southern portion of the Blarney Electoral Area while the northern part is covered by the Rural Housing Control Zone, with the exception of the northernmost part near Glenville and a small area in the most easterly part of the Electoral Area, which are outside these designated areas.

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

6.3 Residential Densities Within Main Towns

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

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

Density Table: Main Settlements

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

6.4 Residential Densities in Smaller Settlements

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

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

Density Table: Key Villages, Villages & Village Nuclei

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

6.5 Community Facilities

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

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

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

Education

6.5.4. Primary schools are located in most, if not all of the settlements, some of the schools are poorly located in that they may be a distance outside of the settlement or located between settlements which means that children may not be able to walk to school in safety. The provision of footpaths to schools, where feasible, will be a priority in the local area plans. School buses and cars are the main form of transport to and from schools. Many existing schools are under pressure to accommodate an increasing number of new pupils in buildings that are unsuitable or too small. The need to extend buildings

and expand facilities is often constrained by the availability of land. The LAP will zone land for the extension of primary school buildings and facilities where the need has been identified. Secondary schools in the Electoral Area are located in the main towns of Blarney, Carrignavar and Glenville.

6.5.5. In terms of education at primary and secondary school levels there is a need to ensure that, in a timely manner, sites and buildings to cater for the proposed increase in population are provided.

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

Health Care Facilities

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

Childcare

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

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

Recreation

6.5.10. Recreation and sports are provided for as private and public undertakings and indoor and outdoor facilities. The largest provider of sports and recreation in the Electoral Area is the GAA organisation, which has facilities like playing pitches and halls in almost every settlement. Other sports like soccer, rugby, hockey tennis and golf are also provided for.

6.5.11. Walking is becoming an increasingly popular recreational activity, particularly regarding the demand for designated amenity walks. A number of amenity walks are proposed in or near settlements in the

Plan across the Electoral Area and these proposals are shown on the settlement maps.

Open Space

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

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Section 7 Environment and Heritage

7.1 Strategic Principles

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

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

7.2 The Natural Environment

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

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

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

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

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

7.2.6. In the Blarney Electoral Area, important pNHAs include, Dunkettle Shore, Rockfarm Quarry, Little Island, Ardamadane Wood, Glanmire Wood, Blarney Bog, the Lee Valley, Blarney Castle Woods, Blarney Lake and the Shournagh Valley.

7.2.7. There are no Candidate Special Areas of Conservation in the Electoral Area.

7.2.8. Cork Harbour is a Special Protection Area.

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

7.2.10. In the Blarney Electoral Area the list includes; Little Island Rock Farm Quarries and Ballyvolane Sand Pits.



7.3 Scenic Amenity, Views and Prospects

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

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

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

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

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

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

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

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

7.3.9. In the Blarney Electoral Area, there are 4 routes classified as scenic routes; the road from Dunkettle to Glanmire and eastwards to Caherlag and Glounthaune, the road between Leemount and Macroom via Coachford, road between Clogheen, Tower and Blarney, the road to Blarney Lake and the road between Blarney and Grenagh. The scenic routes are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the Cork County Development Plan 2003 (as varied).

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

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

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

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

7.3.14. The Electoral Area also has a number of scenic landscape areas; the Lee Valley between the city and Dripsey, the Shournagh River valley to the south of Kerry Pike and north of Tower, lands around Blarney Castle and Lake, lands between Blarney and Waterloo along the River Martin, the lands south of and including Killeens village, as well as the important hill top to the south of the village and areas around Glanmire including parts of the Glashaboy River valley and the important hill top at Sallybrook. The scenic landscape areas are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the Cork County Development Plan 2003 (as varied).

7.4 Built Environment

7.4.1. The Cork County Development Plan 2003 (as varied) has identified a number of Architectural Conservation Areas (ACAs) as special areas that require protection from inappropriate development and may be subject to special planning controls in order to preserve and enhance the area. Additional ACAs may be adopted through the variation process. Specific objectives ENV 5-5, 5-6 and 5-7 refer to ACAs in the Cork County Development Plan 2003. The ACAs are mapped in Volume 4 of the Cork County Development Plan 2003 (as varied). There are no Architectural Conservation Areas in the Blarney Electoral Area.

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

7.4.3. The Cork County Development Plan 2003 (as varied) established the initial Record of Protected Structures in County Cork, which includes a draft list of over 1,000 structures. In the Blarney Electoral Area there are approximately 63 structures included on the list.

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

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

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



7.5 Cultural Heritage

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

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

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

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

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

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

7.6 Archaeological Heritage

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

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

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

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

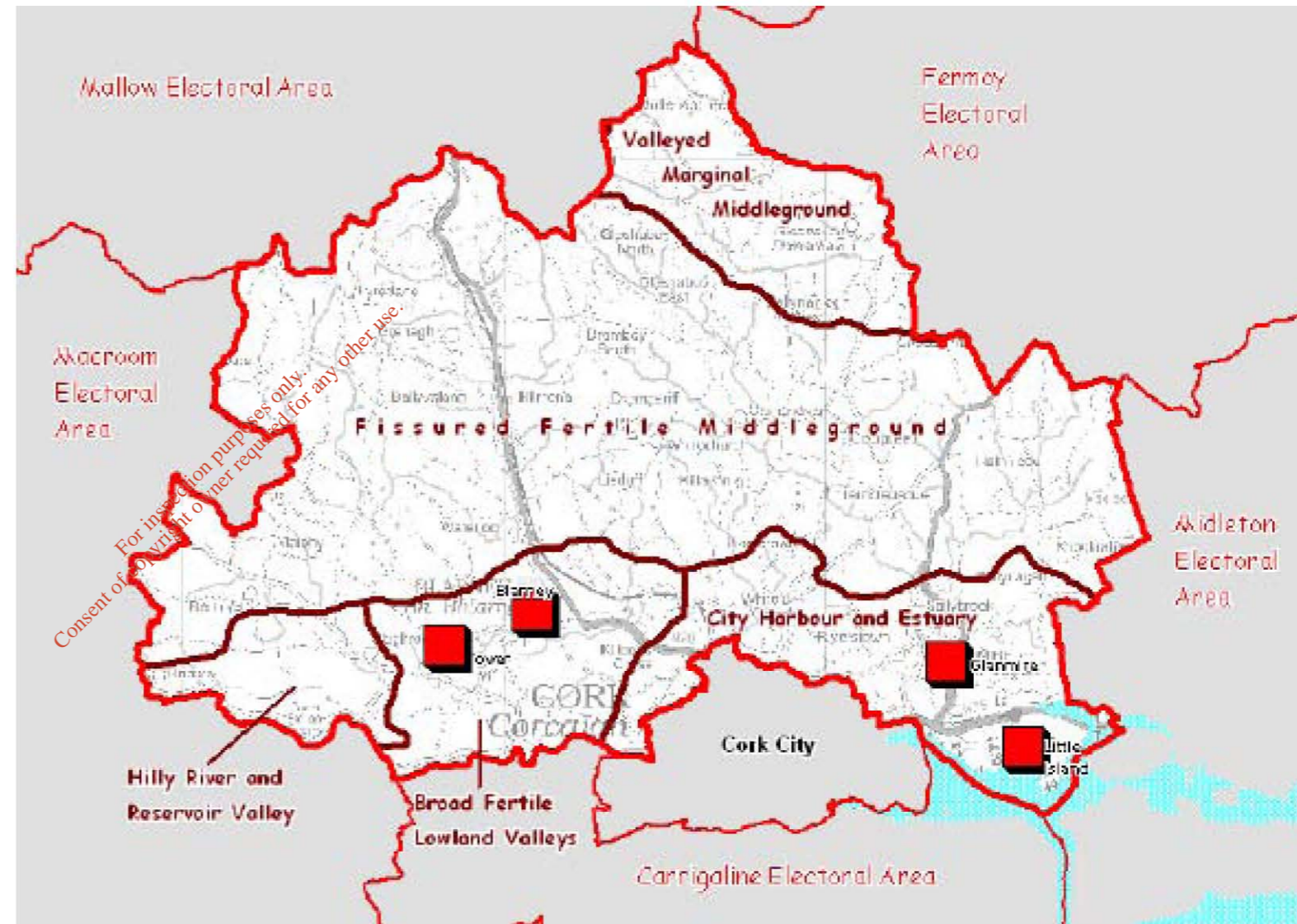
7.7 Landscape Assessment

Landscape Assessment in County Cork

7.7.1. County Cork contains significant areas of landscape importance which are important not only for their intrinsic value as places of natural

beauty, but also because they provide a real asset for residents and visitors alike in terms of recreation, tourism and other uses. The importance of landscape is recognised in the Planning and Development Act 2000, which requires that Development Plans include objectives for the preservation of the landscape, views and prospects and the amenities of places and features of natural beauty.

