

5 Carrignavar

5.1 CARRIGNAVAR IN CONTEXT

5.1.1. Carrignavar is located approximately 8 kilometres north of Cork City and 2 kilometres east of Whitechurch, in the Cloghnagashee (Glashaboy) River Valley, which gives the village its attractive setting.

5.1.2. In the overall strategy of this Local Area Plan, Carrignavar is designated as a **key village**. The strategic aims for the village are to realise its importance as the primary focus for the development of the surrounding rural areas, to encourage consolidation of the settlement, to retain and improve local services and facilities and to strengthen infrastructure and public transport connections with the larger towns and villages in the Electoral Area.

5.1.3. Carrignavar is a well established village with a large number of services and community facilities including a national school, secondary school, outdoor swimming pool, playground, GAA club, Garda station, community hall, tennis courts, church, supermarket, post office and pubs.

5.1.4. Road access to Carrignavar is adequate both from Cork City and Whitechurch. The village is served by a regular bus service connecting to Cork City and has a less frequent service to Glenville.

5.1.5. The current water supply to the village is inadequate and a new back-up source is being sought. Until a new source is identified no further large-scale development should occur. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need for a new source, the replacement of mains and the installation of a new reservoir.

5.1.6. The village is served by a waste water treatment unit, which has accommodated all of the new developments to date but has very little spare capacity remaining. However the treatment unit could be upgraded. The "Assessment of Water Services Needs 2004" identifies the need to extend the sewerage network and upgrade the waste water treatment plant.

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

5.2 PLANNING CONSIDERATIONS

5.2.1. Carrignavar has, in recent years, experienced significant residential development, predominantly on zoned land within the village boundary. Having regard to this recent growth it is important that a balance be provided in the form of community facilities, in particular by enhancing existing community facilities and encouraging new facilities to locate within the village. The village would also benefit from the introduction of traffic calming measures.

5.2.2. The river valley and surrounding wooded lands form part of an area designated as scenic landscape. There may be potential to further develop public amenities such as the riverside walk through the village

5.3 PROBLEMS & OPPORTUNITIES

5.3.1. Carrignavar's rural setting and proximity to Cork City makes it an attractive location for development. The village's rural character should be protected from insensitive development, which could seriously undermine the attractiveness of the village.

5.3.2. To allow the village to develop in an orderly manner, it is particularly important that a new water source is identified, which has sufficient capacity to cater for existing and proposed development within the entire village and that the waste water treatment plant be upgraded.



5.4 PLANNING PROPOSALS

5.4.1. A new development boundary has been identified for Carrignavar and is largely determined by topography and infrastructural considerations. Generally it has been drawn to include existing developed areas as well as all the areas that are the subject of specific zoning objectives.

5.4.2. The main development proposals included in this plan are focused on the lands to the east and northeast of the village centre, with some limited expansion to the west. Development is avoided to the south of the village along the valley floor, which is prone to flooding.

5.4.3. Additional land has been zoned for residential development in Carrignavar. A large opportunity site has been identified to the northeast of the village where the priority is to achieve a balance between residential development and the provision of community facilities.

5.4.4. The location of the Cloghnagashee River valley close to the village centre provides an opportunity to extend the river walk and provide further open space and amenity areas.

5.5 SPECIFIC ZONING OBJECTIVES: CARRIGNAVAR

Residential Areas

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

Objective No.	Specific Objective	Approx. Area (Ha)
R-01	Low density residential development (Infill)	0.2
R-02	Medium density residential development to include the provision of serviced sites.	1.3
R-03	Medium density residential development to include the provision of serviced sites and providing for a buffer from the existing Waste Water Treatment Plant to the west of the site.	1.7
R-04	Medium density residential development to include the provision of sheltered housing and providing for tree planting outside the western boundary and the retention and strengthening of existing trees and hedgerows, subject to satisfactory sanitary services.	2.3

Objective No.	Specific Objective	Approx. Area (Ha)
R-05	Low density residential development, subject to a single agreed landscape-based scheme, retention and strengthening of existing trees and hedgerows and satisfactory access arrangements.	3.5

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx. Area (Ha)
O-01	Passive open space	0.8

Utilities and Infrastructure

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

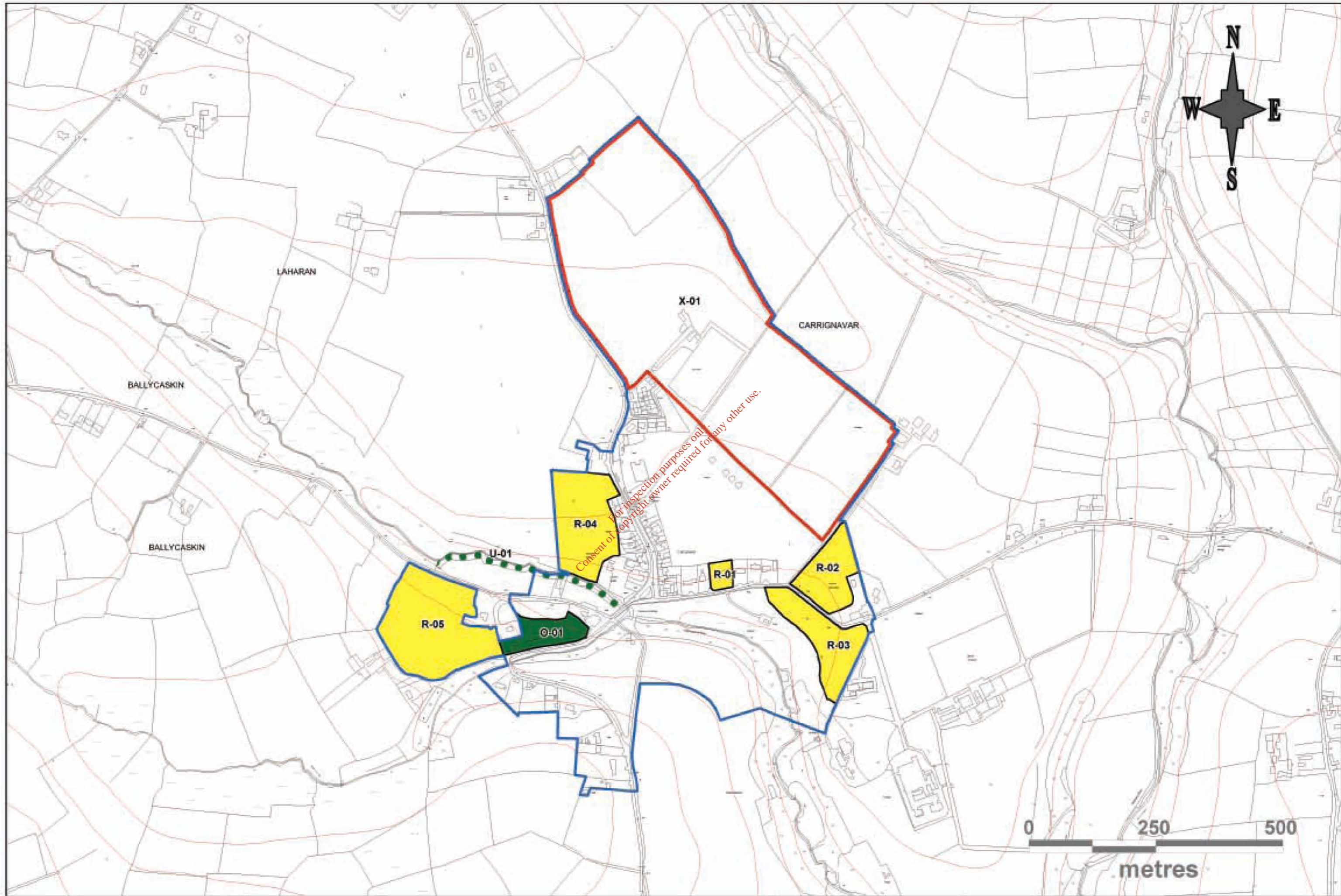
Objective No.	Specific Objective	Approx. Area (Ha)
U-01	Maintain and extend pedestrian walk along river bank.	

Special Zoning Objective

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

Objective No.	Specific Objective	Approx. Area (Ha)
X-01	Opportunity site – Medium density residential development to include the provision of three playing pitches, community facilities, a crèche and an extension to the school. Proposals for development must be accompanied by a detailed development brief agreed with the Planning Authority. The layout must include the uses above as a minimum, and make provision for safe access and the retention and strengthening of existing trees and hedgerows.	23.0

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6 Glenville

6.1 GLENVILLE IN CONTEXT

6.1.1. Glenville is located in an elevated position, with the village street rising north from the Owenbawn River. Glenville is situated to the north east of the Blarney Electoral Area, close to the Fermoy Electoral Area border. It lies approximately 15 kilometres north of Cork City.

6.1.2. In the overall strategy of this Local Area Plan, Glenville is designated as a **key village** within the Blarney Electoral Area. The strategic aims for the village are to realise its importance as the primary focus for the development of the surrounding rural areas, to retain and improve local services and facilities and to strengthen infrastructure and public transport connections to the village.

6.2 PLANNING CONSIDERATIONS

6.2.1. Glenville is a very well established village dominated by Glenville Manor, which is located to the west of the attractive main street running through the village. Glenville has been selected as one of Europe's 'Villages of Tradition'.

6.2.2. The village has a large number of services and community facilities including a national school, GAA club and pitches, Garda station, church, credit union, shops and public houses.

6.2.3. Road access to Glenville is generally adequate, with the village being located just west of the regional road, the R614.

6.2.4. Glenville is served by a public water supply, however there are water pressure problems towards the north of the village. The current water supply to the village is inadequate and a new back-up source is being sought. Until a new source is identified no further large-scale development should occur. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to provide a new reservoir and a new source. It also states that protection measures for a new source would be required.

6.2.5. The public sewer currently available to the village is limited. The village has a small treatment unit, which may be close to capacity at this stage. The "Assessment of Water Services Needs 2004" recognises that the waste water treatment plant needs to be upgraded but states that detailed assessment is required.

6.2.6. Although Glenville did not have any land zoned in the 1996 County Development Plan (as varied), the village has experienced significant residential development in recent years.

6.2.7. Glenville Church of Ireland to the north of the village is entered in the Record of Protected Structures. The Bride/Bunaglanna Valley, to the north of the village forms a proposed Natural Heritage Area.

6.3 PROBLEMS & OPPORTUNITIES

6.3.1. Glenville has an attractive rural setting and is currently experiencing a substantial amount of growth therefore it is important that the village's rural character is protected from insensitive large-scale development.

6.3.2. To allow the village to develop in an orderly manner, it is particularly important that a public sewer and new water supply, which have sufficient capacity to cater for existing and proposed development within the entire village, are provided.



6.4 PLANNING PROPOSALS

6.4.1. A new development boundary has been identified for Glenville. Apart from a small finger of the development boundary that has been extended to capture existing development, it is tightly drawn on the northern side, as the land is elevated and offers prominent views across the Bride Valley. To the south, the boundary encompasses existing development and makes provision for some additional open space and residential development. To the east the boundary was drawn to include recent residential development but allowing for limited expansion and should not extend any further east as the land falls to the river. The

western boundary includes part of the lands around Glenville Manor, but does not extend as far as the Manor itself.

6.4.2. Within the development boundary a number of areas are zoned for residential development, however, the development of these lands is subject to adequate sanitary services being in place.

6.4.3. Land has been identified to the west of the main street (X-01) for a mix of uses, subject to a detailed development brief being agreed with the planning authority.

6.4.4. Glenville Manor is an extremely attractive feature of the village. The lands enclosed by Glenville Manor should be protected as a heritage resource for the community. All existing tree belts in the vicinity of Glenville Manor and elsewhere within the village should be maintained and strengthened.

6.4.5. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of settlements generally for use as agriculture, open space and recreational uses.

6.5 SPECIFIC ZONING OBJECTIVES: GLENVILLE

Residential Areas

6.5.1. The specific residential zoning objectives for Glenville 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, a public play area and a landscaped buffer along the southern and eastern boundaries, subject to satisfactory sanitary services.	6.5
R-02	Low density residential development, to include the provision of serviced sites.	3.4
R-03	Low density residential development, subject to satisfactory sanitary services.	2.4

Objective No.	Specific Objective	Approx. Area (Ha)
R-04	Medium density residential development to include a mix of house types and sizes and a 10m wide tree planted buffer along the eastern and southern site boundaries.	4.0

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx. Area (Ha)
O-01	Passive open space and amenity area.	0.3
O-02	Active open space for public recreation including the provision of playing pitches and providing for the retention and protection of the existing trees along the eastern boundary.	3.6

Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx. Area (Ha)
U-01	Develop and maintain pedestrian walk linking new open space areas with the village.	-
U-02	Develop and maintain pedestrian walk linking new open space areas.	-

Educational, Institutional and Civic

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

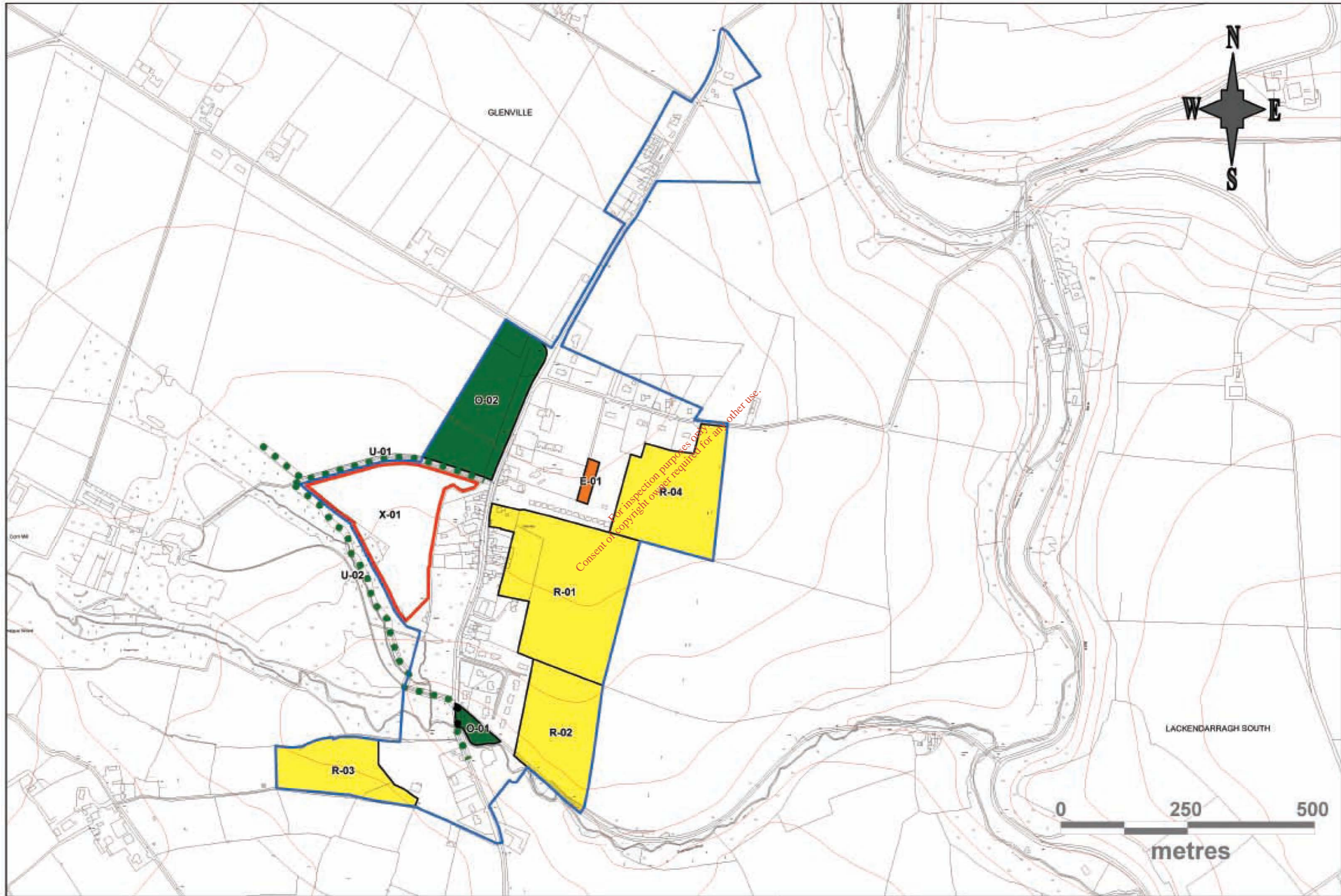
Objective No.	Specific Objective	Approx. Area (Ha)
E-01	Extension to school.	0.2

Special Zoning Objective

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

Objective No.	Specific Objective	Approx. Area (Ha)
X-01	Opportunity site - Any proposals for development must protect the existing trees along the south-western and eastern boundaries. The provision of commercial/ retail uses and community facilities such as a medical centre must be central to any development proposals. Medium density residential development, passive open space and provision for recreation uses could also be accommodated on the site. Proposals for development must be accompanied by a detailed development brief agreed with the planning authority and which provides for the protection of the architectural quality of the village main street. The layout must include the uses above, as a minimum, and make provision for safe access and the retention and strengthening of existing mature tree belts and hedgerows.	4.4

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7 Grenagh

7.1 GRENAGH IN CONTEXT

7.1.1. Grenagh is located approximately 16 kilometres north of Cork City and west of the N20 Cork-Mallow road. The village is surrounded by a large rural hinterland, which forms part of the designated Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses.

7.1.2. In the overall strategy of this Local Area Plan, Grenagh is designated as a **key village** within the Blarney Electoral Area. The strategic aims for the village are to promote sympathetic development in tandem with the provision of services and to retain and improve local services and facilities.

7.2 PLANNING CONSIDERATIONS

7.2.1. Grenagh village lies in an elevated position to the west of the N20 National Road, and west of the River Martin, which is a tributary of the River Lee and flows between Grenagh and Rathduff. In the vicinity of the village the land rises from the valley of the River Martin, west towards Grenagh and east towards Rathduff.