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



assessment, and concentrates on the distinctiveness of different landscapes and an understanding of how different kinds of development can be accommodated within them. This work will form the basis of assessing the sensitivity of landscapes to different kinds of development having regard to the character and values associated with local areas. This work is now carried forward into the Local Area Plan process by establishing the values associated with different types of landscape.

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

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

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

LANDSCAPE OF THE BLARNEY ELECTORAL AREA

7.7.4. The Blarney Electoral Area is comprised of a diverse range of landscape types, including a large hilly area described as **Fissured Fertile Middleground**, the northern part of **Cork Harbour**, **Valleyed Marginal Middleground**, **Hilly River and Reservoir Valleys** and part of a much larger area of landscape described as **Broad Fertile Lowland Valleys**. These landscape types and associated values are summarised below.

Fissured Fertile Middleground

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

Settlements include Cappeen, Donoughmore, Carrignavar and Ballincurrig.



Values associated with the Fissured Fertile Middleground area

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

City Harbour and Estuary

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



Values associated with the City Harbour and Estuary

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

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

Hilly River and Reservoir Valleys

7.7.10. This landscape type comprises a relatively confined area of land stretching between the Gearagh in the west to Inniscarra in the east. Topographically the landscape includes interweaving hills and valleys, contained by low ridges and interlocking hills, resulting in a meandering course for the River Lee, which expands and contracts between hydroelectric dams. Landcover pattern comprises regular shaped fields of medium size, bounded by broadleaf hedgerows. Given that the soils are generally of moderate fertility, landuse comprises mostly pasture. The Gearagh is used as a popular amenity for walking and is protected for its wildlife value.



Values associated with the Hilly River and Reservoir Valleys

7.7.11. This landscape type contains the Gearagh, which is an internationally important heritage site, as it supports the most extensive alluvial woodland in Western Europe. In addition to the above this landscape is valued nationally as an important tourist location, due mainly to the quality of its natural heritage, its scenic and recreational amenities, and due to its strategic location between Cork and Killarney. In County Cork, the Lee Valley has particular significance for its scenic amenity, identity and the recreational importance of the area. This area also provides an important regional supply of energy and water, while its agricultural land is important to the local economy.

Valleyed Marginal Middleground

7.7.12. This landscape type is found at two distinct locations in Cork, one located to the west between Ballyvourney and Macroom, the other surrounding the village of Glenville to the east. Topographically this landscape comprises low rounded hills of old red sandstone enclosing fairly broad undulating river valleys. The rivers in the western area are the middle to upper levels of the River Lee and Sullane River before they join together as the River Lee. Small to medium sized fields are of marginal quality consisting of uncultivated peaty soils, and include clumps of willow, birch, heather, bracken, and the occasional rock outcrop and are bounded by low broadleaf hedgerows. Coniferous plantations are mostly located on higher ground. Houses, farmsteads and sheds are interspersed across the landscape and are generally well screened by hedgerows.



Values associated with the Valleyed Marginal Middleground Landscape

7.7.13. This landscape is valued locally for its ecological habitats and in terms of scenic amenity, including its broadleaf woodlands, the quality of its built heritage, and the mix of fertile river areas and upland areas. The land is valued locally for agriculture, while the more marginal upland areas are particularly used for commercial forestry. Due mainly to its attractive environment, the area is also valued locally as a place to live.

Broad Fertile Lowland Valleys

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



Values associated with the Broad Fertile Lowland Valleys

7.7.15. This landscape is renowned within Cork County for the quality of its vernacular built environment and the quantity of significant settlements and buildings of historic and architectural importance including Castle Mary House and grounds, its estate houses, and the towns and villages in the area, including in particular, Midleton, Cloyne, Castlemartyr, Killeagh and Ladysbridge. The quality of the fertile agricultural land within the area is also an important resource for the County. Local residents value the area as a place to live, for reasons including scenic amenity, particularly regarding the mix of fertile farmland, broadleaf hedgerows, and the strong quality of the vernacular built environment. Lough Aderry and Ballybutler Lough, are also locally important for recreation and tourism, with attractions such as Midleton Distillery and Ballymaloe House, are both renowned nationally as tourist attractions.

7.8 Cork Harbour

Context

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

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

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

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

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

7.8.6. Issues for the harbour area include the regeneration of the City docklands, future reorganisation of port facilities, access, employment and settlement patterns, tourism, recreation, environmental, cultural and heritage roles all of which require careful management.

Port Facilities

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

Employment and Economic Activity

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

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

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

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

Settlement Pattern

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

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

Tourism

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

7.8.15. CASP suggests that the harbours and coast are an under-appreciated resource, and there is considerable scope to further develop their tourist potential. The main tourist destinations and service focuses for these areas are likely to be Cobh, Kinsale, and Youghal. While

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

Recreation

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

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

Environment and Heritage

7.8.18. Cork Harbour has a distinctive and spectacular landscape setting. A description and assessment of the importance of the harbour area is included as part of the landscape assessment detailed above.

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

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

7.8.21. In association with the Coastal and Marine Resource Centre (CMRC) at Haulbowline, Cork County Council's Planning Policy Unit is involved in a coastal management project based in Cork Harbour, which is funded by the European Union. The project, should provide much useful information and analysis on the harbour and coastal zone and provide the basis for a coastal zone management policy for Cork Harbour in the future.

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Section 8 Settlements and Other Locations

MAIN SETTLEMENTS

Blarney* (see Blarney SLAP)

Cork City – North Environs

Glanmire

Little Island

Tower

KEY VILLAGES

Carrignavar

Glenville

Grenagh

VILLAGES

Dripsey (Model Village)

Upper Dripsey

Glounthaune

Kerry Pike

Killeens

Knockraha

Upper Glanmire

Whitechurch

VILLAGE NUCLEI

Berrings

Cloghroe

Courtbrack

Dublin Pike

Firmount

Lower Dripsey

Matehy

Rathduff

OTHER LOCATIONS

Bottlehill (Landfill)

Clogheen

Killard

Inniscarra

Rathcooney

Templemichael

Waterloo

Whites Cross

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MAIN SETTLEMENTS

Blarney* (see Blarney SLAP)

Cork City – North Environs

Glanmire

Little Island

Tower

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1 Cork City – North Environs

The North Environs refer to the northern suburbs of Cork City, which lie outside the Cork City Council area and include areas like Lota, Ballyvolane, Dublin Hill, Kilbarry and parts of Knocknaheeny and Hollyhill. These areas have a distinctive green belt setting on the edge of the city.

The overall strategy aims for consolidation of the northern suburbs, promotion of residential, community and recreational facilities and targeted expansion of residential areas subject to identification of a suitable route for the north ring road.

The possibility of any development along the railway line corridor will be determined by the results of a special Rail Study into the Blarney to Middleton rail catchment area to be carried out in accordance with the recommendations of the Cork Area Strategic Plan.

The objectives set out in this chapter should be read in conjunction with the zoning map for Cork City – North Environs.

1.1 CORK CITY – NORTH ENVIRONS IN CONTEXT

1.1.1. This chapter concerns the northern suburbs of the City of Cork that lie outside the area administered by the City Council. The City Council is a separate planning authority and prepares its own development plan whose latest plan was adopted in December 2003.

1.1.2. Cork City is the social, economic and educational focus for the region. The strategic aims for the North Environs seek the consolidation of the northern suburbs and the promotion of residential, community and recreational facilities and the targeted expansion of residential areas subject to the identification of a suitable route for a northern ring road.

Population Growth

1.1.3. In the year 2000, the population of the North Environs of the city was estimated to be 3,180 persons, equivalent to 940 households. According to the strategy and forecast of the Cork County Development Plan 2003 (as varied), the city's North Environs will accommodate growth of 310 households approximately by 2011.

1.1.4. This would bring the 2011 population of the area to around 3,710, equivalent to 1,250 households.

1.1.5. The Cork Area Strategic Plan suggests that Cork City's North Environs may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 190 households (in addition to the figures set out above) or so by 2011 and this has been reflected in the zoning provisions of the plan.

Key Planning Considerations

1.1.6. The northern periphery of the city is located in a hilly area incised by often steeply sloping valley sides. In the past, it has tended to be a less popular location for development than the lower lying, gently undulating land on which the southern suburbs of the city are largely built.

1.1.7. The city's North Environs are served by drinking water from the treatment works at Inniscarra. This plant has only limited spare capacity and will require upgrading to accommodate the level of planned development within the area it serves.

1.1.8. Wastewater treatment facilities will shortly be available at Carrigrenan, Little Island.

1.1.9. As part of future development it is proposed to construct a new North Ring Route which would initially link the N20 (Limerick Road) to the N22 (Killarney Road) and eventually extend to the N8 (Dublin Road). Until greater detail of the proposed alignment of this road is known, it would be premature to make any large-scale provision for new development on the northern periphery of the built up area.

Problems & Opportunities

1.1.10. In recent years, the general pace of development in the city's North Environs has been less than that in the South Environs. Where residential development is concerned, there is a greater proportion of social housing than in other parts of the city.

1.1.11. The Cork Area Strategic Plan seeks to redress these imbalances to rebalance the city socially, economically and spatially and to ensure that the best use is made of existing and proposed infrastructure.

1.1.12. Ballyvolane is an area that has the potential to accommodate new residential development in the future. The zoning of appropriate lands will have to take account of the topography, protection of the strategic green belt between the city and Glanmire and the proposed North Ring Route, the preferred corridor for which has yet to be selected.

1.1.13. Important issues for the North Environs include the maintenance of the green belt, the Cork Area Strategic Plan, new public transport

initiatives including proposed rail stations, and the proposed northern ring route.

1.2 OVERALL ZONING APPROACH: CORK CITY - NORTH ENVIRONS

1.2.1. The development boundary for the North Environs of the city is, generally, tightly drawn, ensuring a clear separation of the neighbouring settlements, particularly Blarney to the north and Glanmire to the east. To the south and east, it is formed by the boundary with the City Council.

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

1.3 SPECIFIC ZONING OBJECTIVES: CORK CITY – NORTH ENVIRONS

Residential Areas

1.3.1. Pending the determination of the final route for the proposed Northern Ring Road it has been necessary to exercise caution with regarding to zoning within north environs area.

The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In the city's North Environs, because of the high proportion of social housing that already exists in the area, the housing strategy allows the proportion of the reserved land that will be for social or affordable housing to be determined by the development plan. In the interests of enhanced social integration, the specific objectives for new residential development in this plan require that all the reserved land be used for the provision of affordable housing only.

1.3.2. The specific residential zoning objectives for the Cork City – North Environs are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development. The reserved lands on this site shall be reserved for affordable housing only.	7.0

Objective No.	Specific Objective	Approx Area (Ha)
R-02	Medium density residential development. The reserved lands on this site shall be reserved for affordable housing only.	11.1
R-03	Medium density residential development. The reserved lands on this site shall be reserved for affordable housing only.	5.1
R-04	Medium density residential development, including provision for a primary school. The reserved lands on this site shall be reserved for affordable housing only.	5.6
R-05	Medium density residential development (apartments or duplexes). The reserved lands on this site shall be reserved for affordable housing only.	4.4
R-06	Medium density residential development. The reserved lands on this site shall be reserved for affordable housing only.	4.2
R-07	Medium density residential development. The reserved lands on this site shall be reserved for affordable housing only.	5.6

Industry and Enterprise

1.3.3. Four areas have been set aside for industry and enterprise development. Generally, these areas are either extensions to existing established areas or are well located in relation to the road network.

1.3.4. The specific industrial and enterprise objectives for Cork City – North Environs are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium sized industrial units.	3.8

I-02	Warehousing and distribution.	6.6
I-03	Warehousing and distribution.	2.2
I-04	Industry. A portion of the site may be reserved for office based industry subject to adequate separation from industrial zone and acceptable mobility plan.	31.5

Open Space, Sports, Recreation and Amenity

1.3.5. The principal proposal for development in this category is based in the area north of the city near Knocknaheeny. During the preparation of the Cork County Development Plan 2003 (as varied), interested groups engaged in a significant debate as to the appropriate form of development for this area. The City Council proposed a Regional Park, the main element of which would be a complex of additional sports pitches and changing facilities on the most level area of land. Significant numbers of private individuals made submissions favouring further housing development, particularly housing for owner-occupation.

1.3.6. Part of the area concerned is sensitive to longer distance views toward the city from the rural area to the north. However, some parcels of land were considered capable of accommodating housing development without impinging on these views. In view of the recognised need to redress imbalances in the housing stock and because additional residential development could improve the extent to which new open space was integrated within the community as a whole, it was considered appropriate to provide for a mix of residential development and a regional park.

1.3.7. A substantial area has been set aside for the proposed regional park. This area not only includes a significant area that is generally level and suitable for playing pitches but also includes an extensive steeply sloping area more suited to informal recreation. It is considered that the inclusion of this larger area in the plan will encourage the development of a regional park that will provide a broader range of facilities and contribute to an improvement in the range of recreational facilities available to a wide area of Metropolitan Cork.