7.2.2. Grenagh is a substantial village made up of a large residential area and a number of important services and community facilities, which include a church, shop, GAA club, pubs and post office. Further development opportunities within the village are limited until such time as the water supply is upgraded.

7.2.3. Some re-surfacing works have recently been completed on the internal roads through Grenagh, which has improved the appearance of the village. New footpaths have also been provided.

7.2.4. Grenagh has a limited water supply, which also serves Rathduff. Cork County Council's "Assessment of Water Services Needs 2004" states that a major upgrade of the existing water supply scheme is required, it states that existing bore hole wells are not adequate to meet the demand therefore there is a need to upgrade the existing network and to provide individual connections. The need for extra storage has also been identified. Work on addressing these deficiencies is ongoing.

7.2.5. The village does not have a public sewerage scheme. Recent residential development is served by a private sewerage treatment plant. The "Assessment of Water Services Needs 2004" has identified the need

to extend the existing network and upgrade the waste water treatment plant.

7.2.6. A specific zoning map was not included in the 1996 Cork County Development Plan (as varied) for Grenagh. However, despite the lack of specifically zoned land, a substantial amount of in-depth residential development has occurred in Grenagh in recent years.

7.2.7. There are a number of sites of historical importance in and around Grenagh, which include stone circles, standing stones and Fulacht Fia. Ballyvaloon House to the south of the village in the townland of Grenagh is entered in the Record of Protected Structures.



7.3 PROBLEMS & OPPORTUNITIES

7.3.1. Grenagh's rural setting and proximity to Cork City and Mallow makes it an attractive location for development. However because of its' location and setting on a steep valley side it is important that any further development in the village is carefully sited, designed and adequately landscaped.

7.3.2. To allow the village to develop in an orderly manner, it is imperative that a new water source is identified and it is particularly important that a public sewer which has sufficient capacity to cater for existing and proposed development within the entire village is provided.

7.3.3. Providing a surface water disposal system for the south of the village may be problematic.

7.4 PLANNING PROPOSALS

7.4.1. A new development boundary has been identified for Grenagh reflecting the existing development within the village as well as a number of new zoning proposals. The development boundary is drawn tightly to the east to ensure that the important gap between Grenagh and Rathduff is maintained in the future.

7.4.2. Some additional land has been zoned for residential development within the village and also for a new mixed-use opportunity site, however the development of these lands is subject to the provision of adequate sanitary services. There may be other opportunities for infill development within the village.

7.4.3. The existing school serving Grenagh is located on a substandard road at Rathduff and generates large volumes of traffic therefore it may be appropriate to re-locate the existing school or to provide a second school at Grenagh. The identification of a location for a new national school, within the village, is a requirement of the specific zoning objective for the opportunity site.

7.5 SPECIFIC ZONING OBJECTIVES: GRENAGH

Residential Areas

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

Objective No.	Specific Objective	Approx. Area (Ha)
R-01	Medium density residential development, with tree planting along eastern boundary, subject to satisfactory sanitary services.	2.5
R-02	Medium density residential development to include terraced frontage to main road, subject to satisfactory sanitary services.	0.4
R-03	Medium density residential development to include terrace frontage to main road, subject to satisfactory sanitary services.	1.0

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx. Area (Ha)
0-01	Active open space - to maintain existing, and provide additional, playing pitches.	4.3

Town Centre / Neighbourhood Centre

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

Objective No.	Specific Objective	Approx. Area (Ha)
T-01	Neighbourhood centre, to include a mix of uses, subject to the provision of suitable sanitary services.	1.4

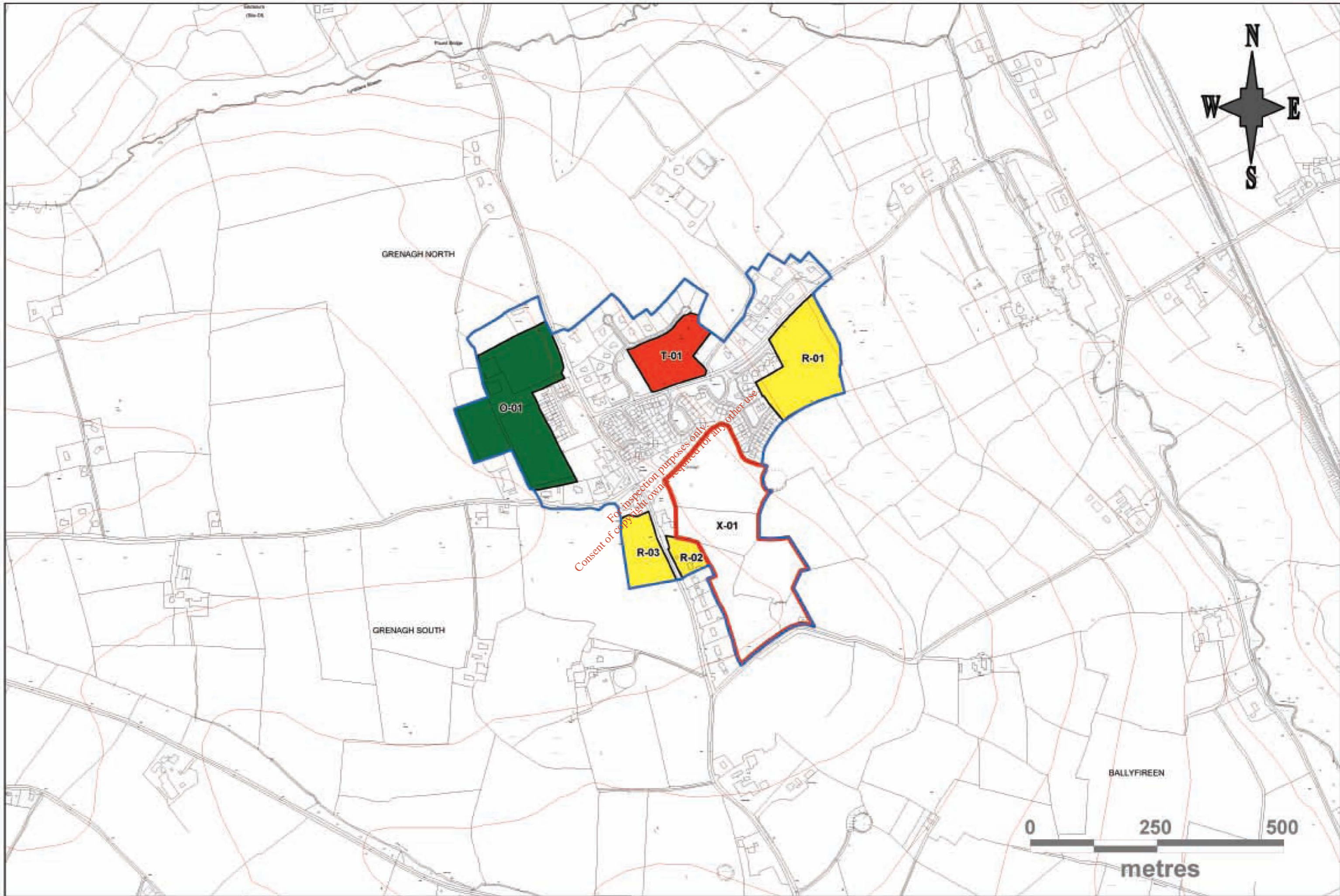
Special Zoning Objective

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

Objective No.	Specific Objective	Approx. Area (Ha)
X-01	Opportunity site - Any proposals for development must include for the provision of a car park, community facilities, a crèche, social housing and a site for a new school. Proposals for development must be accompanied by a detailed development brief agreed with the planning authority. The layout must include the uses above, as a minimum, and make provision for the retention and strengthening of existing hedgerows and additional tree planting along the eastern site boundary.	6.5

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Legend for Zoning Maps :

LAND USE CATEGORIES

Established Areas








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

New Areas

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

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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

VILLAGES

Dripsey (Model Village)

Upper Dripsey

Glounthaune

Kerry Pike

Killeens

Knockraha

Upper Glanmire

Whitechurch

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8 Dripsey

8.1 DRIPSEY IN CONTEXT

8.1.1. Dripsey is made up of three nodes of development, Model Village, Upper Dripsey and Lower Dripsey. They are located in the attractive Lee valley and have the potential together to contribute to the growth of tourism in the area.

8.1.2. In the overall strategy of this Local Area Plan, Model Village and Upper Dripsey are both designated as **villages** within Metropolitan Cork. The strategic aims for both Model Village and Upper Dripsey are to promote sympathetic development in tandem with the provision of infrastructure and services, to retain and improve local services and to enhance the village cores.

8.1.3. Lower Dripsey is designated as a **village nucleus**. The strategic aims for Lower Dripsey are to consolidate the existing settlement and retain existing services.

8.1.4. Upper Dripsey, Lower Dripsey and Model Village are each located within a large rural hinterland, which forms part of the Rural Housing Control Zone. The purpose of the Rural Housing Control Zone is primarily to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.



8.2 PLANNING CONSIDERATIONS

8.2.1. Upper Dripsey and Model Village are established villages, with Model Village being the residential core of the area. These villages have a number of important services, which include a shop, pubs and post

office. The nearest national school is located at Lower Dripsey, which also has a garden centre and jet-ski centre.

8.2.2. Both Dripsey Bridge and Dripsey Woollen Mills are entered in the Record of Protected Structures. Upper Dripsey and Lower Dripsey are located on a designated scenic route from Leemount to Macroom via Coachford.

8.2.3. Upper Dripsey and Lower Dripsey are located along the R618, the main road from Leemount to Coachford. Access to Model Village is via local roads and is poor. The main junction in Model Village i.e. Hallissey's Cross is substandard and needs to be improved. Recent road re-surfacing has taken place in Upper Dripsey

8.2.4. Upper Dripsey and Lower Dripsey are located along the R618, the main road from Leemount to Coachford. Access to Model Village is via local roads and is poor. The main junction in Model Village i.e. Hallissey's Cross is substandard and needs to be improved. Recent road re-surfacing has taken place in Upper Dripsey.

8.2.5. There are considerable infrastructural deficiencies in the Dripsey area at present. In particular, Upper Dripsey has no public sewer and has an inadequate water supply. In Model Village the water supply is at capacity, there are problems with surface water disposal and while there is a combined sewer in place the treatment plant is also at capacity. Lower Dripsey is served by a public water supply but does not have a public sewer.

8.2.6. Cork County Council's "Assessment of Water Services Needs 2004" identifies the need for a new water main from Inniscarra and the requirement for a pump house and improvement of the reservoir. Plans to provide this new supply from Inniscarra are currently at an advanced stage.

8.2.7. As regards Dripsey sewerage scheme, the "Assessment of Water Services Needs 2004" has identified the need to expand the Waste Water Treatment Plant in Dripsey and to provide nutrient reduction and storm water separation. Contract documents are being prepared for this scheme.

8.3 PROBLEMS AND OPPORTUNITIES

8.3.1. Model Village would benefit from a more compact form; in particular there is a need for the provision of improved street lighting and public footpaths.

8.3.2. Infrastructural deficiencies are currently a huge constraint to development in the area. However, with the proposals to upgrade the water and sewerage scheme, Model Village and Upper Dripsey will have the potential to accommodate further development.



8.4 PLANNING PROPOSALS

8.4.1. A new development boundary has been identified for Model Village, which reflects the extent of existing development and includes additional lands, which are the subject of specific zoning objectives, as well as the former Dripsey Woollen Mill. Within the boundary some land has been identified for residential development, subject to improvements to the villages' infrastructure. A requirement for the provision of two playing pitches has also been included in the specific zoning objective for the residential zoned lands to the south-east of the village, which would be a welcome amenity for the village.

8.4.2. A new development boundary, which covers an extensive area, has also been identified for Upper Dripsey. Three new areas have been identified specifically for residential development to the north of the village and there may be opportunities close to the village centre for some low-density residential development. New development within the village boundary should generally avoid the lower lands to the west of the main road, between the road and the Dripsey River.

8.4.3. A new development boundary has also been identified for Lower Dripsey. This boundary will define the existing extent of the built up area, whilst allowing some limited expansion for residential development.

8.5 SPECIFIC ZONING OBJECTIVES: MODEL VILLAGE DRIPSEY

Residential Areas

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development subject to confirmation that the required upgraded sanitary infrastructure will be in place before the dwellings are occupied.	3.4
R-02	Low density residential development, subject to satisfactory sanitary services.	1.0
R-03	Low density residential development, subject to satisfactory sanitary services.	1.0
R-04	Medium density residential development to include the provision of 2 no. playing pitches, subject to satisfactory access arrangements. Any proposals for development shall provide for the housing on the northern part of the site and also for overlooking of the sports fields to the south.	8.9

Utilities and Infrastructure

8.5.2. The specific utilities and infrastructure zoning objective for Model Village is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Retain historic walkway to Dripsey Woollen Mills.	

8.6 SPECIFIC ZONING OBJECTIVES: UPPER DRIPSEY

Residential Areas

8.6.1. The specific residential zoning objectives for Upper Dripsey are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development to include the retention of existing trees and hedgerows and subject to satisfactory access arrangements.	1.3
R-02	Low density residential development, subject to a single agreed landscape-based scheme to include retention and strengthening of existing trees and hedgerows and provision of tree planting along the northern boundary and subject to satisfactory sanitary services.	1.0
R-03	Low density residential development to include the retention of existing trees and hedgerows on the site, tree planting along the north-western and north-eastern site boundaries and subject to satisfactory access arrangements.	2.5

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive Open space and amenity area.	0.9
O-02	Passive Open space and amenity area, to include tree planting along eastern boundary.	1.8

Objective No.	Specific Objective	Approx Area (Ha)
O-03	Lands to remain predominantly open in character. This zoning does not preclude small-scale development (e.g. residential) on these lands, above the 60-metre contour, subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	3.5

Utilities and Infrastructure

8.6.3. The specific utilities and infrastructure zoning objective for Upper Dripsey is set out in the following table:

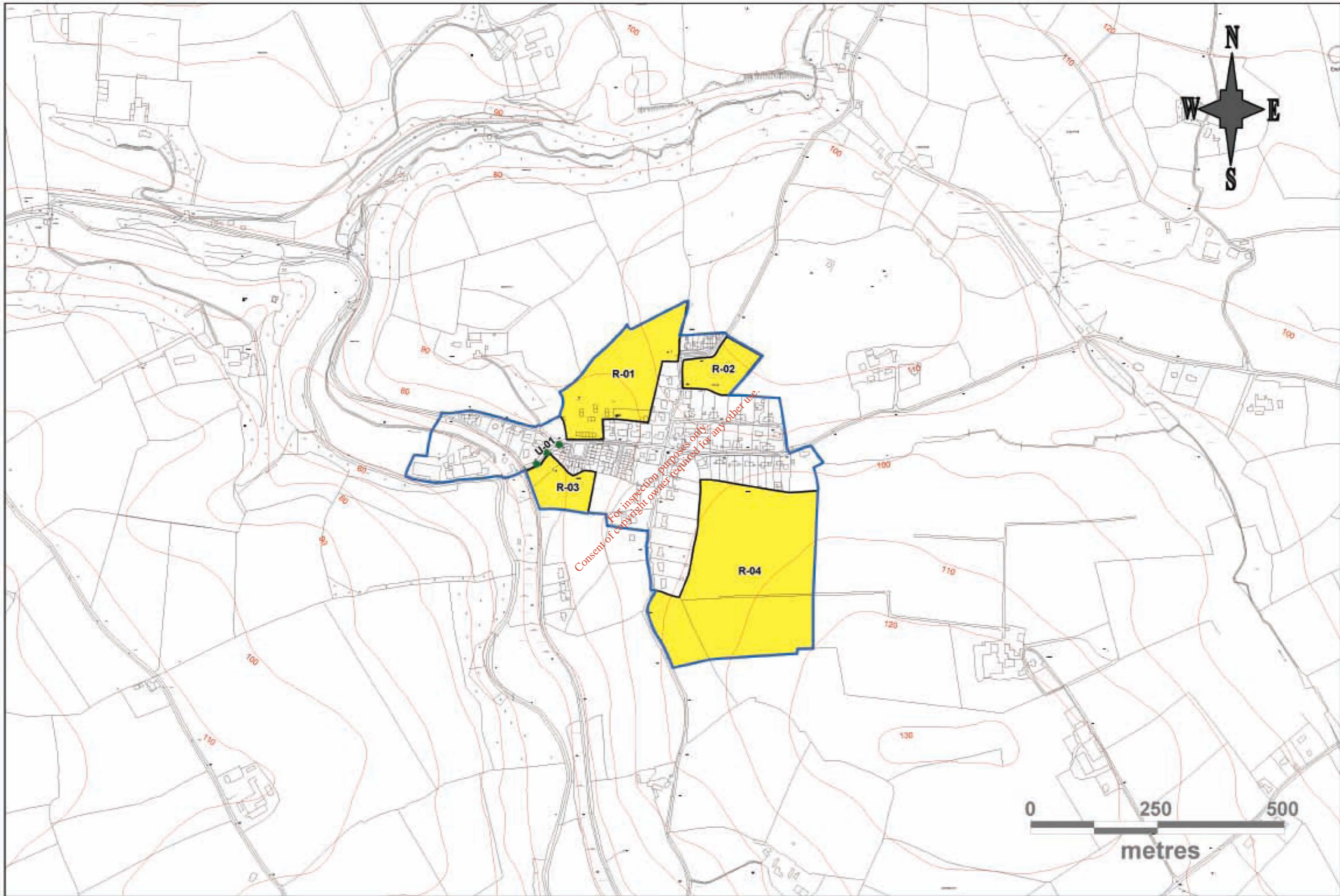
Objective No.	Specific Objective	Approx Area (Ha)
U-01	Develop and maintain pedestrian walk, linking open space areas.	