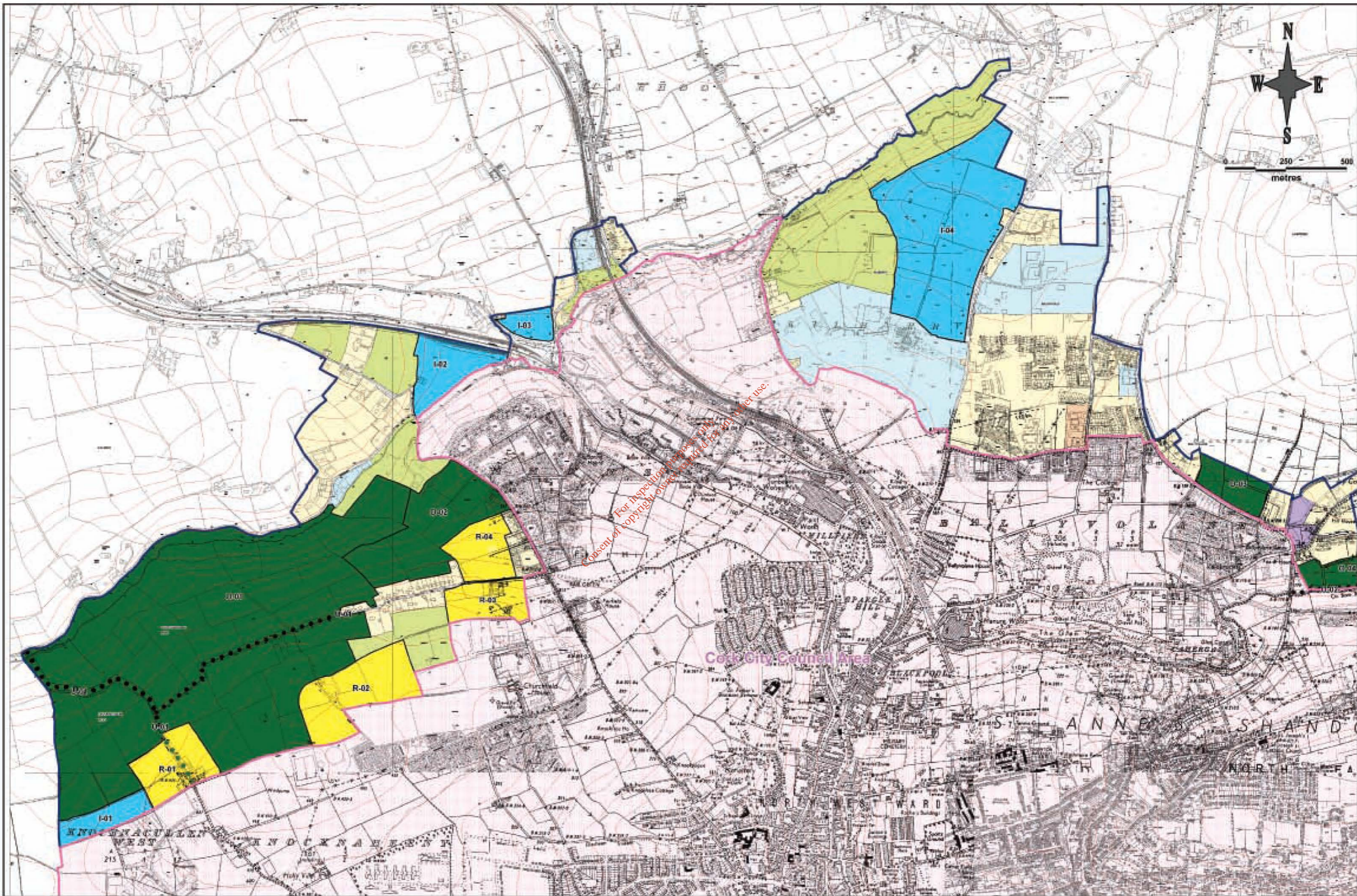
1.3.8. The specific open space, sports, recreation and amenity objectives for Cork City North Environs are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Active open space for public recreation including the provision of playing pitches, amenity walks, pitch and putt course, children's playground, open parkland and areas of urban forestry.	111.0
O-02	Active open space including the provision of playing pitches.	15.3
O-03	Active open space for public recreation including the provision of playing pitches.	4.1
O-04	Active open space for public recreation including the provision of pedestrian walks and play areas.	3.9
O-05	Active open space for public recreation including the provision of pedestrian walks and play areas.	4.8
O-06	Passive open space that fulfils an important function in providing a strategic gap between the City boundary and Glanmire and an open landscaped setting to the buildings within it and to the entrance to the city. Subject to normal proper planning considerations, it is not the intention of this objective to unreasonably restrict the continued operation, intensification or expansion of established institutional or commercial uses.	22.4

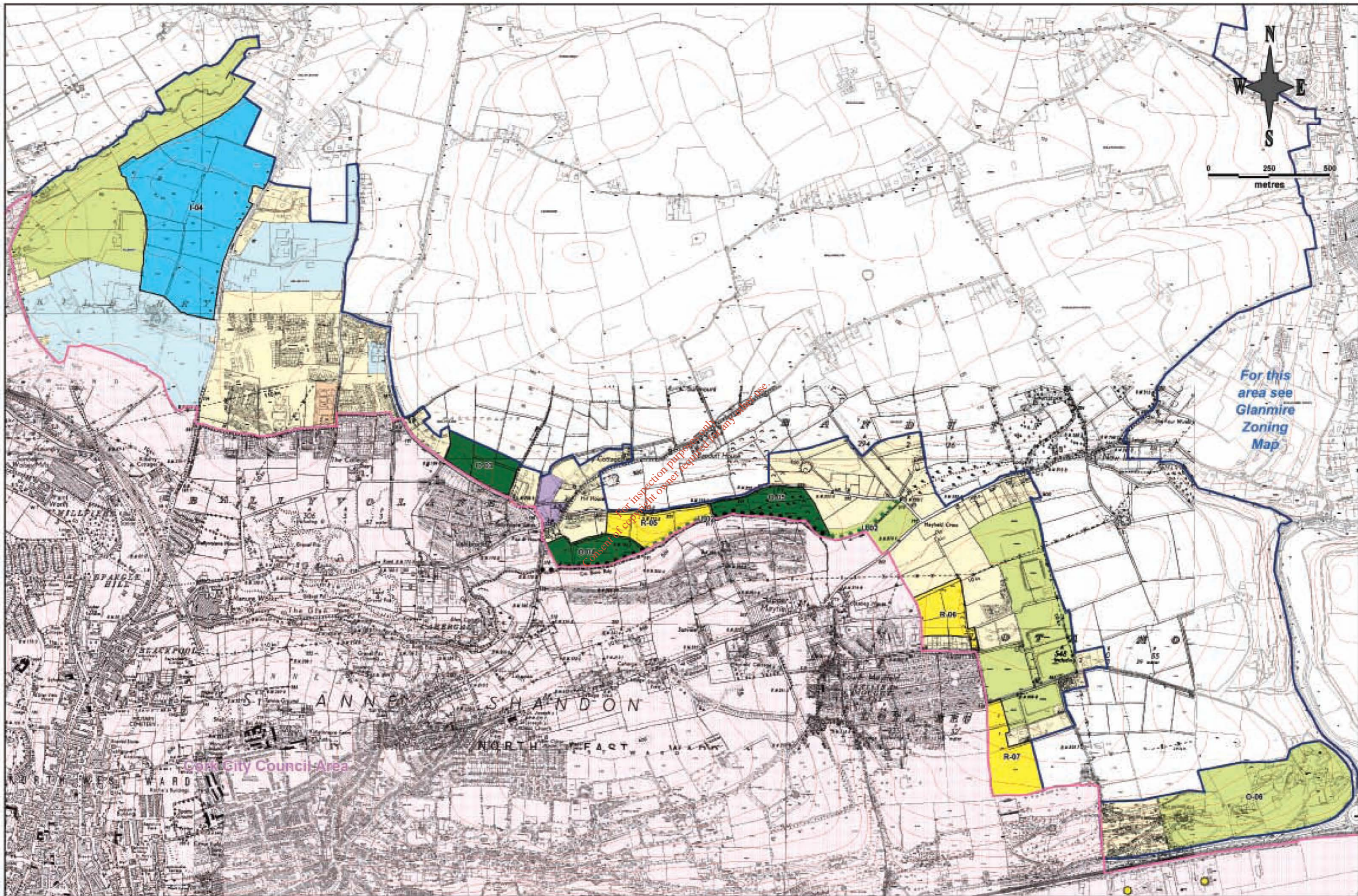
Utilities and Infrastructure

1.3.9. The specific utilities and infrastructure objectives for Cork City - North Environs are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Pedestrian walk with access through proposed North Western Regional Park and connection to Glenamought River Valley.	-
U-02	Linear pedestrian route along stream bank connecting open space and amenity areas O-04 and O-05.	-



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2 Glanmire

Separated from the city suburbs by a short stretch of green belt, the satellite town of Glanmire is a self contained community whose identity is reinforced by its setting.

The overall strategy aims to consolidate the settlement of Glanmire firmly within its setting by concentrating growth on the western side of the bypass and by the improvement of community and residential amenities.

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

(This chapter includes Glanmire, Riverstown and Sallybrook)

2.1 GLANMIRE IN CONTEXT

2.1.1. In this Local Area Plan Glanmire is identified as a Main Settlement, while retaining its status as a satellite town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in chapter 2, volume 1 of the Plan. The strategic aims are to encourage the consolidation of the settlement firmly within its green belt setting with the focus of development being to the west of the bypass and to improve community and residential amenities.

Population Growth

2.1.2. In the year 2000, the population of Glanmire was estimated to be 6,410, equivalent to 1,890 households. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the settlement could grow by approximately 460 households by the year 2011.

2.1.3. This would bring the 2011 population for Glanmire to around 7,030 persons in approximately 2,360 households.

Key Planning Considerations

2.1.4. Glanmire and Riverstown lie in the steep sided, wooded valley of the River Glashaboy. Although they have been expanded in recent years to form a single linear settlement, their character is enriched by the original historic hamlets and the complex topography of the area.

2.1.5. To the north, west and east the settlement is surrounded by the Metropolitan Green Belt. The strategic green belt gaps between

Glanmire, Little Island, Glounthaune and Mayfield (Cork City - North Environs) are particularly susceptible to development pressures.