8.7 SPECIFIC ZONING OBJECTIVE: LOWER DRIPSEY

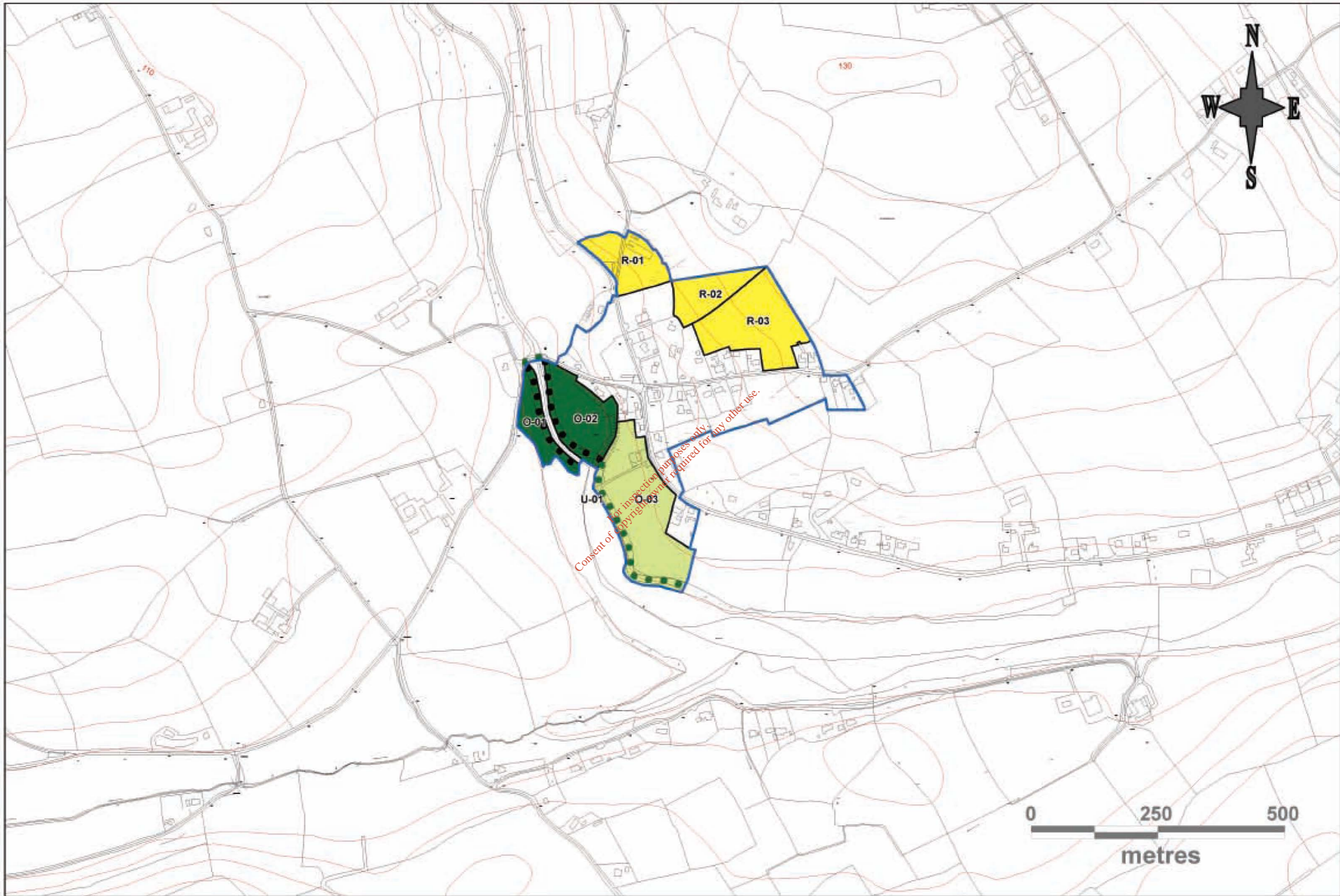
General Objective

8.7.1. The general objective for Lower Dripsey is set out in the following table:

Objective No.	Specific Objective
GEN-01	The lack of a public sewer limits the area to small-scale development. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.



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9 Glounthaune

9.1 GLOUNTHAUNE IN CONTEXT

9.1.1. Glounthaune is located approximately 8 kilometres east of Cork City, parallel to the N25 Cork-Midleton road. The western side of Glounthaune is located within Blarney Electoral Area, while the eastern side is within Midleton Electoral Area.

9.1.2. In the overall strategy of this Local Area Plan, Glounthaune is designated as a **village** within Metropolitan Cork. The strategic aims for the village are to promote better use of rail transport and to retain and improve local services and facilities.

9.1.3. The village is surrounded by the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of these lands and to reserve lands generally for agriculture, open space or recreation use.

9.2 PLANNING CONSIDERATIONS

9.2.1. Glounthaune is a largely residential area with a number of important community facilities and services, which include an efficient train service, a church, shops, pubs and post office.

9.2.2. Although the N25 has eliminated a high proportion of the through traffic from Glounthaune, internal roads in the village are generally poor. Glounthaune is well served by public transport. The railway station is located close to the village centre and offers a regular service to Cork City. The village also has access to a number of bus services, connecting the village to Cork City, Cloyne, Ballycotton, Whitegate and Midleton.

9.2.3. Glounthaune would benefit from traffic calming measures along the old N25 road, which would also help give more definition to the village core.

9.2.4. The village is located very close to Little Island, which is a strategic industrial location and also to Carrigwohill, which has a wide range of employment opportunities.

9.2.5. The current water supply to the village is adequate. However, Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to extend the network.

9.2.6. There are problems with the existing public sewer serving Glounthaune. To date, residential development in the area has

incorporated individual treatment units or septic tanks. The "Assessment of Water Services Needs 2004" identifies the need to provide a trunk sewer from Glounthaune to Little Island.

9.2.7. There are also problems with storm water in the village and the need for a new discharge has been highlighted. The area is exposed to tidal flooding, for which there is no immediate remedy.



9.3 PROBLEMS AND OPPORTUNITIES

9.3.1. The development boundary established in the 1996 Cork County Development Plan (as varied) included a substantial amount of land, but the plan stated that this land is generally steeply sloping and prominent, and the bulk of this land should continue in agricultural use. However, part of this land could accommodate some small-scale residential development subject to the protection of views and prospects, and the retention and provision of woodland and landscaping.

9.3.2. Glounthaune's proximity to Cork City and its access to rail transport makes it an attractive location for development.

9.3.3. Glounthaune would benefit from improvements to the village centre, with an enhanced streetscape and provision for improved street lighting and public footpaths.

9.4 PLANNING PROPOSALS

9.4.1. It is fundamental that the potential of rail-based transport is realised. It is recognised that additional car parking is required close to the station to encourage park and ride as an alternative to car based transport. Therefore, provision has been made for high density residential development and a public car park on lands in close proximity to the train station.

9.4.2. A new development boundary has been identified for Glounthaune. Within the boundary a number of specific parcels of land have been zoned for uses such as residential, educational and open space. It is imperative that the prominent and exposed hillsides and ridges within the boundary be kept free from insensitive development.

9.4.3. Two parcels of land have been identified for residential development close to the railway station. Other opportunities for small scale residential development may exist to the north of the village centre.

9.5 SPECIFIC ZONING OBJECTIVES: GLOUNTHAUNE

Residential Areas

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development.	2.6
R-02	Medium density residential development, including retention of tree belt along northern boundary.	7.1
R-03	High density residential development including a high quality landscaping scheme, the provision of a public car park and a community social centre. A landscaped buffer, to include woodland planting of indigenous deciduous species, shall be provided along the northern boundary of the site. The layout shall also make provision for the retention and strengthening of existing trees and hedgerows along the site boundaries.	11.1

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining and preserving any landmark trees as well as on-site features and field patterns. A design brief for individual dwellings shall be part of the scheme.	17.6
O-02	Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining and preserving any landmark trees as well as on-site features and field patterns. A design brief for individual dwellings shall be part of the scheme.	5.9
O-03	Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for the inclusion of tree planting along southern boundary. A design brief for individual dwellings shall be part of the scheme.	6.1

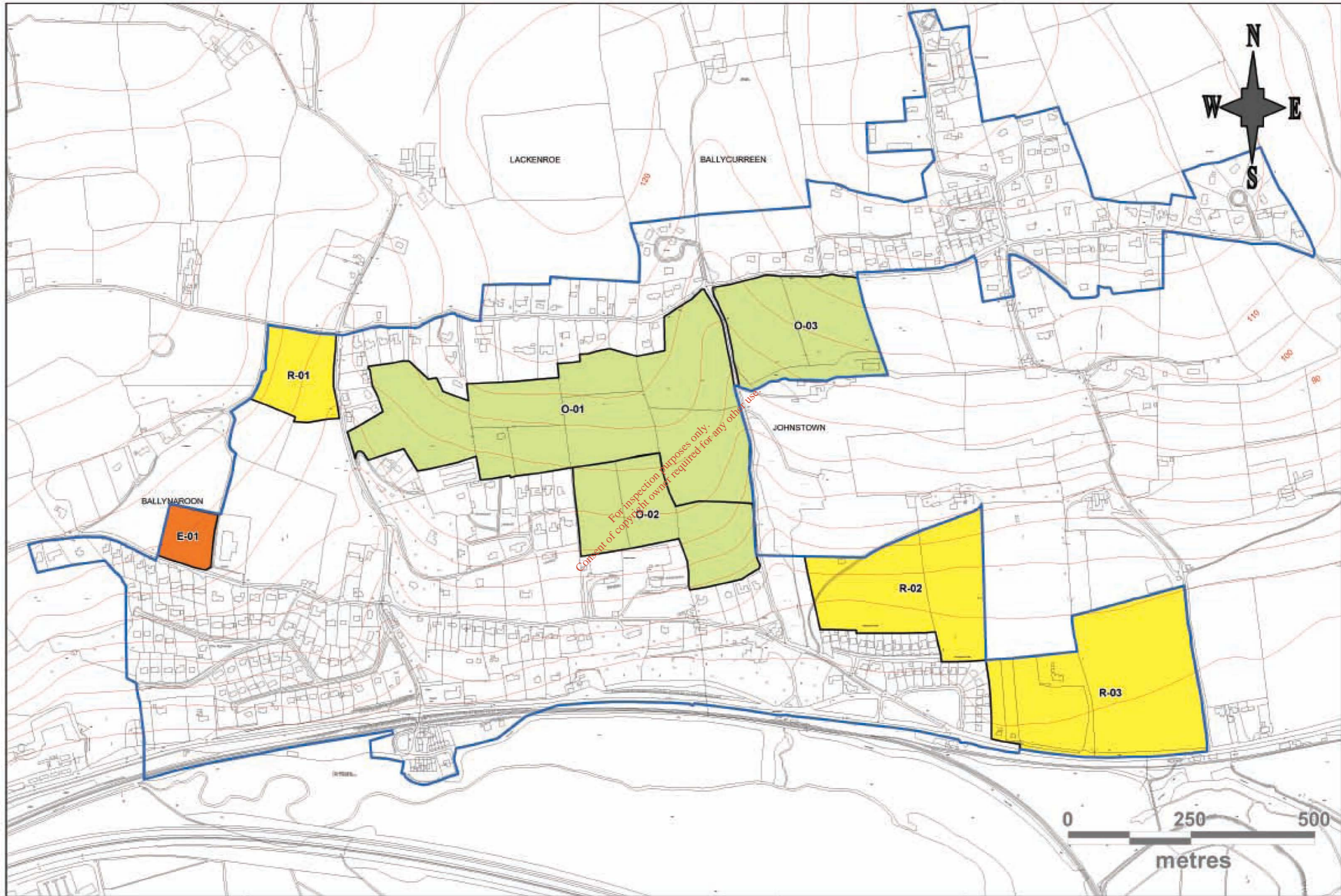
Educational, Institutional and Civic

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

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Provision for extension to school and recreational facilities for same.	1.2

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10 Kerry Pike

10.1 KERRY PIKE IN CONTEXT

10.1.1. Kerry Pike is a linear village located approximately 3 kilometres west of Cork City, immediately north of the Shournagh River valley.

10.1.2. In the overall strategy of this Local Area Plan, Kerry Pike is designated as a **village** within Metropolitan Cork. The strategic aims for the village are to promote sympathetic development in tandem with the provision of services, to strengthen the village core and to maintain the existing character of the settlement.

10.1.3. The village is surrounded by the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses.

10.2 PLANNING CONSIDERATIONS

10.2.1. Kerry Pike has a large residential component and like many villages close to the city has relatively few services and community facilities. These services include a national school, garden centres/nursery, Montessori school, GAA pitch, basketball court, restaurant, pub and a number of other individual retail and commercial uses, which are spread throughout the existing settlement.

10.2.2. A substantial amount of land is zoned for residential development in Kerry Pike but to date no development has occurred on these lands. This is partly due to the deficiencies in infrastructure in Kerry Pike.

10.2.3. Ardnalee House to the south east of the village is entered in the Record of Protected Structures. The Shournagh Valley, to the south of the village forms a proposed Natural Heritage Area. There is a substantial amount of scenic landscape surrounding the village, particularly to the south along the Lee Valley and the Shournagh River valley. Kerry Pike is also on a designated scenic route, from Clogheen to Tower, Blarney and Blarney Lake.

Road access to the village is generally adequate from Tower and the City, however access from Healy's Bridge to the south is poor. Within the village itself the main road requires re-aligning. The village is not served by public transport.

10.2.4. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to connect Kerry Pike to the Harbour and City Water Supply Scheme. A preliminary report on this is currently being prepared by Cork County Council.

10.2.5. As regards Kerry Pike Sewerage Scheme, Cork County Council's "Assessment of Water Services Needs 2004" proposes to extend the collection system and connect the scheme to the Blarney Treatment Plant. It is proposed to partially fund this project through the Serviced Land Initiative. Contract documents are currently being prepared in this regard.

10.3 PROBLEMS AND OPPORTUNITIES

10.3.1. Kerry Pike's rural setting and proximity to Cork City makes it an attractive location for development. However the main issue for Kerry Pike is the lack of adequate servicing. As soon as the servicing difficulties are overcome it is important that the village is developed in an appropriate manner, avoiding insensitive large-scale development, which could seriously undermine the attractiveness of the area.

10.3.2. The village itself would benefit from a more compact form with mixed uses and enhanced community facilities. In particular further improvements to the village centre, with an enhanced streetscape including improved street lighting and public footpaths would be desirable.



10.4 PLANNING PROPOSALS

10.4.1. The development boundary for Kerry Pike remains as it was in the 1996 Cork County Development Plan (as varied), as there is sufficient land zoned to meet the requirements during the life of the plan.

10.4.2. To allow the village to develop in an orderly manner, it is important that proper infrastructural improvements are made prior to any of the zoned land being developed. In particular, the road network has to be upgraded and a new sewerage scheme and water supply are required to facilitate the villages' expansion.

10.5 SPECIFIC ZONING OBJECTIVES: KERRY PIKE

Residential Areas

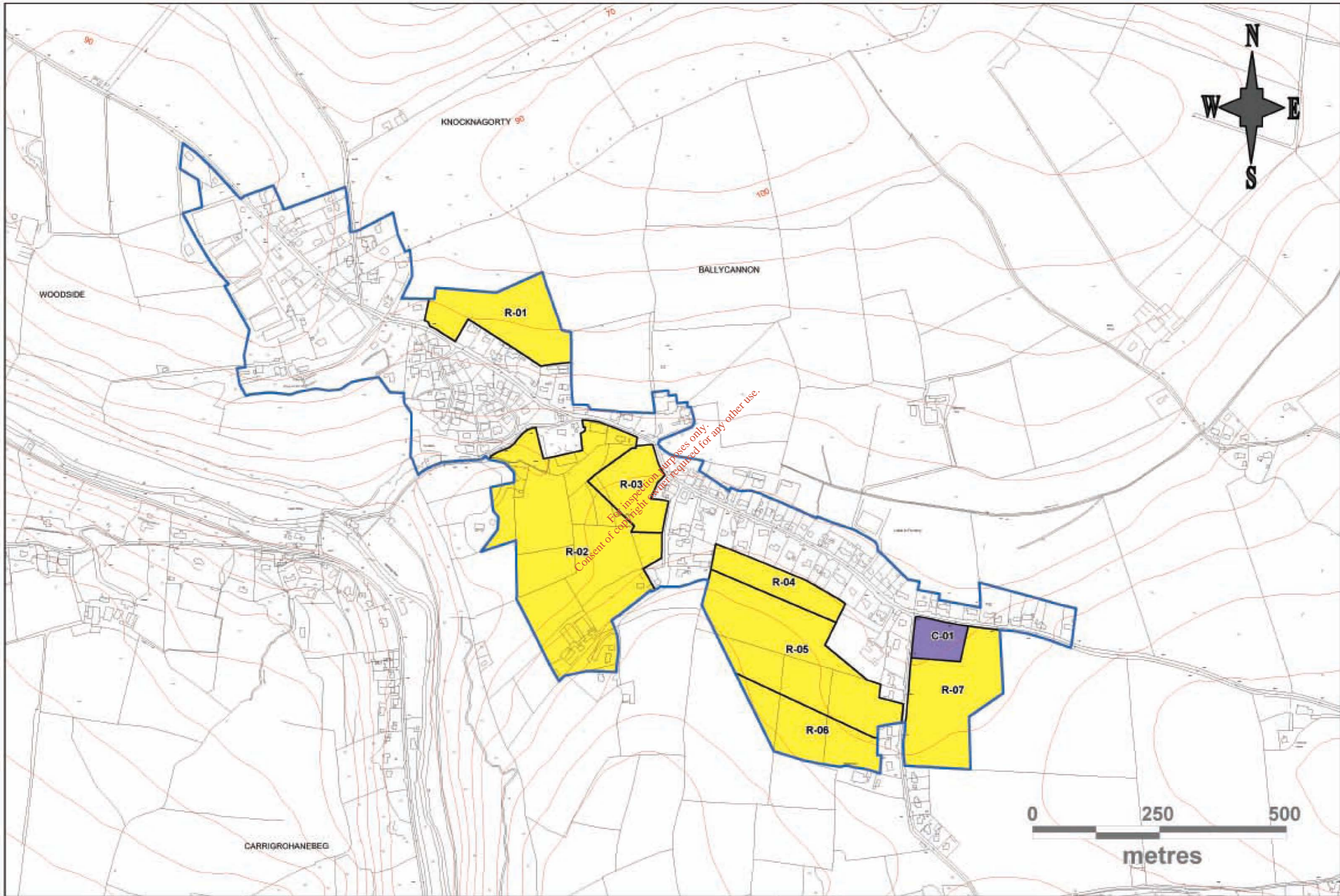
10.5.1. The specific residential zoning objectives for Kerry Pike are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development.	2.9
R-02	Very low density residential development, individual sites with detailed landscaping scheme.	10.3
R-03	Low density residential development.	1.6
R-04	Low density residential development.	1.4
R-05	Low density residential development.	5.6
R-06	Low density residential development.	2.4
R-07	Low density residential development, to include tree planting along eastern boundary.	3.6

Commercial Areas

10.5.2. The specific commercial zoning objective for Kerry Pike is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
C-01	Commercial development	0.8



11 Killeens

11.1 KILLEENS IN CONTEXT

11.1.1. Killeens is located approximately 2 kilometres north of Cork City, adjacent to the N20 Cork-Mallow road.

11.1.2. In the overall strategy of this Local Area Plan, Killeens is designated as a **village** within Metropolitan Cork. The strategic aims for Killeens are to consolidate the existing settlement, improve local services and facilities and to strengthen infrastructure and public transport connections with the larger towns and villages in the Electoral Area.