2.1.6. To the south, the River Glashaboy opens into the upper reaches of Cork Harbour at Dunkettle.

2.1.7. Throughout the town as a whole, there are 17 buildings or other structures entered in the Record of Protected Structures.

2.1.8. There are two water supply schemes serving Glanmire - the Knockraha Water Supply Scheme and the Glashaboy Water Supply Scheme. The Glashaboy scheme can be augmented with the Cork Harbour & City Water Supply Scheme when required.

2.1.9. The sewerage scheme starts at Sarsfield Court and gravitates along the valley to a pumping station at Glanmire Bridge. The sewage is pumped to the top of the hill at Dunkettle and from there it gravitates to a pumping station at Little Island before discharging to Cork harbour. It is proposed to connect to the new treatment plant at Carrigrenan, Little Island.

2.1.10. Surface water discharges directly to the river where possible.

2.1.11. A proposal for an additional connection to the Glanmire bypass near Brooklodge is progressing.

Problems & Opportunities

2.1.12. Glanmire's attractive environment and its location close to the city and the Jack Lynch Tunnel have made it a popular location for new development over recent years. However, it is important to maintain the strategic gaps to prevent it merging with adjoining settlements.

2.1.13. New development should, generally, avoid the steeply sloping valley sides that contribute to the character of the town.

2.1.14. Important issues for Glanmire and Riverstown include internal traffic management, and the need for additional social, cultural, civic, community and employment facilities.

2.2 OVERALL ZONING APPROACH: GLANMIRE

2.2.1. The development boundary for Glanmire is tightly drawn to the west, ensuring a clear separation from the City's North Environs. To the east, it follows the N8 Glanmire Bypass.

2.2.2. Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of the Cork County Development Plan 2003 (as varied) seek to preserve the character of the

area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

Dunkettle House, Glanmire

2.2.3. Dunkettle House is a protected structure of national importance. The house and grounds make a significant contribution to the setting of the city and Glanmire. The setting of the house and the prominent slopes and its proximity to the proposed Natural Heritage Area and the Lee and Glashaboy estuaries requires that any proposed development needs to be managed very sensitively in this area.

2.2.4. The development of lands in this area will be in accordance with a conservation and development brief approved by the County Council that makes provision for the phased restoration and conservation of Dunkettle House, the management of its grounds and the preservation of the scenic amenity of the area. Such a conservation and development brief must make provision for woodland and parkland protection throughout the area, a high quality of design, a variety of house types, and a mix of compatible uses, visually sensitive placement of development and provision of pedestrian walkways. Financial contributions will be sought from development proposals on adjacent lands to meet the cost of implementing the approved brief. There is capacity in the former stable block of the house for medium density courtyard style residential development. All development on this site should take into account the style and setting of the existing Dunkettle House.

2.3 SPECIFIC ZONING OBJECTIVES: GLANMIRE

Residential Areas

2.3.1. A number of areas that were designated for housing in the 1996 County Development Plan, or its variations, remain undeveloped. Generally, these areas continue to represent suitable locations for the planned expansion of the town and many of them have been designated for residential development in this plan.

2.3.2. The specific zoning objectives also make provision for residential development on land near Dunkettle House.

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

2.3.4. In addition, land has been designated for residential development in the area north of Dunkettle House, and consolidating an area of sporadic development to the west of the town.

2.3.5. The specific residential zoning objectives for Glanmire are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development.	3.2
R-02	Low density residential development, with long term strategic planting on the northern and western edges of the site to act as a definite limit to any further development in this area. Development of these lands should include landscaping and protection of the more vulnerable slopes.	8.4
R-03	Medium density residential development to include a mix of house types and sizes.	2.0
R-04	Medium density residential development to include a mix of house types and sizes.	1.5
R-05	High density residential development (apartments or duplexes).	1.2
R-06	Low density residential development, individual sites with buffer tree planting minimum 20 metres wide.	3.7
R-07	Medium density residential development to include a mix of house types and sizes and buffer tree planting (minimum 20 metres wide) on the eastern boundary.	3.6
R-08	Medium density residential development to include a mix of house types and sizes.	8.7
R-09	Medium density residential development to include a mix of house types and sizes.	1.8
R-10	Medium density residential development with buffer tree planting, minimum 10 metres wide, on the southern boundary.	1.3
R-11	Low density development.	0.9

Objective No.	Specific Objective	Approx Area (Ha)
R-12	Low density residential development.	7.7
R-13	Low density residential development in keeping with the open and rural character of the area. Net densities should not exceed 10 dwellings per hectare. Road improvements will be required to the R615 and the New Inn to Glanmire road prior to the development of this site.	11.5
R-14	Low density residential development.	3.7
R-15	Medium density residential development to include a mix of house types and sizes.	11.1
R-16	Medium density residential development. The steep slopes overlooking Glanmire and forming the western part of this site will not be developed. Elsewhere, the existing hedgerows and mature trees will be retained to form the basis of the new development.	29.0
R-17	Medium density residential development, the existing hedgerows and mature trees on site will be retained.	1.4
R-18	Low density residential development.	4.7
R-19	Medium density residential development within the established framework of mature trees, including a high quality design and layout incorporating visually sensitive placement of development and provision of pedestrian walkways. Any proposal for development shall be in accordance with the approved brief, and will include a contribution to the conservation and management of Dunkettle House, its grounds and the existing trees, hedgerows, on-site features and field patterns.	15.1

Objective No.	Specific Objective	Approx Area (Ha)
R-20	Medium density residential development within the established framework of mature trees, including a high quality design and layout incorporating visually sensitive placement of development.	3.5
R-21	Limited housing may be considered subject to the development being compatible with retention and reinforcement of existing tree belts, and avoiding development of areas which are steep or prominent and liable to have a significant visual impact.	9.3
R-22	Very low density residential development within the established framework of mature trees, including a high quality design and layout incorporating visually sensitive placement of development in relation to Dunkettle House and its setting. Any development in the area shall be in accordance with the approved brief and shall not adversely affect the character and integrity of the house and its' setting. In addition, any development must respect the elevated and visually sensitive areas of the lands so as to protect views of special amenity value. Any proposal for development shall include a contribution to the conservation and management of Dunkettle House, its grounds and the existing trees, hedgerows, on-site features and field patterns and the provision of pedestrian walkways.	15.5

Industry and Enterprise

2.3.6. The specific industry and enterprise area zoning objectives for Glanmire are set out in the following table;

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Small to medium industrial units.	1.9

Objective No.	Specific Objective	Approx Area (Ha)
I-02	Industrial estate development suitable for small to medium sized industrial units including provision for screen tree planting to northern boundaries of site.	12.3
I-03	Industrial estate development suitable for small to medium sized industrial units.	4.6

Open Space, Sports, Recreation and Amenity

2.3.7. Glanmire enjoys a dramatic, well-wooded setting and there are a considerable number of existing and potential amenity areas, mostly adjoining the meandering riverbank. The town enjoys an attractive riverside town park, an estate demesne garden and a substantial GAA facility.