11.1.3. The village is surrounded by the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of these lands and to reserve lands generally for agriculture, open space or recreation uses.

11.2 PLANNING CONSIDERATIONS

11.2.1. The services and community facilities in Killeens village include a shop, hotel and pub.

11.2.2. Most of the land zoned in the 1996 Cork County Development Plan (as varied) for residential development in Killeens has been developed at this stage or is the subject of planning applications.

11.2.3. Killeens is easily accessible from Cork City and north Cork as it adjoins the N20. Within the village itself the roads are poor, particularly those linking Killeens with Monard and Rathpeacon.

11.2.4. Killeens is served by the Harbour and City Water Supply Scheme from Inniscarra. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to replace defective water mains in Killeens and the requirement for a new reservoir.

11.2.5. Killeens is served by a public sewer. However there is a very small stream to the south west of the settlement, which has poor flow and dilution. This stream also feeds into Blarney Bog, which is a proposed Natural Heritage Area and therefore needs protecting. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to increase the capacity of the Waste Water Treatment Plant and the need to provide a new collection system.

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



11.3 PROBLEMS AND OPPORTUNITIES

11.3.1. Killeens would benefit from some commercial or mixed-use development within the village centre.

11.3.2. An important existing amenity for the area is the walk from Killeens to Blarney via Horgan's Bridge which should continue to be maintained.

11.4 PLANNING PROPOSALS

11.4.1. The development boundary identified in the 1996 County Development Plan (as varied), and the zoned undeveloped lands within it are retained in this Local Area Plan.

11.4.2. A small area of additional land has been zoned for residential development to the north-west of Killeens in lieu of less suitable lands adjacent to the existing Waste Water Treatment Plant. Zoning further land in the village could seriously undermine the re-introduction and viability of suburban rail between Blarney and Cork City, and hence the objectives of the Cork Area Strategic Plan (CASP) and the Cork County Development Plan 2003 (as varied).

11.4.3. A small parcel of land between the N20 and the road through the village is zoned for mixed use to incorporate some streetscape development, a shop, pub, restaurant or other appropriate village type use.

11.5 SPECIFIC ZONING OBJECTIVES: KILLEENS

Residential Areas

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development to include tree planting on the northern boundary. A flood study may be required.	1.9
R-02	Medium density residential development, including a minimum 20 metre wide broad leaf tree planted buffer along the northern and eastern boundaries.	4.3
R-03	Low density residential development.	1.3

Open Space, Sports, Recreation and Amenity

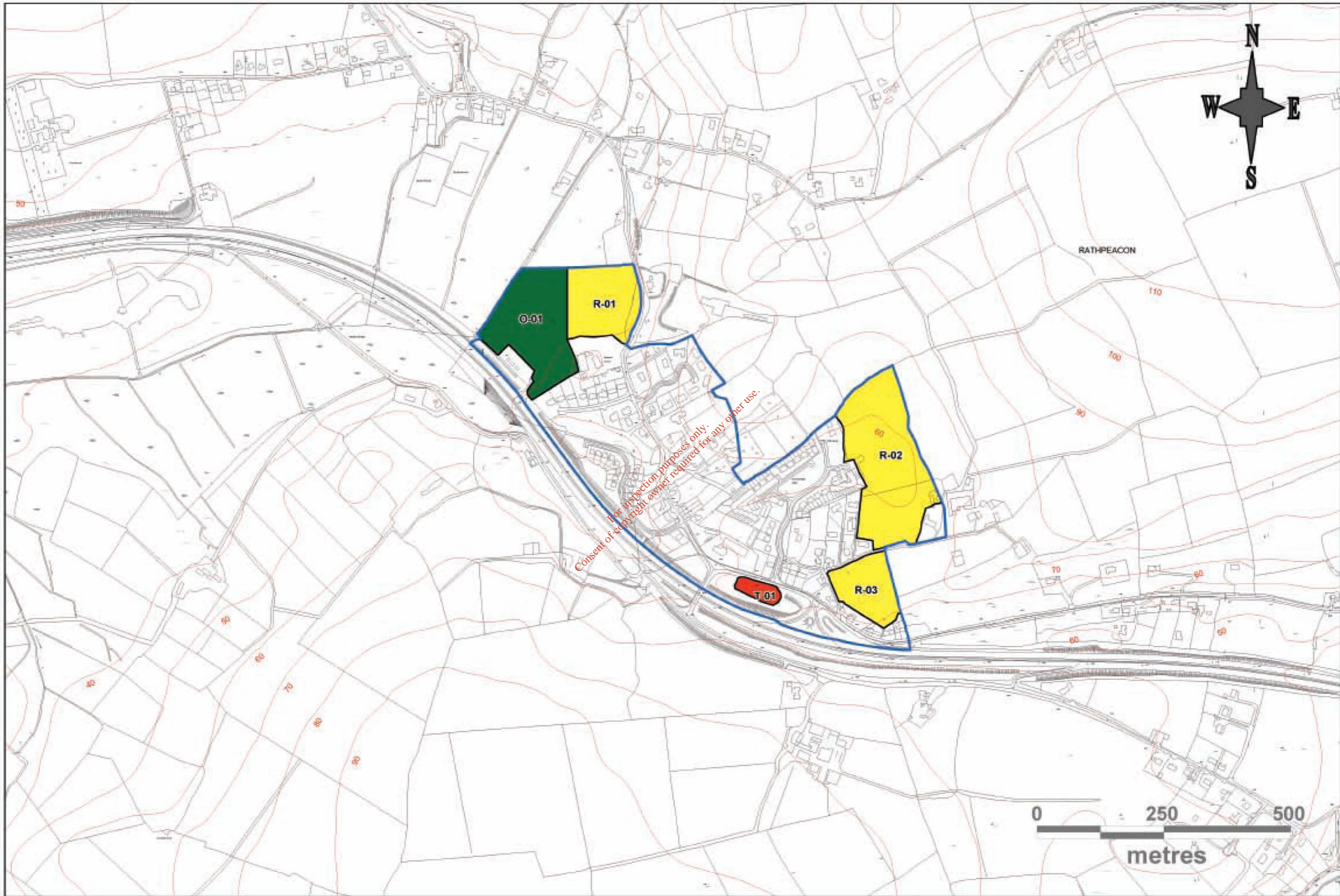
11.5.2. The specific open space, sports, recreation and amenity zoning objective for Killeens is set out in the following table:

Objective No.	Specific Objective	Approx. Area (Ha)
0-01	Passive open space.	2.9

Town Centre / Neighbourhood Centre

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Mixed use development incorporating local commercial or retail development, with the option for an element of terraced housing or overhead apartments.	0.3



12 Knockraha

12.1 KNOCKRAHA IN CONTEXT

12.1.1. Knockraha is located in a hilly setting to the east of the Butlerstown River approximately 10 kilometres north east of Cork City and 5 kilometres east of Glanmire/Riverstown.

12.1.2. In the overall strategy of this Local Area Plan, Knockraha is designated as a **village** within Metropolitan Cork. The strategic aims for the village are to promote sympathetic development in tandem with the provision of infrastructure and services, to retain and improve local services and facilities and to encourage high quality residential amenities and facilities.

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

12.2 PLANNING CONSIDERATIONS

12.2.1. Knockraha has a number of important services and community facilities, which include a church, community centre, national school, pub and bus stop.

12.2.2. The main access to Knockraha is via a number of local roads, connecting the village with Glanmire/Riverstown and Glounthaune. These roads accommodate very large numbers of individual dwellings, with the road from Riverstown, through Brooklodge to Knockraha being almost a continuous ribbon of individual dwellings.

12.2.3. Within the village itself there is a wide main street with some footpaths and public lighting. The village is served by a regular bus service connecting with Cork City.

12.2.4. Knockraha is served by a public water supply. Recent development in the village is connected to the existing water main.

12.2.5. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to upgrade the treatment plant at Ballingohig (Knockraha).

12.2.6. There is no public sewer in the village at present and no storm sewer. To date residential development in the village has incorporated private treatment units.

12.2.7. It should be noted that the biological quality of this section of the River Butlerstown is currently an issue in the receiving waters of this settlement.

12.3 PROBLEMS AND OPPORTUNITIES

12.3.1. Despite the apparent pressure for houses in the area surrounding Knockraha, limited development has occurred in the village itself until recently. It is an objective of the Local Area Plan to encourage the development of lands within the village in an attempt to offer an alternative location to those seeking to build in the surrounding countryside and to provide a wider range of services and community facilities.

12.3.2. The village itself would benefit from a more compact form and from some regeneration in a number of important locations.

12.3.3. It is important that any future residential development close to the village centre is of an appropriate scale and character, so as not to undermine the rural attractiveness of the area.



12.4 PLANNING PROPOSALS

12.4.1. The proposed development boundary is based largely on the boundary established in the 1996 Cork County Development Plan (as varied) but additional lands have been included to reflect existing residential development in the Chapel Field and for new residential developments to the east, west and south of the village. The extension of the boundary will provide the opportunity for in-depth development and greater use of lands close to the village centre.

12.4.2. Within the development boundary, a number of areas have been specifically zoned for residential development. Any new

development in Knockraha will be subject to the implementation of the plans to upgrade the water supply and the provision of satisfactory sewage disposal arrangements.

12.4.3. Land has also been identified to the east of the main street, which should accommodate any expansion of the school and ancillary open space uses.

12.4.4. Consideration will be given to proposals for infill development and changes of use in an effort to encourage the development of a wider range of services for the village.

12.5 SPECIFIC ZONING OBJECTIVES: KNOCKRAHA

Residential Areas

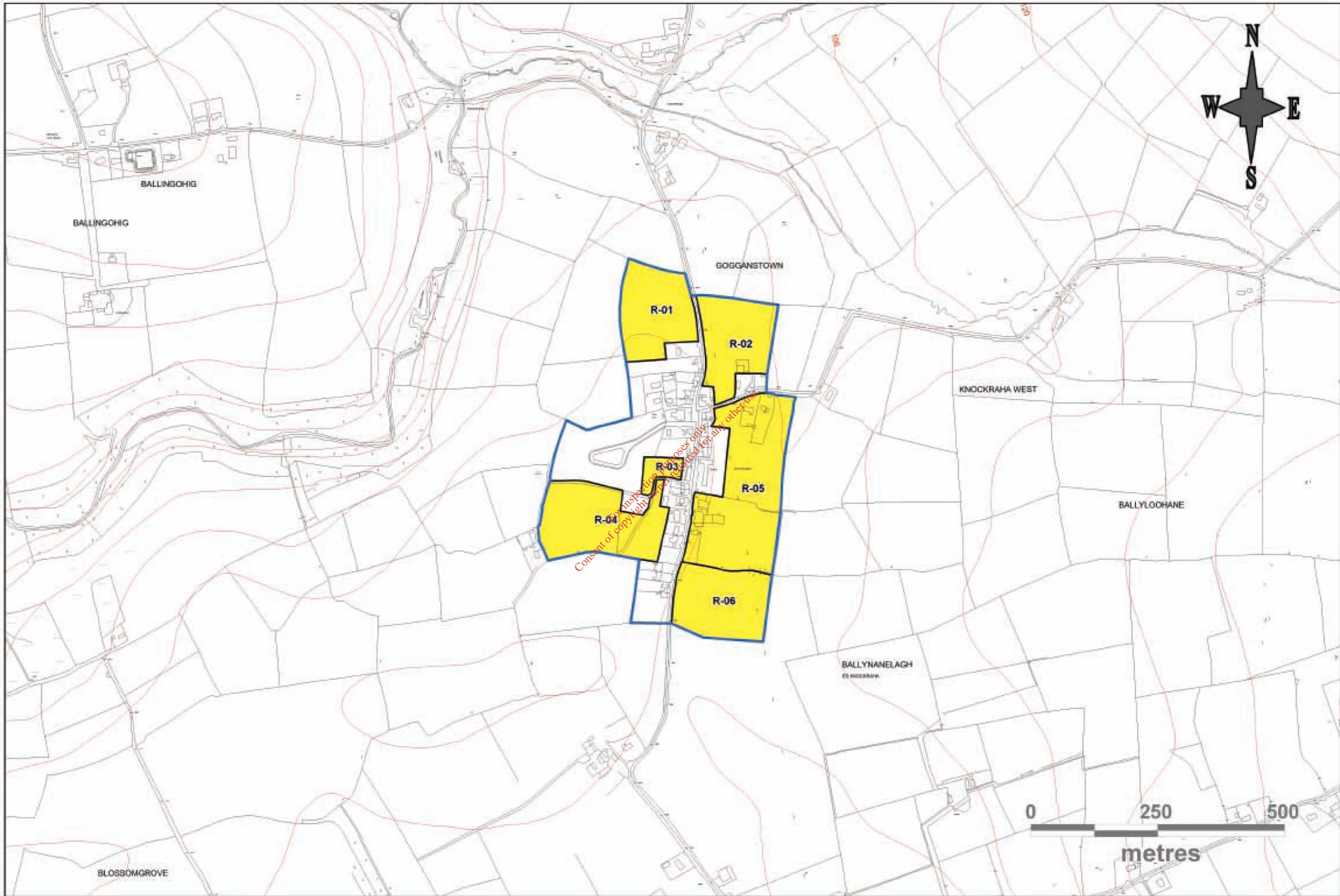
12.5.1. The specific residential zoning objectives for Knockraha are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development.	2.4
R-02	Medium density residential development.	2.3
R-03	Low density infill residential development, subject to satisfactory sanitary services.	0.4
R-04	Low density residential development, subject to satisfactory sanitary services.	3.1
R-05	Low density residential development, with provision for street frontage development onto the streets to the west and north, which could incorporate village centre type uses and including a single vehicular access to the lands to the rear, provision for expansion to the school and to include ancillary open space and car parking, subject to satisfactory sanitary services.	5.0

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
R-06	Low density residential development, subject to a single agreed landscape-based scheme to include provision of open space, tree planting along eastern and southern boundaries and subject to satisfactory sanitary services.	2.5

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13 Upper Glanmire

13.1 UPPER GLANMIRE IN CONTEXT

13.1.1. Upper Glanmire is located in an elevated position to the west of the Glashaboy River valley, approximately 7 kilometres north east of Cork City and 1 kilometre from Riverstown/Glanmire.

13.1.2. In the overall strategy of this Local Area Plan, Upper Glanmire is designated as a **village** within Metropolitan Cork. The strategic aims for the village are to promote sympathetic development in tandem with the provision of services and to retain and build upon existing services and community facilities.

13.1.3. The village is surrounded by the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses.

13.2 PLANNING CONSIDERATIONS

13.2.1. Upper Glanmire is a residential area with a number of important services, which include a church, national school, community centre, GAA club, and public house.

13.2.2. Road access to Upper Glanmire is adequate, with the village being located along the R616 (Whites Cross to N8).

13.2.3. Upper Glanmire has a public water supply with a reservoir in Ballinvriskig fed by a pump at Whitescross. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to extend the water supply network to serve the village. The pump system also needs to be upgraded.

13.2.4. There is no public sewer available to the village at present. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to provide a new collection system and pumphouse.

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



13.3 PROBLEMS AND OPPORTUNITIES

13.3.1. The village itself would benefit from a more compact form and from some regeneration in a number of important locations. In particular further improvements to the village centre, with an enhanced streetscape and with provision for improved street lighting, and public footpaths would be desirable.

13.3.2. A significant amount of land was zoned for residential use in the 1996 Cork County Development Plan (as varied). Prior to the publication of the Draft Plan, much of this land remained undeveloped, due to the lack of adequate sanitary services. Since the Draft Plan was published a significant housing development has commenced construction to the south-east of the village, served by a private treatment unit.

13.3.3. To allow the village to develop in an orderly manner, it is particularly important that satisfactory sanitary services are put in place, which have sufficient capacity to cater for all proposed development within the village.

13.4 PLANNING PROPOSALS

13.4.1. A new development boundary has been identified for Upper Glanmire. The boundary remains tightly drawn, to the east of the village in particular, where the land falls steeply to the Glashaboy River. The boundary reflects the extent of the existing settlement and includes all of the lands, which are the subject of specific zoning objectives.

13.4.2. There are a number of opportunities for residential development within the development boundary, including some opportunity for infill.

13.4.3. A site has been identified to the rear of the existing school to allow for expansion of the school, ancillary car parking, open space and community uses.

13.4.4. Land has also been identified for village or mixed uses, in the village centre. Should residential development occur within the village during the life of the plan it is particularly important to provide additional community facilities such as a convenience shop or similar uses close to the village centre.

13.4.5. A site has also been identified within the development boundary for the expansion of existing industrial uses or the development of new industrial uses, which would be compatible with existing development in the village.