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive Open Space. This prominent slope makes a significant contribution to the setting of Riverstown. There is a presumption against development on these lands because of the importance of the hillside to the setting of the area.	41.8
O-02	Active open space, playing pitches and amenity walk.	4.5
O-03	Active open space with provision for amenity walk.	10.7
O-04	Active open space for informal recreation including the provision of an amenity walk.	9.1

Objective No.	Specific Objective	Approx Area (Ha)
O-05	Passive open space. This important hillside makes a significant contribution to the rural character of Glanmire and is a visually attractive entrance to the city. This entire area is sensitive due to its proximity to Glanmire Wood and Dunkettle shore which are both proposed Natural Heritage Areas. The existing land uses will remain largely unchanged and there is a presumption against development.	33.8
O-06	Open space where existing land uses will remain largely unchanged. The management of this land may be carried out in accordance with the approved brief and associated contributions from any development proposals on adjacent lands.	19.7

Utilities and Infrastructure

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

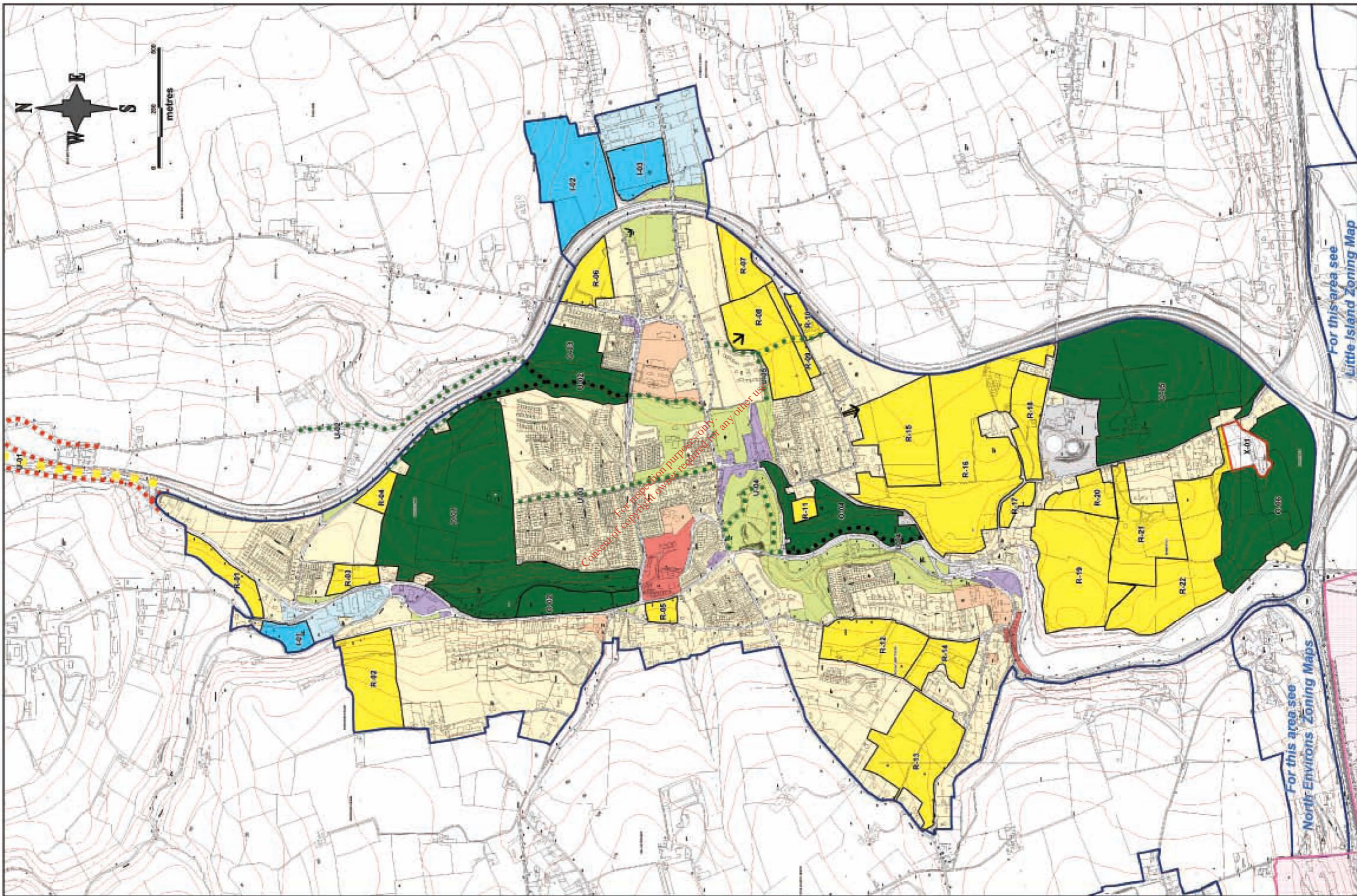
Objective No.	Specific Objective	Approx Area (Ha)
U-01	Watergrasshill proposed bypass.	-
U-02	Develop and maintain pedestrian walk through scenic area and open space to Glanmire Community College.	-
U-03	Develop and maintain pedestrian walk through residential areas and open space.	-
U-04	Develop and maintain pedestrian walk through existing open space and extend through proposed open space (O-04) along river bank.	-
U-05	Develop and maintain pedestrian walk through residential areas.	-

Special Zoning Objectives

2.3.10. This objective makes provision for a variety of uses and forms of development at Dunkettle House.

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Potential to accommodate residential development through the sensitive restoration of existing redundant buildings and a significant amount of appropriate forms of new building, in the stable block and walled garden immediately north of the house, that respects the form and setting of the house itself. Any proposals for development will be carried out in accordance with the approved conservation and development brief and will include a contribution to the conservation and management of Dunkettle House, its grounds and the existing trees, hedgerows, on-site features and field patterns and provision of pedestrian walkways. Consideration may be given to the sensitive conversion of the house itself and the adjoining outbuildings to a range of appropriate commercial uses that could perhaps include a hotel, a corporate headquarters or a conference or leisure centre.	2.7

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3 Little Island

Little Island is primarily an industrial/enterprise location, it also has a significant and long established resident population.

The overall strategy aims to re-affirm its strategic industrial location and promote its potential for strategic distribution & logistics development. Limited expansion of its residential role is envisaged while improving the amenities of existing residential areas.

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

3.1 LITTLE ISLAND IN CONTEXT

3.1.1. In this Local Area Plan, Little Island is designated as a strategic industrial area. In the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in chapter 2, volume 1 of the Plan, Little Island is similarly designated. The strategic aims for Little Island reaffirm it as a strategic industrial location and encourage the promotion of its potential for strategic distribution and logistics development. They seek only very limited expansion of its residential role while improving the amenities of existing residential areas.

Key Planning Considerations

3.1.2. Little Island has been progressively developed from a small scale, rural residential community to form an important industrial area. In recent years, the completion of the East Cork Parkway between Dunkettle and Midleton, and the completion of the Jack Lynch Tunnel, has significantly enhanced the strategic importance of the area, particularly for industry where good access to the distribution network is a key factor in determining location.

3.1.3. Whilst it is not considered appropriate to make provision for new housing on a large scale, the need to secure an acceptable environmental quality and provide enhanced amenities for the existing residential community must also be addressed.

3.1.4. Little Island is also the location of two golf clubs that contribute to the overall provision of leisure and recreation facilities in the metropolitan area.

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

3.1.6. The tidal area to the east of the island is designated a candidate Special Area of Conservation and a further area in the southern part of the island is a proposed Natural Heritage Area.

3.1.7. The island, also, occupies a prominent visual position in the upper harbour. The eastern part of the island is close to Fota Island where there are important leisure and cultural facilities.

3.1.8. Water supplies are considered adequate for the development proposed during the plan period.

3.1.9. At present, the public sewerage system gravitates to the pumping station before discharge to Cork Harbour. Most industries on the island have their own treatment plants. It is proposed to connect all the existing discharges to the new treatment plant at Carrigrenan.

Problems & Opportunities

3.1.10. Important planning issues for Little Island concern the economic importance of achieving the development of the areas set aside for industry, whilst protecting and enhancing the amenities enjoyed by the residential community and the island's leisure facilities.

3.1.11. The shoreline of the island offers opportunities for the development of informal recreation facilities through the formation of walkways to provide public access.

3.2 OVERALL ZONING APPROACH: LITTLE ISLAND

3.2.1. The development boundary for Little Island encompasses the entire of Little Island, including areas already developed, areas set aside for future development and important areas of open space which contribute to both the amenities of Little Island itself and important adjoining areas such as Fota Island.

3.3 SPECIFIC ZONING OBJECTIVES: LITTLE ISLAND

Residential Areas

3.3.1. Whilst it is considered inappropriate to make provision for new housing on a large scale, some limited provision has been made for new residential development.

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

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes.	3.2

Industry and Enterprise

3.3.4. Little Island is an industrial location of strategic importance for industry where good access to the distribution network is a key factor. In this plan, provision has been made to reserve five areas for industrial development. The specific objectives for each area make provision for a variety of industry and enterprise developments.

3.3.5. The specific industry and enterprise zoning objectives for Little Island are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial development with buffer planting, minimum 20 metres wide, along boundary with East Cork Parkway.	7.8
I-02	Industry/Enterprise. Office based industry including detailed landscaping for the site.	16.4
I-03	Large stand-alone industry with provision for planting and landscaping along the northern and eastern boundaries to recognise the sensitive location of the site in terms of the NHA at the northern edge of the site and to protect views of Little Island from the N25 and Fota Island.	64.2
I-04	Industrial estate and/or warehousing and distribution. In developing the site consideration should be given to the proximity of the NHA at the south-western edge of the site.	15.9

Objective No.	Specific Objective	Approx Area (Ha)
I-05	Industrial estate and/or warehousing and distribution with provision for local access road. Minimum 20-metre wide tree planted buffer along northern and western boundary of site. 20-metre wide, open space buffer along southern boundary of the site including development of pedestrian walkway.	36.3

Commercial Areas

3.3.6. The excellent road based communications that benefit Little Island not only make it an attractive location for industry requiring good access to the distribution network but also tends to attract commercial and even retail development proposals. Development such as this, if not properly controlled, could undermine the role of Cork City centre as the primary location for retail and commercial development in the metropolitan area.

3.3.7. Ditchley House, a protected structure, occupies a prominent site on one of the main approaches to Little Island and is considered an appropriate location for a hotel and associated offices.

3.3.8. Apart from this, therefore, only limited provision for new commercial development has been made at Little Island and the relevant specific objectives are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
C-01	Hotel and associated office use including the protection of Ditchley House and its grounds. Buffer tree planting minimum 20 metres wide is to be provided along the boundary with the East Cork Parkway.	5.5
C-02	Commercial development.	7.4

Educational, Institutional and Civic

3.3.9. The specific educational, institutional and civic objective for Little Island is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Provision for community facilities and uses to support residential amenity (e.g. community hall) and associated uses. Any development proposal in this area must take account of proximity to the NHA.	7.7

Open Space, Sports, Recreation and Amenity

3.3.10. Little Island benefits from two golf courses that make an important contribution to sports and recreation provision in the metropolitan area as a whole. In addition, there is a playing field adjacent to the school.

3.3.11. In order to protect the views and prospects, particularly from Fota Island, land at the eastern end of the island has been made the subject of a specific objective.

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Open space and amenity area.	2.5
O-02	Active open space and amenity area.	7.9
O-03	Passive or active open space. This area makes a significant contribution to the setting of Little Island and offers scenic views of the island when viewed from Fota and on eastern approaches to Cork City. It also functions as an important buffer for the adjoining strategic industrial area. There is a general presumption against development on these lands, although there is some potential for recreation / amenity uses (e.g. waterside park).	41.1

Utilities and Infrastructure

3.3.12. The specific utilities and infrastructure objectives for Little Island are set out in the following table:

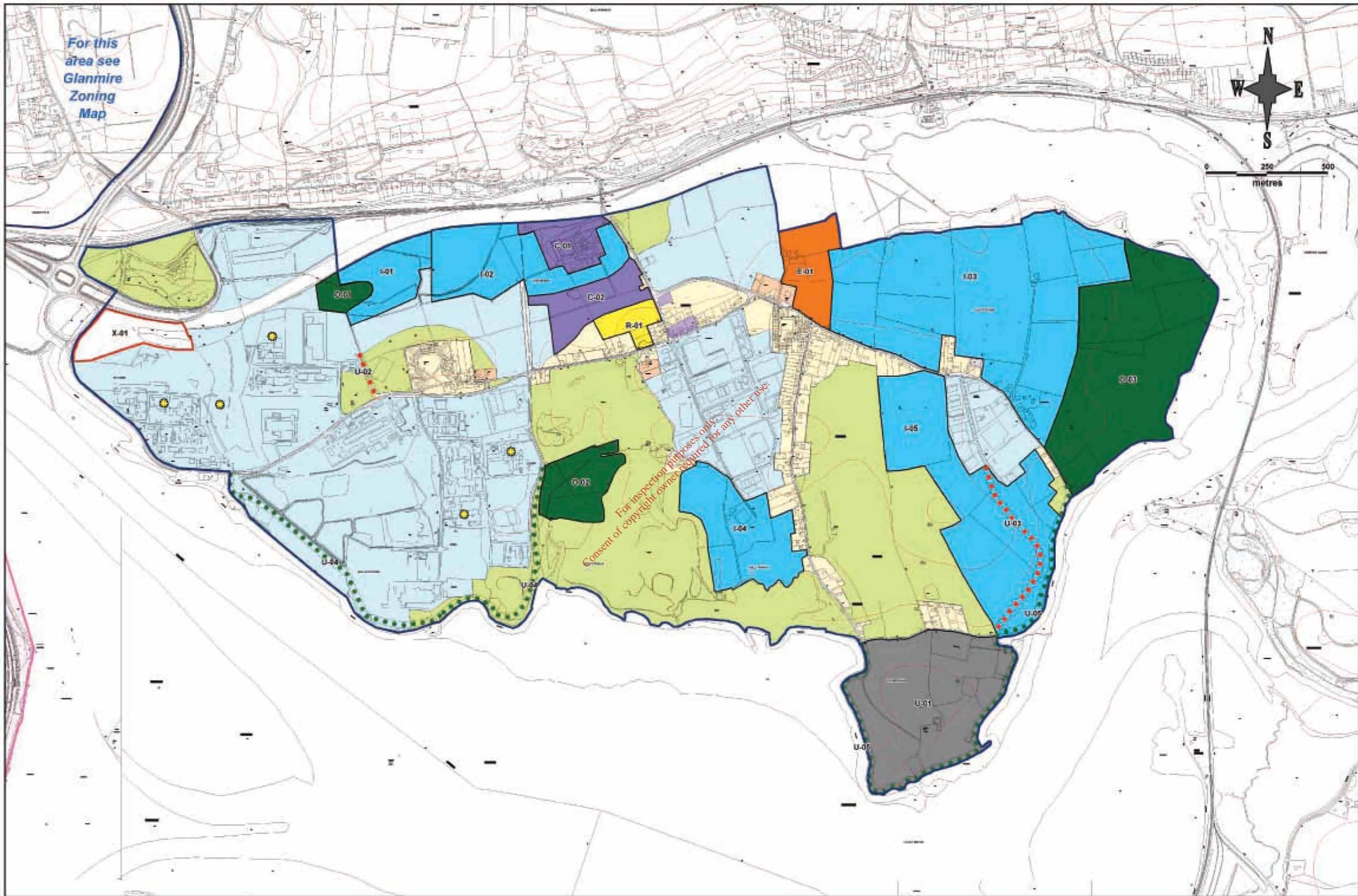
Objective No.	Specific Objective	Approx Area (Ha)
U-01	Public utility site for proposed waste water treatment plant.	-
U-02	Local access road.	-
U-03	Local access road.	-
U-04	Provide and maintain pedestrian walkway along shoreline to connect with open space (O-02).	-
U-05	Circular pedestrian walk.	-

Special Zoning Objectives

3.3.13. Because the area concerned is located close to a number of hazardous industrial installations, it was considered appropriate to designate this area with a special zoning objective.

3.3.14. The special zoning objective for Little Island are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Commercial (no significant retail element) and enterprise development. This development is subject to satisfactory traffic management proposals and the requirements of the Health & Safety Authority.	6.1



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4 Tower

Tower is located near Blarney outside Cork City. Tower has enjoyed substantial growth over the past twenty years as a thriving satellite town.

The overall strategy aims to consolidate the settlement of Tower firmly within its distinctive green belt setting and to improve its community and residential amenities.

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

4.1 TOWER IN CONTEXT

4.1.1. In this Local Area Plan Tower is identified as a Main Settlement, while retaining its status as a satellite town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in chapter 2, volume 1 of the Plan. The strategic aims for Tower are to encourage the consolidation of the settlement within its distinctive Green Belt setting and the improvement of community and residential amenities.