13.5 SPECIFIC ZONING OBJECTIVES: UPPER GLANMIRE

Residential Areas

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development subject to satisfactory sanitary arrangements.	5.8
R-02	Low density residential development subject to satisfactory sanitary arrangements.	0.6
R-03	Low density residential development, incorporating terraced dwellings to north of the site along the main road. The development of this site is subject to the improvement of the junction with the road to the east and the widening of this minor road and satisfactory sanitary arrangements.	3.2
R-04	Low density residential development subject to satisfactory sanitary arrangements.	2.2
R-05	Low density residential development subject to satisfactory sewage disposal.	2.3

Objective No.	Specific Objective	Approx Area (Ha)
R-06	Low density residential development, subject to satisfactory sanitary arrangements.	4.0

Educational, Institutional and Civic

13.5.1. The specific educational, institutional and civic zoning objective for Upper Glanmire is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Extension to existing school, with provision for open space /parking uses ancillary to the school and also community uses, subject to satisfactory sanitary arrangements.	1.9

Town Centre / Neighbourhood Centre

13.5.2. The specific town centre / neighbourhood centre zoning objectives for Upper Glanmire are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Mixed use/village centre development subject to satisfactory sewage disposal.	0.7
T-02	Mixed use/village centre development subject to satisfactory sanitary arrangements.	0.2

Industry and Enterprise

13.5.3. The specific industry and enterprise zoning objective for Upper Glanmire is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Small to medium industrial units, to accommodate existing industrial developments in the village as well as new proposals for industry subject to satisfactory sanitary arrangements.	1.9

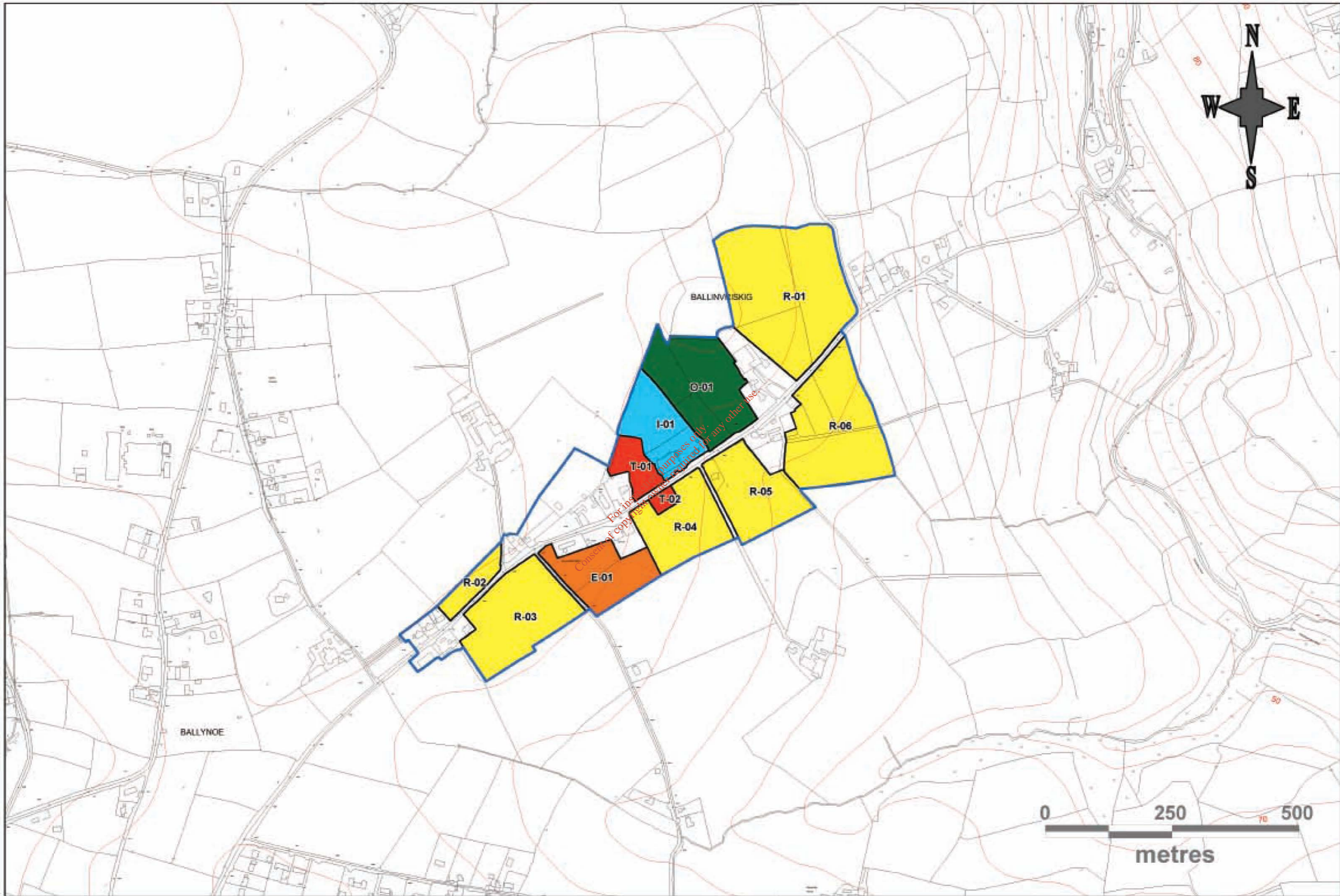
Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive or active open space.	3.0

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14 Whitechurch

14.1 WHITECHURCH IN CONTEXT

14.1.1. Whitechurch is located approximately 9 kilometres north of Cork City and approximately 3 kilometres west of Carrignavar, in the Blarney Electoral Area.

14.1.2. In the overall strategy of this Local Area Plan, Whitechurch is designated as a **village**. The strategic aims for the village are to encourage the consolidation of the settlement, to promote sympathetic development in tandem with the provision of infrastructure and services and to retain and build upon local services and facilities.

14.1.3. The village is located within the Metropolitan Green Belt where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses.



14.2 PLANNING CONSIDERATIONS

14.2.1. Whitechurch is a rural village with a number of services and community facilities, which include a church, shop and petrol forecourt, post office, soccer pitch and public house. The village is also served by a national school, GAA club and community hall although they are located approximately 1 kilometre west of the existing village.

14.2.2. The village has, in recent years, experienced estate scale residential development and although a substantial amount of land was zoned in the 1996 Cork County Development Plan (as varied), the majority of this land remains undeveloped (approximately 12 hectares). This is mainly due to the lack of adequate sanitary services.

14.2.3. St. Patrick's Catholic Church (Harry Clarke Windows) in the heart of the village is entered in the Record of Protected Structures.

14.2.4. Access to Whitechurch is via a number of local roads, most of which are adequate. The village itself is located at a junction of four roads. The village has access to a bus service once a week (Saturday) connecting to Cork City.

14.2.5. There is currently no public water supply available to the village. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need for a water supply to serve existing and proposed developments by providing a new bored well and reservoir.

14.2.6. There is no public sewer available at present. Recent residential development has been served by private waste water treatment plants. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to provide a new collection system and waste water treatment plant to serve the village.

14.2.7. It should be noted that the assimilative capacity of the receiving stream is an issue in Whitechurch.

14.3 PROBLEMS AND OPPORTUNITIES

14.3.1. To allow the village to develop in an orderly manner, it is particularly important that a public sewer and public water supply, which have sufficient capacity to cater for existing and proposed development within the entire village, are provided.

14.3.2. It is important that future development maintains the integrity of the surrounding Green Belt and the rural character of the village, particularly by retaining the important strategic Green Belt gap between the village and Dublin Pike and the City.

14.3.3. Future development within the development boundary will be dependent on the provision of satisfactory sanitary infrastructure and the provision of appropriate commercial and social infrastructure to serve the enlarged community.

14.4 PLANNING PROPOSALS

14.4.1. A new development boundary has been established for Whitechurch. The extent of the boundary is largely determined by

topography and infrastructural considerations. The main development proposals included in this plan are focused around the village centre.

14.4.2. Land has been identified in the village centre, opposite the existing petrol forecourt, for village centre type uses to allow for the provision of a wider range of services for the village and surrounding rural areas.

14.5 SPECIFIC ZONING OBJECTIVES: WHITECHURCH

Residential Areas

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, individual serviced sites, subject to the provision of satisfactory sanitary services.	3.1
R-02	Medium density street frontage development subject to the provision of satisfactory sanitary services.	0.5
R-03	Medium density residential development, incorporating street frontage development along northern and western portion of site, with provision for village centre type uses, subject to the provision of satisfactory sanitary services. Tree planting will be required along eastern boundary.	4.9
R-04	Low density residential development, subject to the provision of satisfactory sanitary services.	3.7
R-05	Medium density residential development.	4.5

Objective No.	Specific Objective	Approx Area (Ha)
R-06	Medium density residential development to provide a maximum of 200 units, including the maintenance and strengthening of natural boundaries and the provision of a crèche. The southernmost portion of the site shall be developed as public open space including an agreed landscaping scheme with broadleaf tree planting along the southern boundary to act as a definite end to development on the southern side of Whitechurch. The development of this site shall only be considered subject to an appropriate single sewerage scheme for the village being provided, approved and made available for adoption by the local authority. As a result of this development the population increase will necessitate new community facilities and these will have to be provided for off site, at the developer's expense, adjacent to the existing community facilities on an area of approximately 16.5 acres and these should include; the provision and construction of recreational and amenity uses and a sewerage solution to allow for the school extension. A time-frame, including phasing, will have to be agreed with the planning authority for the provision and completion of the infrastructure and amenities and their handing over to the appropriate authorities, before development commences on the site.	12.2

Town Centre / Neighbourhood Centre

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Mixed use development to include street frontage development along eastern boundary, subject to the provision of satisfactory sanitary services.	2.7

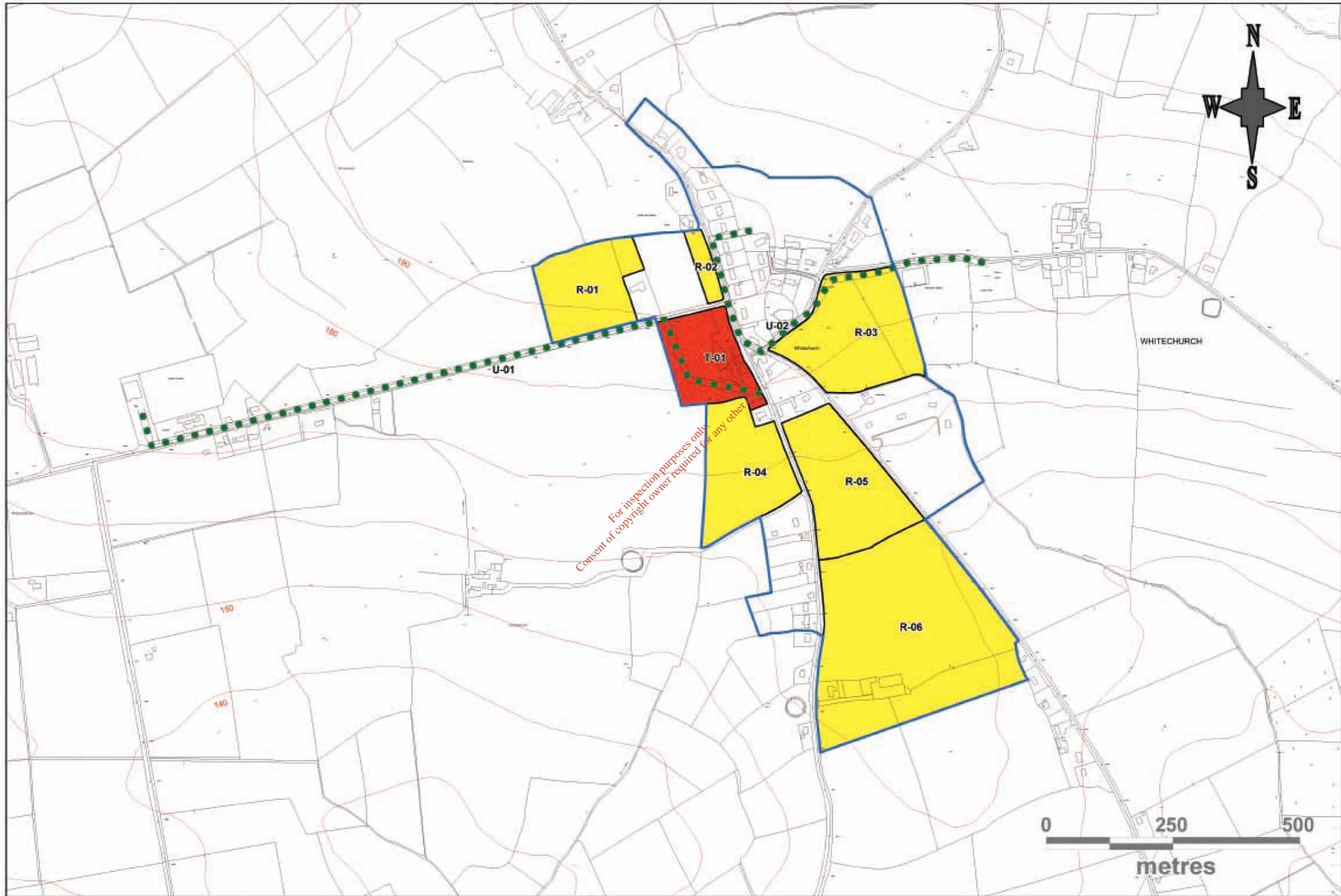
Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Develop and maintain safe pedestrian link between the village and the school and recreation uses.	-
U-02	Develop and maintain pedestrian link from village centre to cemetery and soccer club.	-

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Legend for Zoning Maps :

LAND USE CATEGORIES

Established Areas








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

New Areas

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

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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

VILLAGE NUCLEI

Berrings

Cloghroe

Courtbrack

Dublin Pike

Firmount

Lower Dripsey

Matehy

Rathduff

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15 Berrings

15.1 BERRINGS IN CONTEXT

15.1.1. Berrings is located approximately 15 kilometres north west of Cork City and west of the R579 Leemount to North Cork road and is surrounded by a large rural hinterland, which forms part of the designated Rural Housing Control Zone. The purpose of the Rural Housing Control Zone is primarily to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.

15.1.2. In the overall strategy of this Local Area Plan, Berrings is designated as a **village nucleus**. The strategic aims for Berrings are to retain and improve local services and facilities around the crossroads and to promote sympathetic development in tandem with the provision of infrastructure and services.

15.1.3. Berrings has a number of individual houses, a church and a substantial sized national school, all of which are centred on the crossroads.

15.1.4. A specific zoning map was not included in the 1996 Cork County Development Plan (as varied) for Berrings, however despite the lack of zoned land a low-density housing estate has been developed close to the village nucleus.



15.2 PLANNING PROPOSALS

15.2.1. There is currently no public water supply in the area and existing development is serviced by individual wells. Berrings does not have a public sewerage scheme at present. The recent residential development to the south of the village nucleus has incorporated its own treatment plant.

15.2.2. Road access to the village nucleus is generally poor, with only a number of local roads connecting it to the R579, R618 and R619.

15.2.3. Berrings' rural setting and proximity to Cork City could make it an attractive location for development. However the existing infrastructure deficiencies will constrain future development in the area. Should further development occur in the village nucleus it is important that its rural character is not compromised.

15.2.4. The village nucleus itself would benefit from some further small-scale residential development around the crossroads, provided that suitable sanitary services are put in place. In particular improvements to the village nucleus, with the creation of a streetscape and with provision for improved street lighting and public footpaths would be desirable.

15.2.5. A development boundary has been identified for Berrings, which focuses mainly on lands close to the village centre. Two sites have been identified to the south west and the east of the crossroads for low-density residential development, subject to the provision of suitable sanitary services. Elsewhere within the village boundary some further low-density residential development is not precluded, preferably through serviced sites or individual dwellings. It is important that access be retained to the back-lands closest to the village nucleus so as not to compromise the possibility of in-depth development at a later stage.

15.2.6. Should an opportunity arise, some limited retail development, e.g. a village shop, could be accommodated within the village nucleus.

15.2.7. The lack of a public sewer limits the area to small-scale development with dwellings being served by individual septic tanks or individual treatment units.

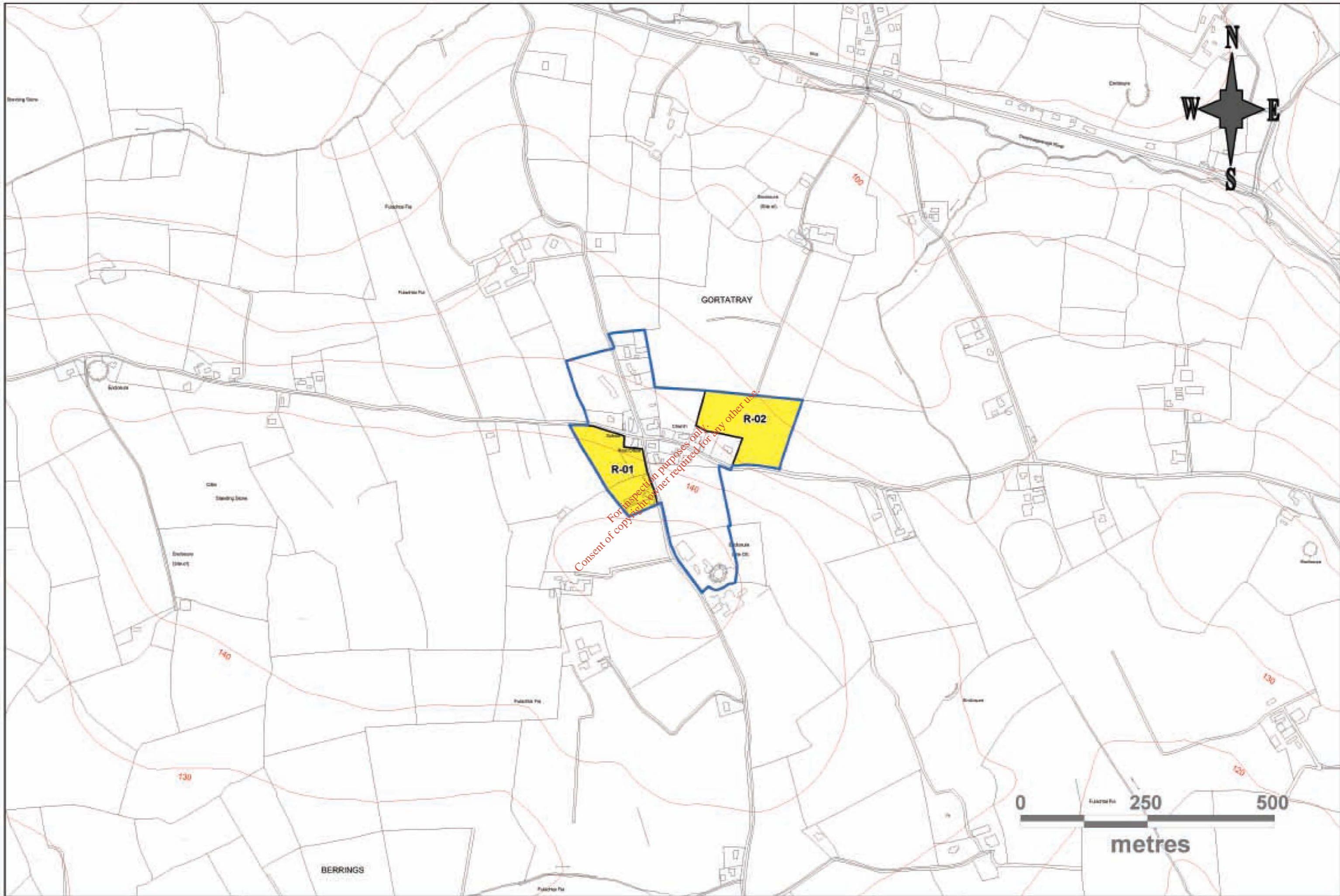
15.3 SPECIFIC ZONING OBJECTIVE: BERRINGS

Residential Area

15.3.1. The specific residential zoning objectives for Berrings are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, subject to the provision of satisfactory sanitary services.	1.5
R-02	Low density residential development, subject to a single agreed landscape-based scheme to include provision of open space, tree planting along the eastern and northern boundaries and subject to satisfactory sanitary services.	2.0

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16 Cloghroe

16.1 CLOGHROE IN CONTEXT

16.1.1. Cloghroe is located approximately 8 kilometres north west of Cork City, along the R579. Land to the north of the R579 rises steeply towards Vicarstown. To the south, between the main road and the Owennagearagh River the land is flat and may be prone to flooding closer to the river.

16.1.2. In the overall strategy of this Local Area Plan, Cloghroe is designated as a **village nucleus** within Metropolitan Cork. A specific zoning map was not included in the 1996 Cork County Development Plan (as varied) for Cloghroe.

16.1.3. Cloghroe is centred on two public houses and most of its' services and community facilities are located nearby. Cloghroe National School is sited within the development boundary for Tower as are the church and post office. Cloghroe also has access to the community centre at Ballyanly, which serves the wider Inniscarra and Cloghroe areas.

16.1.4. Road access to Cloghroe is generally adequate. The village nucleus is served by a regular bus service. The settlement does have access to a public water supply but does not have access to a public sewer. However, recent development within the village nucleus has incorporated its own private package treatment plant.



16.2 PLANNING PROPOSALS

16.2.1. Cloghroe's location in the Metropolitan Green Belt and along a busy road makes it unsuitable for any large-scale development.

However there may be potential for some limited infill or small-scale residential development within the village boundary.

16.2.2. Cloghroe is a linear settlement, and stretches from Tower on the east to the cross roads and public house on the west and while many of Cloghroe's community facilities such as the church and school are within the development boundary for Tower, a strategic gap still exists between Tower and Cloghroe village nucleus. It is important that this strategic Green Belt gap be maintained in the future.

16.2.3. Improvements have been made to the R579 recently and during the life of this plan an enhanced streetscape would be desirable.

16.2.4. A new village boundary has been identified for Cloghroe. It focuses on lands close to existing development and maintains the integrity of the Green Belt, while accommodating a limited amount of residential development.

16.2.5. Infill development may be accommodated in a number of locations within the village boundary, and may provide an opportunity for street frontage development.

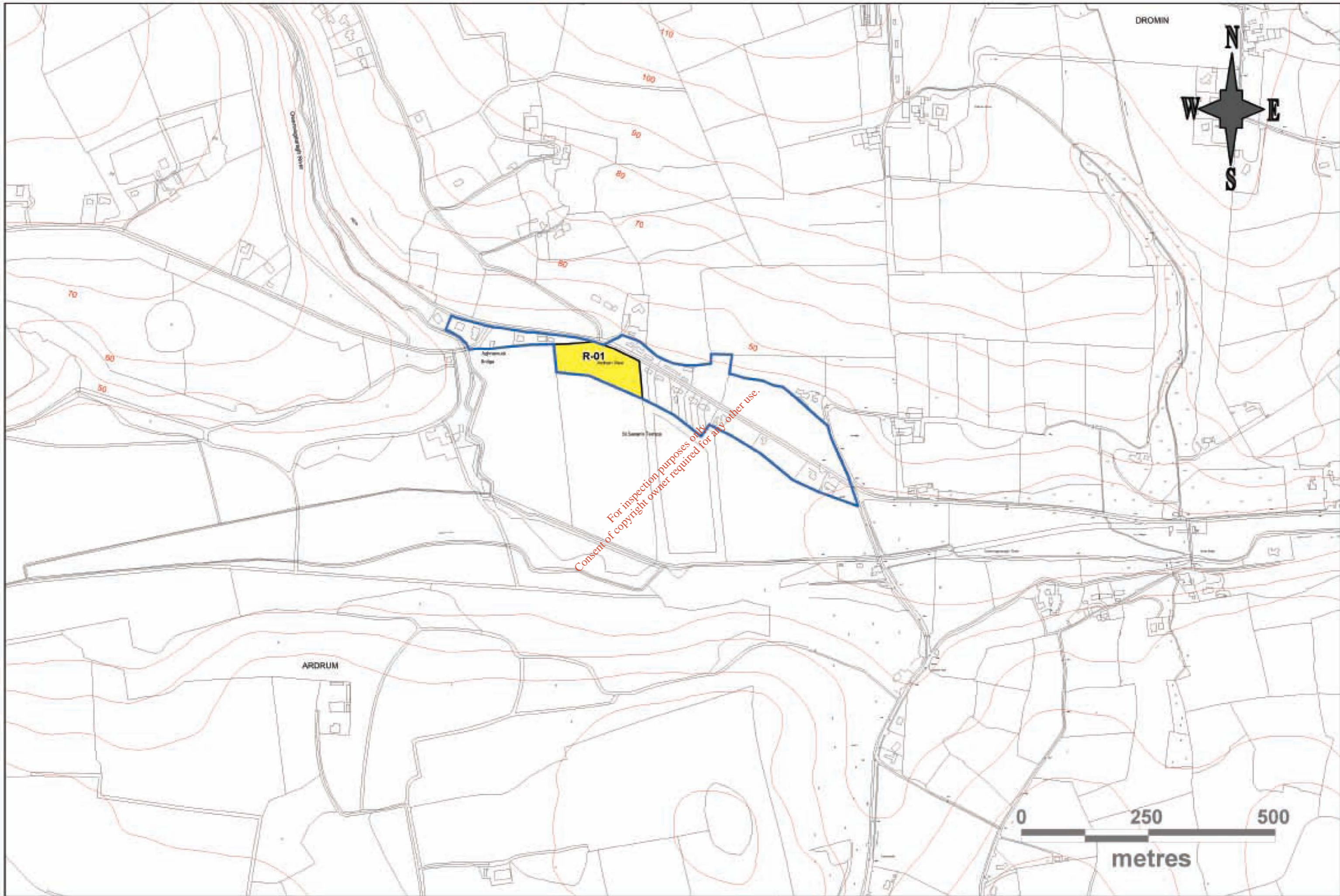
16.2.6. Land has been identified to the west of the village nucleus as being suitable for low density residential development, incorporating streetscape development to the north and tree planting to the south. Consideration will be given to a limited amount of in-depth low-density residential development, provided the development can be serviced by one access and served by the appropriate infrastructure.

16.3 SPECIFIC ZONING OBJECTIVES: CLOGHROE

Residential Area

16.3.1. The specific residential zoning objective for Cloghroe is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, incorporating street frontage development along northern boundary and tree planting to south, subject to adequate sanitary services.	1.1



17 Courtbrack

17.1 COURTBRACK IN CONTEXT

17.1.1. Courtbrack is a rural village located approximately 14 kilometres northwest of Cork City and 7 kilometres from Blarney. The village lies to the north of the Shournagh River, which flows along the floor of a steep valley. It is surrounded by a large rural hinterland, which forms part of the Rural Housing Control Zone. The purpose of the Rural Housing Control Zone is primarily to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.

17.1.2. In the overall strategy of this Local Area Plan, Courtbrack is designated as a **village nucleus** within Metropolitan Cork. The strategic aims for the village are to retain and improve local services and to promote sympathetic development in tandem with the provision of infrastructure and services.

17.1.3. Courtbrack has a number of important services and community facilities, which include a church, community centre, shop and petrol forecourt, hairdresser and a concrete manufacturers located close to the village nucleus.

17.1.4. A specific zoning map was not included in the 1996 Cork County Development Plan (as varied) for Courtbrack, however a number of individual houses have been built in recent years within the village itself.

17.1.5. Road access to Courtbrack is poor, with most of the traffic passing Fox's bridge to the south of the village and only local roads connecting to Tower and Blarney and Grenagh to the north. In the centre of the village nucleus itself, a dangerous junction has been improved. A traffic island has been constructed and surfacing and lining provides order to the junction and removes its dangerous nature.

17.1.6. There is currently no public water supply in the area and existing development is served by individual wells.

17.1.7. The village does not have a public sewer and has no surface water drainage scheme in place.



17.2 PLANNING PROPOSALS

17.2.1. The development boundary identified for Courtbrack makes provision for a limited amount of residential development to the south and east of the village centre. Further development to the south of the village is undesirable in view of the steep rise from Fox's Bridge and in order to maintain a strategic gap between Courtbrack and Matehy.

17.2.2. Two substantial parcels of land have been identified to the east of the church and to the south of the village for low-density residential development, subject to the provision of a playing pitch in the case of the southernmost site and also the provision of footpaths along the public roads. Some further infill development of an appropriate scale could be accommodated within the development boundary.

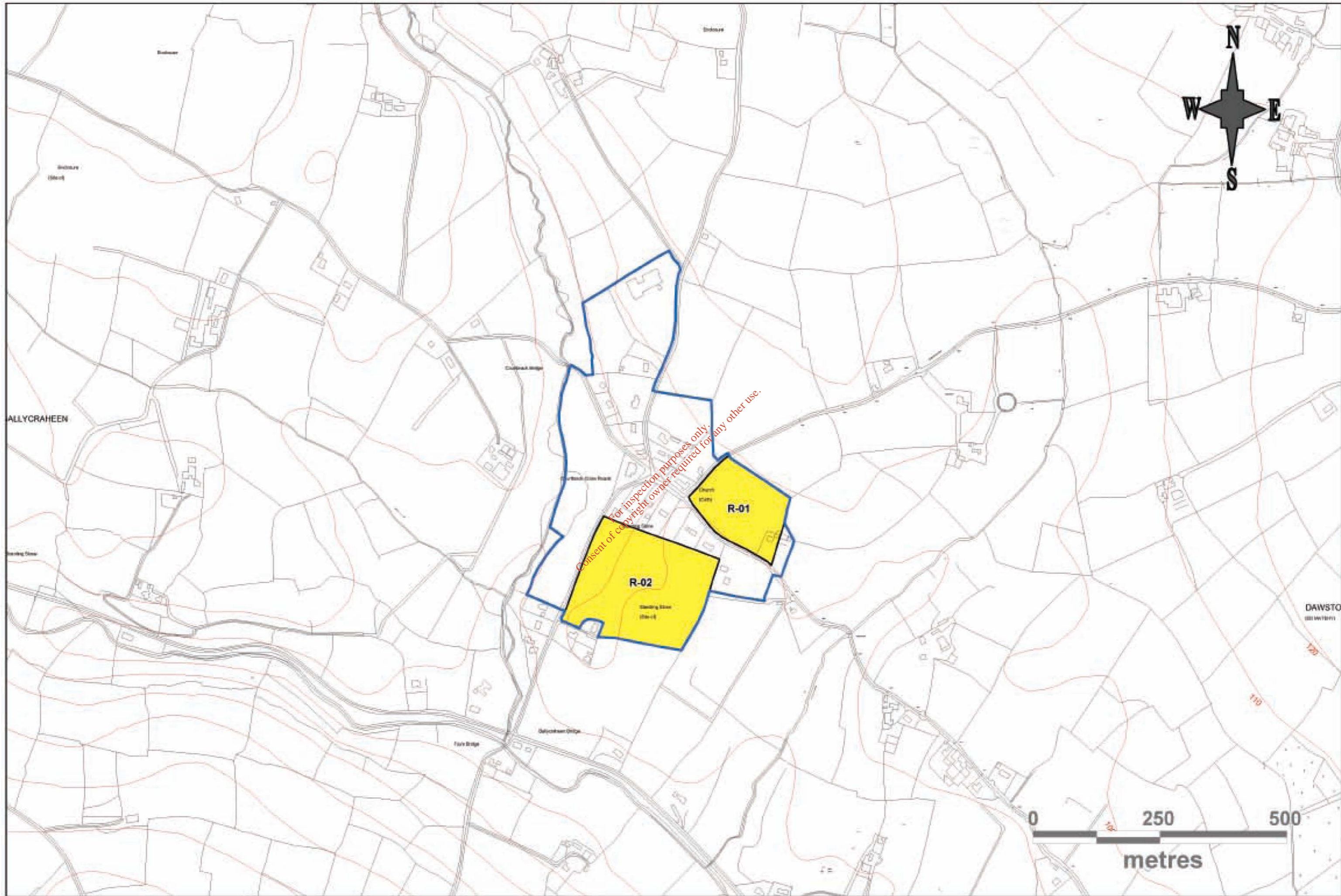
17.2.3. Consideration will also be given to any proposals for further small scale commercial/retail development in the former creamery site including additional car parking.

17.3 SPECIFIC ZONING OBJECTIVE: COURTBRACK

Residential Area

17.3.1. The specific residential zoning objectives for Courtbrack are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, subject to the provision of satisfactory sanitary services, adequate landscaping and footpath along the public road to the south.	2.4
R-02	Low density residential development, subject to the provision of a playing pitch, a footpath along the public road to the west, tree planting on the eastern boundary and satisfactory sanitary services.	5.2



18 Dublin Pike

18.1 DUBLIN PIKE IN CONTEXT

18.1.1. Dublin Pike is located immediately north of and adjacent to Cork City North Environs. The settlement is surrounded by the Metropolitan Green Belt where it is an objective to preserve the largely undeveloped nature of these lands and to reserve lands generally for agriculture, open space or recreation use.

18.1.2. In the overall strategy of this Local Area Plan, Dublin Pike is designated as a **village nucleus** within Metropolitan Cork. The strategic aims for the settlement are to consolidate the existing settlement within its Green Belt setting.

18.1.3. Dublin Pike is a predominantly residential area, but has a number of important services and community facilities, which include a pub and a number of engineering works / builders. St Catherine's Cemetery is located to the west of Dublin Pike and serves the village nucleus itself as well as a much wider area. There are a number of other services in the area, outside of the development boundary, including playing pitches and a church.

18.1.4. Anname Bridge, which is located at the northern end of Dublin Pike is entered in the Record of Protected Structures.

18.1.5. Road access to Dublin Pike is adequate with direct links to the N20 and R614.

18.1.6. The village nucleus is connected to the Cork Harbour and City Water Supply Scheme. There is no public sewer available in Dublin Pike at present. Recent residential development has been served by individual treatment units.

18.2 PLANNING PROPOSALS

18.2.1. The development boundary for Dublin Pike will generally remain as it was in the 1996 Cork County Development Plan (as varied). The village nucleus should remain as a small low-density settlement, given the amount of development which has already occurred, its location within the Metropolitan Green Belt and its proximity to the City.

18.2.2. It is not proposed to zone any additional land in Dublin Pike, however within the village boundary further infill development at low densities where appropriate, may be considered.