Population Growth

4.1.2. The 1996 census recorded a population of 1,841 persons equivalent to 539 households for the town of Tower. By the year 2000, it is estimated that this had grown to 3,080 persons, equivalent to 910 households. According to the forecasts and strategy in the Cork County Development Plan 2003 (as varied), the town could grow by 110 households by the year 2011.

4.1.3. This would bring the 2011 population to a slightly lower figure of 3,050 persons in approximately 1,020 households.

Key Planning Considerations

4.1.4. To the east is the attractive valley of the Blarney River and its floodplain. This forms an important and strategic Green Belt gap separating the town from Blarney itself. To the north and south the steeply sloping, prominent valley sides are less suited to development.

4.1.5. There is adequate drinking water supply to serve future development.

4.1.6. There are two sewage treatment works; one at Cloghroe, that is at capacity and would need upgrading and the other at Blarney, which serves the rest of the area and is to be upgraded shortly. The upgraded plants will have sufficient capacity to serve the proposed development.

4.1.7. Surface water discharging to the local river network causes localised flooding problems and new development may need to include attenuation or other relief measures.

Problems and Opportunities

4.1.8. In recent years, Tower has experienced a relatively high level of growth, mainly for residential development at low densities.

4.1.9. The most important issue facing the village is the provision of a central commercial, civic, cultural and community focus and core. Other issues include the provision of additional recreational and community facilities.

4.1.10. Cloghroe National School is located adjacent to the church on a relatively steep and small site at the side of a busy road. It is recognised that provision will have to be made in the future for the school's expansion. Other parking arrangements may have to be made for the collection and set down of students.

4.2 OVERALL ZONING APPROACH: TOWER

4.2.1. The development boundary for Tower is tightly drawn on the eastern side, ensuring a clear separation from the neighbouring town of Blarney. To the south and west, it is set a little less tightly to accommodate some areas of established open space within the settlement. To the south a significant length of river valley flood plain has been included because of the potential for this area to contribute to the provision of informal recreation space in the town.

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

4.3 SPECIFIC ZONING OBJECTIVES: TOWER

Residential Areas

4.3.1. Existing residential zonings are currently fairly evenly spread between the east and west of the centre of the town. Apart from some infill developments to the east the main potential for the expansion of the town lies to the west and northwest.

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

4.3.3. In order to consolidate the settlement and maintain its distinctive identity within the green belt, new residential areas to the north of the town are limited to a number of smaller parcels which round off the development boundary in this area.

4.3.4. The specific residential zoning objectives for Tower are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, individual sites with common access and buffer planting, minimum 10 metres along northern site boundary.	5.4
R-02	Low density residential development, individual sites with common access and minimum 10 metre tree planted buffer along northern site boundary.	4.6
R-03	Low density residential development, possible associated tourism uses. Development of this site must be contingent on the restoration of the hydro.	1.4
R-04	Medium density residential development.	4.1
R-05	High density residential development (terraced, apartments or duplexes).	0.3
R-06	Medium density residential development.	5.1
R-07	Medium density residential development.	5.4

Town Centre / Neighbourhood Centre

4.3.5. Significant provision for new town centre development has been made in this plan in order to encourage the development of shops, services and community facilities that will consolidate the planned growth in new residential development.

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Town/neighbourhood centre uses (excluding retail and commercial uses) - suitable for community uses, civic uses and / or residential uses.	0.8
T-02	Retail, office, service use. Residential accommodation on upper floors may be provided.	1.4

Educational, Institutional and Civic

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

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Provision of new cemetery.	4.3
E-02	Provision of health centre.	0.4

Open Space, Sports, Recreation and Amenity

4.3.8. The specific open space, sports, recreation and amenity zoning objectives for Tower are set out in the table below.

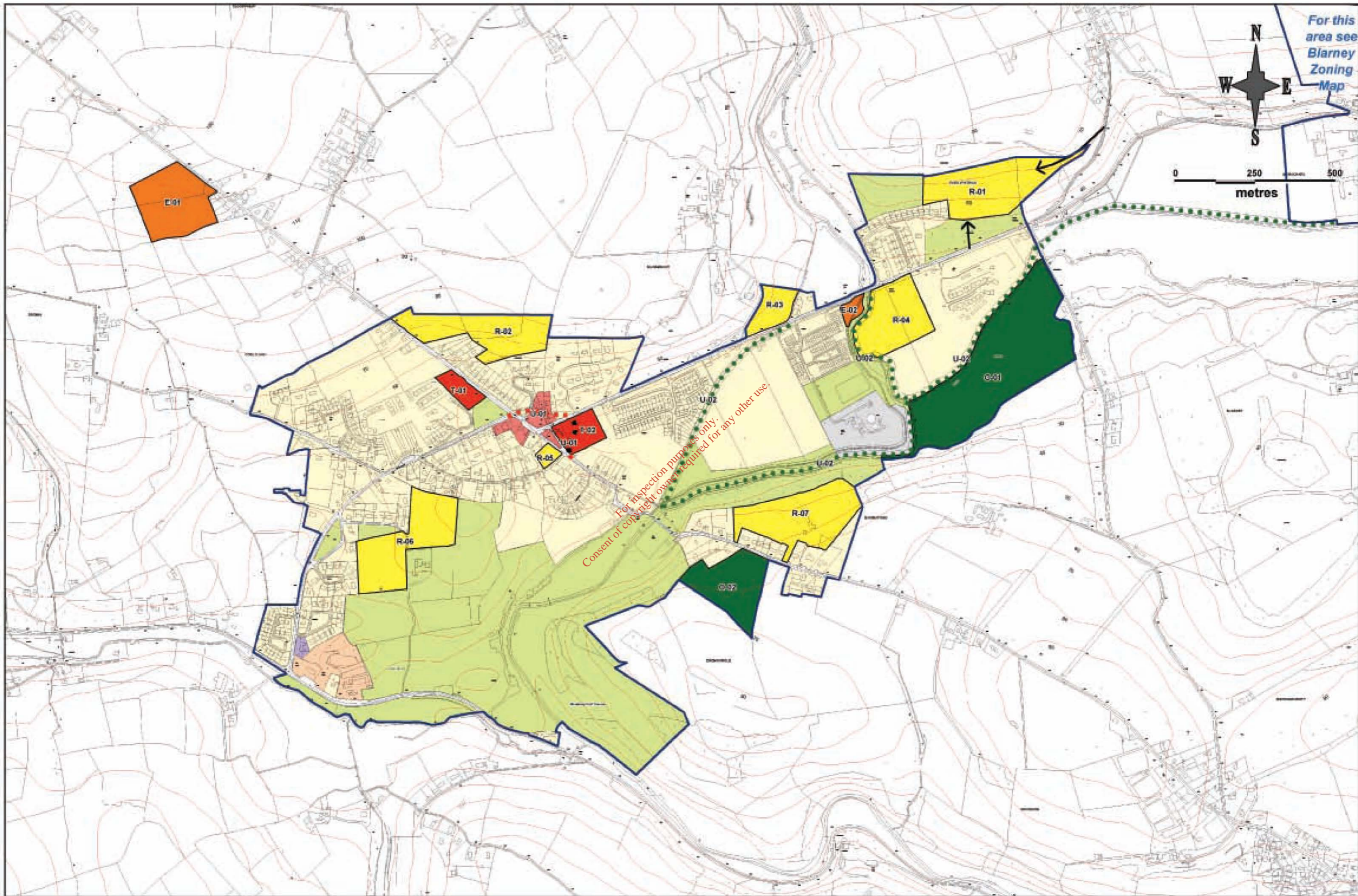
4.3.9. The town has a golf course and some lands reserved for a town park at the village centre. There are also a number of GAA playing fields on the east side of the town.

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Active open space for informal public recreation including the provision for an amenity area and pedestrian walk along the river bank.	13.0
O-02	Active open space with provision for playing pitches.	3.7

Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Local access road.	-
U-02	Circular pedestrian route through open space, residential areas and along river bank.	-










Legend for Zoning Maps :

LAND USE CATEGORIES

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

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OTHER SYMBOLS

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

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KEY VILLAGES

Carrignavar

Glenville

Grenagh