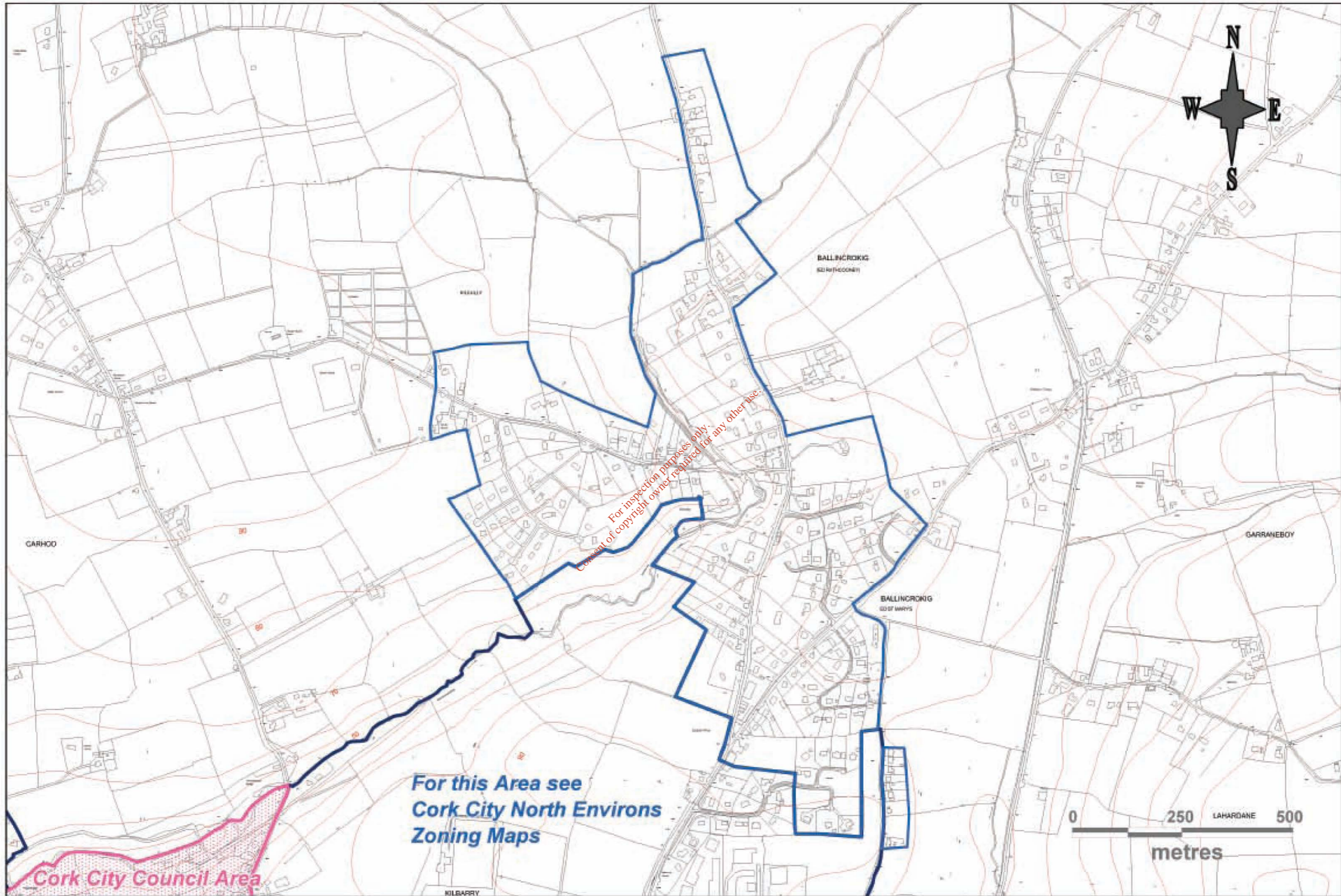


18.3 SPECIFIC ZONING OBJECTIVES: DUBLIN PIKE

General Objective

18.3.1. The general objective for Dublin Pike is set out in the following table:

Objective No.	General Objective
GEN-01	The lack of a public sewer limits the area to small-scale development. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.



**For this Area see
Cork City North Environs
Zoning Maps**

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19 Firmount

19.1 FIRMOUNT IN CONTEXT

19.1.1. Firmount is located approximately 16 kilometres northwest of Cork City and lies north of the Shournagh River. It is located at the western edge of the Blarney Electoral Area. The settlement of Fornaght lies to the south of the Shournagh River, adjacent to Firmount and is located within the Macroom Electoral Area.

19.1.2. In the overall strategy of this Local Area Plan, Firmount is designated as a **village nucleus**. The strategic aims for Firmount are to retain the existing services and encourage some low-density residential development within the village nucleus.

19.1.3. The settlement consists of a number of services and community facilities, which include a shop, national school, Co-op store and public house. A church and a second pub are located to the south of the river, within the settlement of Fornaght. A public footpath and public lighting link the church in Fornaght to Firmount. A daily bus service to the City serves the settlement.

19.1.4. Firmount was not included as a settlement in the 1996 County Development Plan (as varied) and therefore did not have any zoned land.

19.1.5. Firmount has access to a public water supply. There is currently no public sewer serving the village nucleus.

19.1.6. It should be noted that the biological quality of this section of the River Shournagh is currently an issue in the receiving waters of this settlement.



19.2 PLANNING PROPOSALS

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

19.2.2. A new development boundary has been identified, for Firmount. The boundary was drawn to reflect existing development and with a view to accommodating some further small-scale residential development within the village nucleus, as an alternative to dispersed one off housing and in order to build the population base of the village nucleus.

19.2.3. Consideration could also be given to some commercial development or re-development within the village nuclei, as appropriate sites arise.

19.2.4. The land to the south of the main road adjoining the Shournagh River should be retained as open space, with the potential to accommodate a park or riverside amenity within the village nucleus.

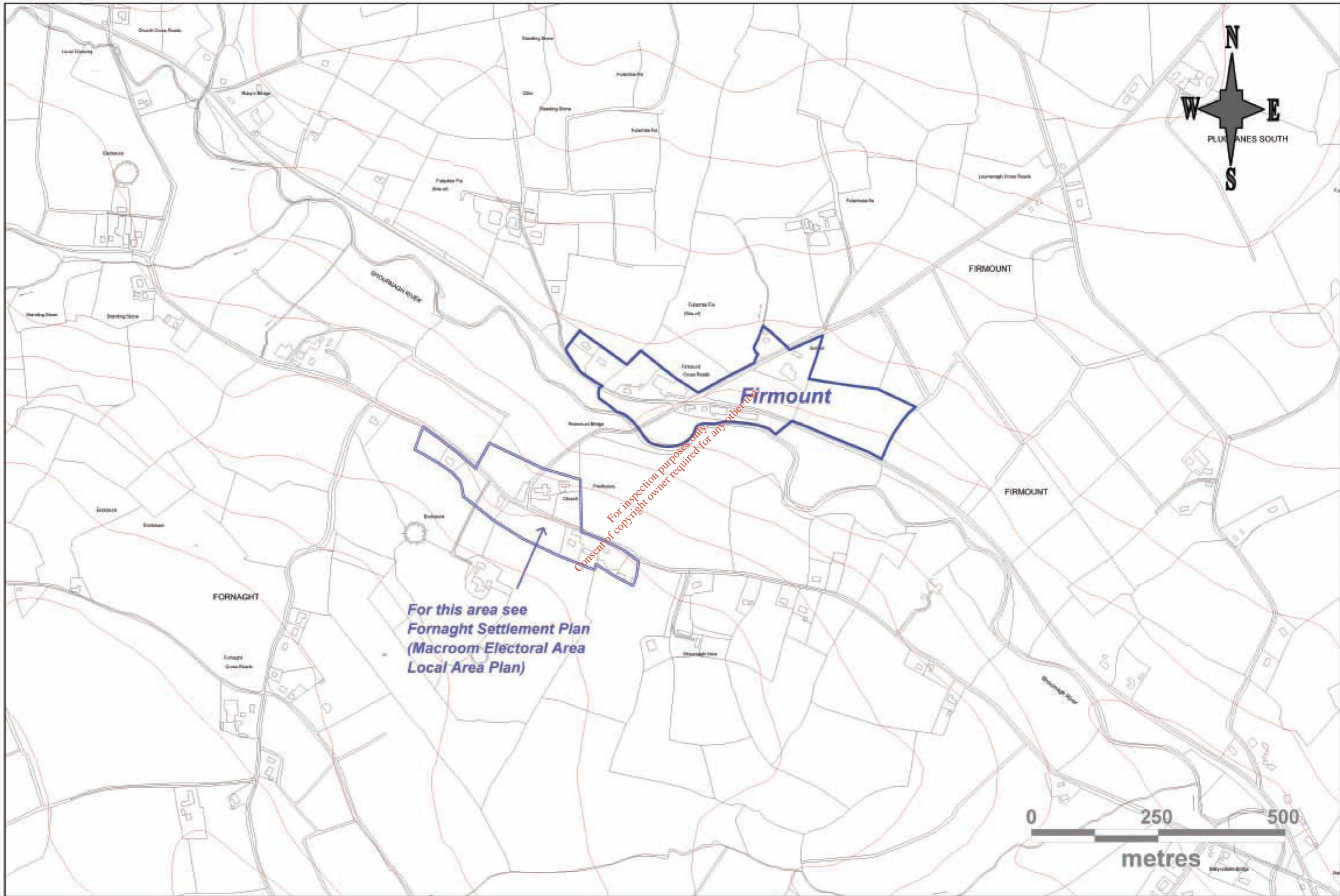
19.3 SPECIFIC ZONING OBJECTIVES: FIRMOUNT

General Objective

19.3.1. The general objective for Firmount is set out in the following table:

Objective No.	General Objective
GEN-01	The lack of a public sewer limits the area to small-scale development. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.

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20 Matehy

20.1 MATEHY IN CONTEXT

20.1.1. Matehy is located approximately 5 kilometres north west of Tower, in an elevated position south of the Shournagh River. It is surrounded by a large rural hinterland, which forms part of the Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.

20.1.2. In the overall strategy of this Local Area Plan, Matehy is designated as a **village nucleus** within Metropolitan Cork. The strategic aims for the village nucleus are to retain the existing services and to encourage some low-density residential development of an appropriate scale within the existing settlement.

20.1.3. The village nucleus is centred on a number of individual houses and services, including a church, school and pub.

20.1.4. Road access to the village nucleus is poor, and it does not have access to public transport. There is currently no water supply and no surface water disposal system available to the village nucleus and there is no public sewer at present.

20.2 PLANNING PROPOSALS

20.2.1. A new development boundary has been identified for Matehy. The boundary was drawn to reflect existing development and with a view to accommodating some further small-scale residential development within the village nucleus, as an alternative to dispersed one off housing and in order to build the population base of the village nucleus.

20.2.2. Within the development boundary three sites have been identified specifically for residential development. Consideration will also be given to further infill development of an appropriate scale subject to the provision of suitable sanitary services.

20.2.3. A limited amount of retail development (e.g. convenience shop) could be considered in an appropriate location within the boundary.



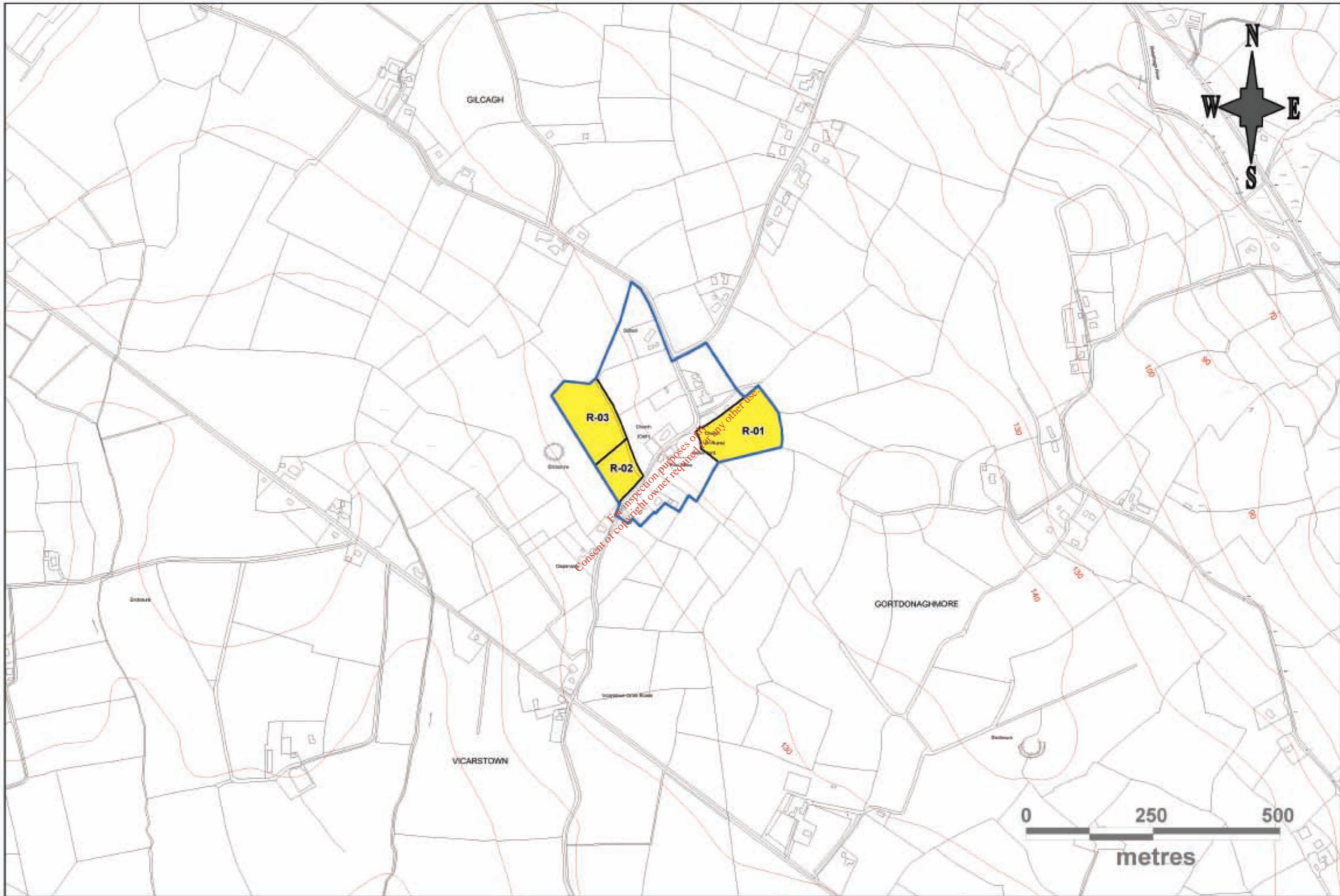
20.3 SPECIFIC ZONING OBJECTIVES: MATEHY

Residential Areas

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, to include the provision of serviced sites and based on a single entrance from the public road and satisfactory sanitary services. Existing trees and hedgerows shall be retained and additional tree planting shall be carried out along the southern boundary.	1.5
R-02	Low density residential development, incorporating street frontage development onto the public road and tree planting along the north-western and south-western boundaries. Provision shall be made for vehicular access to the lands at the rear from a single entrance on the south-eastern boundary.	0.6

Objective No.	Specific Objective	Approx Area (Ha)
R-03	Lands to remain predominately open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaped based scheme and satisfactory sanitary services. A design brief for individual dwellings should form part of the scheme along with a high quality informal layout of sites and provision for the inclusion of a tree planted buffer along the western boundary.	1.4



21 Rathduff

21.1 RATHDUFF IN CONTEXT

21.1.1. Rathduff is located approximately 20 kilometres north of Cork City, and is bisected by the N20 Cork-Mallow road. It is surrounded by a large rural hinterland, which forms part of the designated Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.

21.1.2. In the overall strategy of this Local Area Plan, Rathduff is designated as a **village nucleus**. The strategic aims for Rathduff are to discourage any further development with direct access on to the N20, which might compromise traffic and pedestrian safety in the area.

21.1.3. The village nucleus is located along a 60 km/h stretch of the N20. The National Roads Authority (NRA) is proposing to upgrade the N20 to dual carriageway standard from Lisavoola Junction (300m north of Rathduff) to Mallow in the near future. The road connecting Rathduff and Grenagh is poorly aligned and the railway bridge is narrow and often congested.

21.1.4. Although Rathduff has a number of important services and community facilities, which serve both Grenagh and the wider Rathduff area, many of these services, such as the shop, national school, health centre, Dairygold site and other industry are severed from the village nucleus of Rathduff by the N20. The Garda Station, and public houses are located to the east of the N20.

21.1.5. Rathduff has a limited water supply, which also serves Grenagh. There is currently no public sewer serving Rathduff, however it might be feasible to expand the existing private treatment plant at Grenagh at some stage in the future, which may also have the potential to serve Rathduff.



21.2 PLANNING PROPOSALS

21.2.1. Rathduff's location on the N20 restricts future residential development. There may be some potential for infill development to the east of the N20, close to the existing services within the village nucleus, provided that access is gained from local roads.

21.2.2. There may be an opportunity for some small-scale industrial development at Rathduff, either at the existing Dairygold site between Rathduff and Grenagh, subject to the railway bridge being widened, or in another location with safe access to the N20.

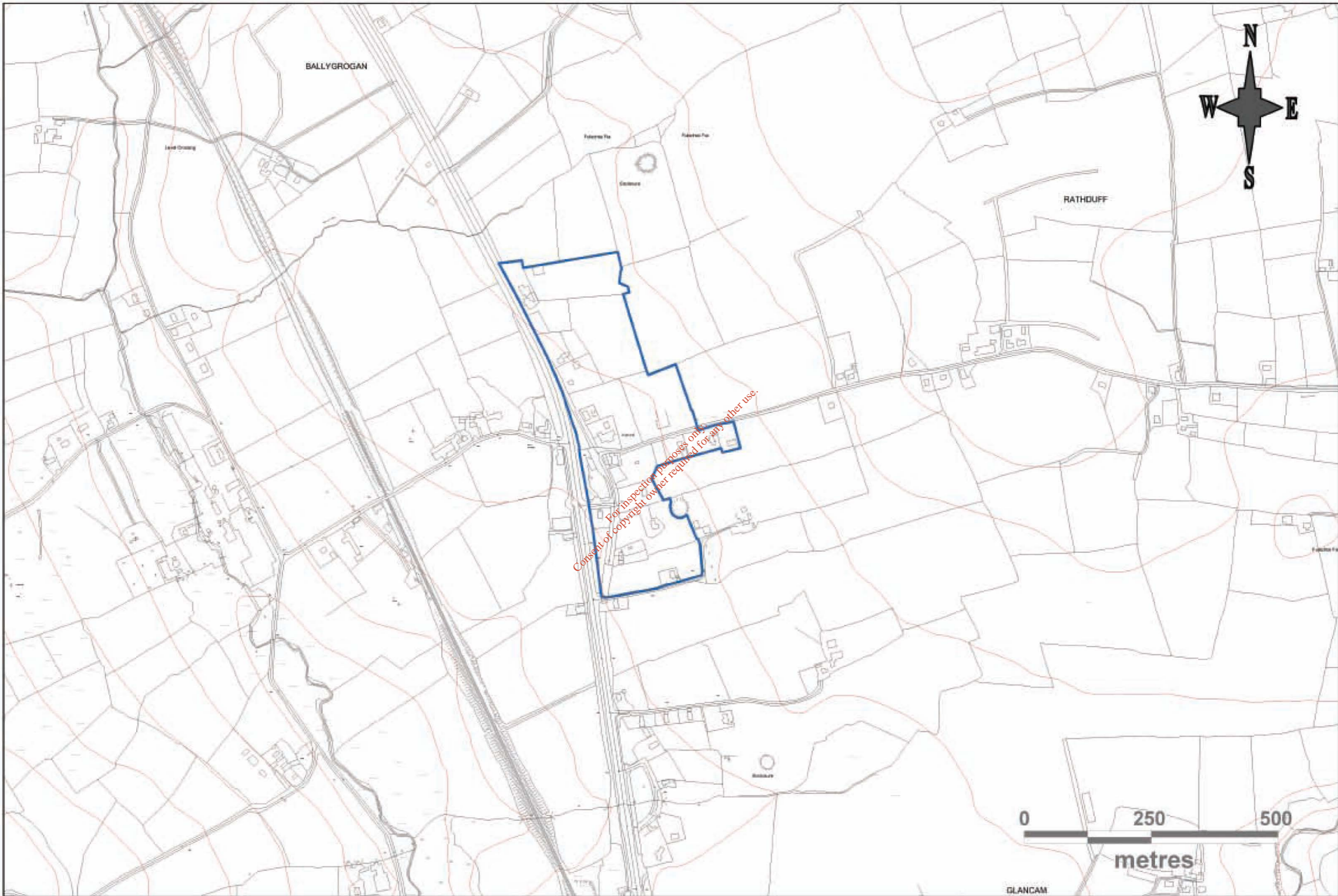
21.2.3. The long-term possibility of re-introducing rail based transport to Rathduff should not be compromised by any development in the area.

21.3 SPECIFIC ZONING OBJECTIVE: RATHDUFF

General Objective

21.3.1. The general objective for Rathduff is set out in the following table:








Objective No.	General Objective
GEN-01	The lack of a public sewer limits the area to small-scale development. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.



Legend for Zoning Maps :

LAND USE CATEGORIES

Established Areas








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

New Areas

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

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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

OTHER LOCATIONS

Bottlehill (Landfill)

Clogheen

Killard

Inniscarra

Rathcooney

Templemichael

Waterloo

Whites Cross

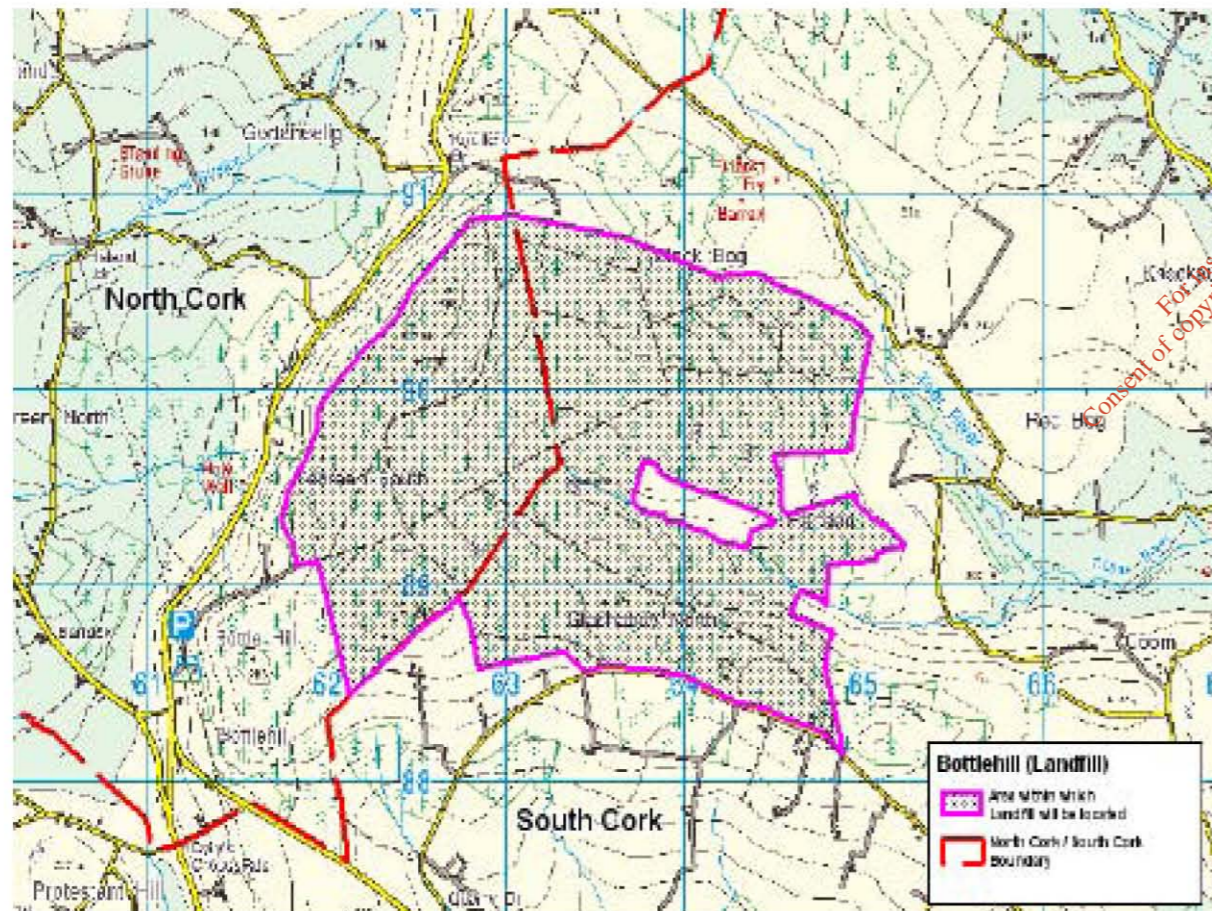
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22 Bottlehill (Landfill)

22.1 BOTTLEHILL (LANDFILL) IN CONTEXT

22.1.1. The County Council have identified a site at Bottlehill, within the townlands of Coom (Hudson), Coom (Fitzgerald), Glashaboy North, and Tooreen South for the development of a residual non-hazardous waste landfill. The site lies partly in the Blarney Electoral Area and partly in the Mallow Electoral Area.

22.1.2. This site will manage residual waste from the Cork region in line with the Cork Waste Management Strategy 1995, the Cork County Council Waste Management Plan 1999 and the Cork County Council Waste Management Plan 2004.



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23 Clogheen

23.1 CLOGHEEN IN CONTEXT

23.1.1. Clogheen is located immediately west of Cork City along a busy route between the City and Blarney. It comprises a large amount of individual dwellings as well as a church.



23.1.2. In the overall strategy of this Local Area Plan, Clogheen is designated as part of the **A3 Metropolitan Green Belt**. The strategic aims for A3 areas are to recognise those relatively built up pockets of Green Belt land that may be suitable for a very limited amount of further development and to recognise the individual housing needs that may arise from time to time of people who live or grew up within a particular A3 area.

23.1.3. Clogheen is located very close to the edge of the City boundary where there is strong pressure for residential development. It is unlikely that many further dwellings can be accommodated at Clogheen, due to its location within the Green Belt, where most of the A3 area has already been developed at this stage and because of its location on a busy route between the City and Blarney.

24 Killard

24.1 KILLARD IN CONTEXT

24.1.1. Killard is located approximately 3 kilometres north of Cork City, along the road from Blarney to Clogheen and the City. It is comprised of linear roadside frontage residential development.



24.1.2. In the overall strategy of this Local Area Plan, Killard is designated as part of the **A3 Metropolitan Green Belt**. The strategic aims for A3 areas are to recognise those relatively built up pockets of Green Belt land that may be suitable for a very limited amount of further development and to recognise the individual housing needs that may arise from time to time of people who live or grew up within a particular A3 area.

24.1.3. Killard's location, forming part of an important Strategic Green Belt gap between the City and Blarney, as well as its location on a very busy road makes it an unsuitable location for any further development.

25 Inniscarra

25.1 INNISCARRA IN CONTEXT

25.1.1. Inniscarra covers a wide area as opposed to a village or village nucleus. It comprises the parishes of Inniscarra, Matehy (including Courtbrack and Cloghroe villages) and Carrigrohanebeg, and is located to the west of Cork City.



25.1.2. In the overall strategy of this Local Area Plan, Inniscarra is designated as part of the **Metropolitan Green Belt**, where it is an objective to preserve the character of the Green Belt and to reserve generally for use as agriculture, open space or recreation uses those lands that lie within it.

26 Rathcooney

26.1 RATHCOONEY IN CONTEXT

26.1.1. Rathcooney is located in the Metropolitan Green belt between Cork City North Environs and Glanmire-Riverstown. It is made up of a large number of individual dwellings and a number of services including a Grave Yard and Rugby Club.



26.1.2. In the overall strategy of this Local Area Plan, Rathcooney is designated as part of the **A3 Metropolitan Green Belt**. The strategic aims for A3 areas are to recognise those relatively built up pockets of Green Belt land that may be suitable for a very limited amount of further development and to recognise the individual housing needs that may arise from time to time of people who live or grew up within a particular A3 area.

26.1.3. Despite Rathcooney's location in the Metropolitan Green Belt some low-density estate scale development has take place here. It is suggested that any further multiple dwellings be discouraged in this area, in view of its designation as A3 Green Belt.

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27 Templemichael

27.1 TEMPLEMICHAEL IN CONTEXT

27.1.1. Templemichael is located 5 km north of Cork City, along the R614 regional road from Whites Cross to Glenville. Templemichael is located along the valleys of the Glashaboy River and its tributary, Black Brook. The hills to the north and south-west form part of the attractive setting of the area.

27.1.2. The lands that surround Templemichael are designated as part of the A1 area of the Cork Metropolitan Green Belt and Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied). It is an objective of the Plan that the lands that lie within the Metropolitan Green Belt are reserved generally for use as agriculture, open space and recreation uses. In the Rural Housing Control Zone, it is an objective generally to restrict individual urban generated dwellings. This restriction is relaxed in principle for local rural housing needs.

27.1.3. In the overall strategy of this Local Area Plan, Templemichael is recognised as an area that provides an important employment base. While it has a public house, it does not have any community facilities and offers limited scope for further development. The strategic aims for the settlement are to maintain the unique character of the settlement, consolidate existing development and allow for limited, small scale expansion that would be sympathetic to the settlement and the topography of the area.

27.1.4. There are a number of established industrial developments in the area but Templemichael is largely characterised by scattered dwellings fronting onto the approach roads. The majority of existing dwellings in the area are located on relatively small sites and served by individual septic tanks.

27.1.5. Templemichael is located on a busy regional road, the R614, and while this approach road is generally in good condition and part of it has been recently improved, the bridge over the Glashaboy River on the southern approach is narrow and poorly aligned.

27.1.6. This bridge, Templemichael Bridge, is entered in the Record of Protected Structures.

27.1.7. There is a limited public water supply serving Templemichael. There is no public sewer in the area.

27.1.8. A public bus service serves Templemichael but the frequency is irregular.

27.2 PLANNING PROPOSALS

27.2.1. The lack of public sewerage and water facilities together with the lack of community facilities and services will act as limiting factors on the level of new development capable of being accommodated within the settlement.

27.2.2. It is important that any new development maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that new development on the hillside is of an appropriate design, provides for additional landscaping and will not dominate the wider landscape. The valley setting of Templemichael, which defines the character of the local area, should be protected.

27.2.3. There are a number of individual dwellings on the approach roads to Templemichael, particularly fronting onto the R614. Further extensions to the existing ribbons of development on the approach roads to the settlement should be discouraged.

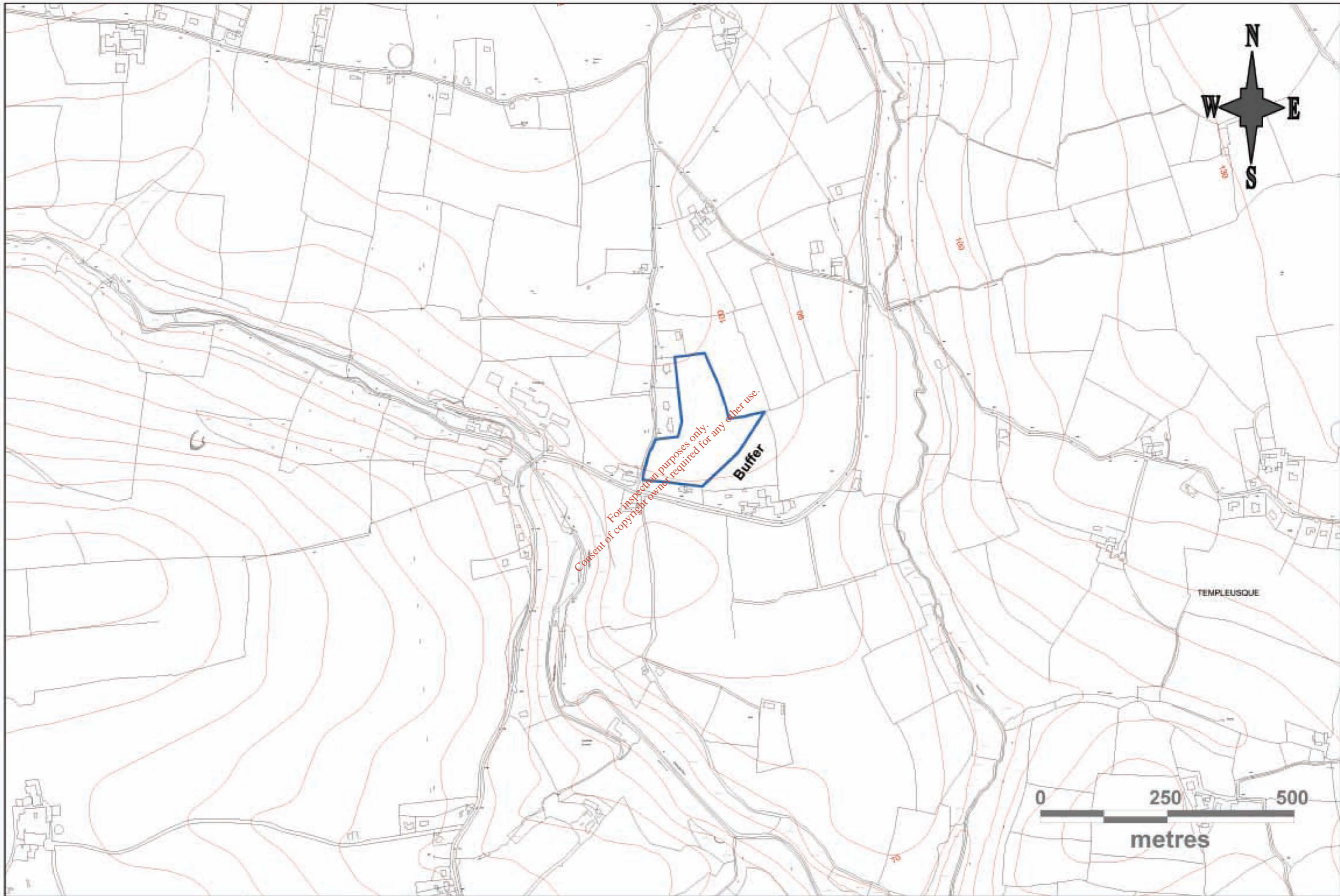
27.2.4. While the settlement does not have a development boundary, an isolated area of zoning has been identified to accommodate the housing needs of people living and working in the locality.

28.3 SPECIFIC ZONING OBJECTIVES: TEMPLEMICHAEL

General Objective

28.3.1 The general objective for Templemichael is set out in the following table:

Objective No.	General Objective
GEN-01	The lack of a public sewer limits the area to small-scale development. Lands to remain predominately open and rural in character. Limited potential for individual dwellings to meet the housing need of people living and/ or working in the locality, at very low density, subject to a single agreed landscaping scheme, the retention and strengthening of existing trees and hedgerows and satisfactory sanitary arrangements. Access shall be taken from the county road to the west and a tree planted buffer shall be provided along the eastern and southern boundaries.



28 Waterloo

28.1 WATERLOO IN CONTEXT

28.1.1. Waterloo is located approximately 1 kilometre north of Blarney and immediately west of the N20 Cork-Mallow road and consists of a number of individual houses and services including a church, amenity walk, parking area and pub.



28.1.2. In the overall strategy of this Local Area Plan, Waterloo is designated as part of the **A3 Metropolitan Green Belt**. The strategic aims for A3 areas are to recognise those relatively built up pockets of Green Belt land that may be suitable for a very limited amount of further development and to recognise the individual housing needs that may arise from time to time of people who live or grew up within a particular A3 area.

28.1.3. St. Mary's Roman Catholic Church in Waterloo is entered in the Record of Protected Structures. Ardamadame wood, which runs from Blarney to Waterloo forms a proposed Natural Heritage Area. An attractive walk exists from Blarney almost as far as the Waterloo Inn. This walk will be continued as far as Waterloo and the Martin Valley Sculpture Park and Artists Retreat is currently being developed, both of which will benefit Waterloo and the wider Blarney area.

28.1.4. It is unlikely that any further dwellings can be accommodated at Waterloo, because of its location within the Green Belt, where most of the A3 area has already been developed at this stage and because of its difficult setting between the River Martin and the N20.

29 Whites Cross

29.1 WHITES CROSS IN CONTEXT

29.1.1. Whites Cross is located approximately 2 kilometres north of Ballyvolane in Cork City. It is centred on a crossroads and has a shop, petrol forecourt and public house.










29.1.2. In the overall strategy of this Local Area Plan, Whites Cross is designated as part of the **A3 Metropolitan Green Belt**. The strategic aims for A3 areas are to recognise those relatively built up pockets of Green Belt land that may be suitable for a very limited amount of further development and to recognise the individual housing needs that may arise from time to time of people who live or grew up within a particular A3 area.

29.1.3. Despite Whites Cross's location in the Metropolitan Green Belt some low-density estate scale development has recently taken place here. It is suggested that any further multiple dwellings be discouraged in this area, in view of its designation as A3 Green Belt.

Legend for Zoning Maps :

LAND USE CATEGORIES

Established Areas








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

New Areas

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

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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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