

Report to Members

Kanturk Electoral Area Local Area Plan Preliminary Public Consultation & Other Issues

June 2010

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This report was circulated to the members of the Kanturk Electoral Area Committee at a meeting on 03 June 2010. A second meeting has been arranged for the 23rd of June 2010 to discuss the issues arising from the report.

Section 1 Electoral Area Context

1.1 Main changes since the last plan

Population

1.1.1. Census data for the 2002-2006 period indicates that the Electoral Area population increased from 25,084 to 26,099. This is equivalent to an overall net increase in population of 4.0%. The towns of Charleville, Kanturk and Millstreet achieved strong rates of growth (9-16%) while the population of Newmarket declined by 10%. The net rate of growth within the village network and rural areas was a more modest 2.4% with population increasing from 18,404 to 18,850. Despite a net overall increase in population, several of the key villages experienced population decline including Milford and Banteer. However Dromina experienced strong growth.

1.1.2. However, there has been a substantial uptake of new housing in some of the villages of the electoral area since 2006 and it is therefore likely that this negative population trend has been reversed in some areas.

1.1.3. In overall terms the electoral area is still predominately rural in character. In 2006, some 28% of the total population of the electoral area resided in the main towns. This balance is unlikely to have changed significantly in the interim given the spread of growth across the towns and villages.

1.2 Pressure/ Challenges for the future

1.2.1 The key challenge for the electoral area, and North Cork as a whole, is to boost the population of the main towns as a platform for raising the productive potential of the economy and improving access to infrastructure and facilities. Overall in the North Strategic Planning Area 50% of the population growth is allocated to the towns and 50% to the villages and rural area.

1.2.2 The population target for the Kanturk Electoral area provides for an overall increase in population of 4,626 persons, equivalent to 17.5% growth, to 2020. Because this electoral area has more towns than other electoral areas in the North Strategic Planning Area, sixty five percent of this growth is being distributed amongst those four main towns with the remainder being targeted at the villages and rural areas. In this context the population target for Charleville is particularly ambitious and seeks to increase its population by 65%. This allocation seeks to capitalise on the town's location along the Atlantic Corridor and ensure it plays an important role in

providing employment, commercial and industrial services for the surrounding rural hinterland which will, in turn, benefit from the growth of the town.

1.2.3 Population growth targets for Kanturk, Millstreet and Newmarket seek to increase the population of the towns by 25%.

Population	2006	Growth 2006-2020	2020 Target
Charleville	2,984	1,941 (65%)	4,925
Kanturk	1,915	485 (25%)	2,400
Millstreet	1,401	355 (25%)	1,756
Newmarket	949	240 (25%)	1,189
Villages and Rural	18,850	1,605 (8.5%)	20,455
Total Population	26,099	4,626 (17.5%)	30,725

1.2.4 By 2020, if these population targets are achieved, 33% of the population of the electoral area will reside within the towns and 67% within the rural area.

1.2.5 Allied to the challenge of increasing population is the challenge of increasing employment opportunities in order to retain the current population and attract additional population to the area. In support of this goal there is a need to ensure that sufficient and appropriate lands are identified for employment / commercial / retail uses in terms of their location, accessibility, serviceability and availability, especially in the main towns.

1.2.6 Some of the towns have servicing constraints which will need to be addressed.

1.2.7 The key villages will also have a significant role to play and need to be in a position to accommodate an increase in population and employment levels so as to fulfil their roles as supports to both the rural areas and main towns. However there are significant infrastructural deficiencies across the village network and numerous waste water treatment plant upgrades will be required in the coming years so as to meet the demands placed by population increase. In specific terms it is proposed to develop policies that allow for flexibility at an individual development level whilst protecting the environment, identity and scale of key villages.

1.2.8 At an environmental level there is a need to balance development with regard to the sustainable environmental capacities of the receiving environment. In particular the Blackwater Valley is a key resource for the Region and includes habitat designations significant at the European level. Safeguards will need to be put into place to prevent comprising this valuable environment.

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Section 2 Baseline Environment

2.1 Introduction

2.1.1 This section of the report gives a preliminary indication of the possible significant environmental effects which need to be considered when preparing the draft local area plan. While the Environmental Report, which will accompany the publication of the draft plan, will give more specific and complete detail on the agreed environmental receptors, the purpose of this section is to briefly highlight the environmental issues which will have the greatest effect on the objectives of the draft plan and its implementation within the Kanturk Electoral Area. The preparation of the Environmental Report will also require close consultation with both external and internal bodies including the Environment Directorate of the Council, who have prepared an outline of the waste management issues relevant to the County. It is important to note that, in many cases, the environmental effects will have trans-boundary effects, to other electoral areas and even other counties and they need to be considered in this light.

2.2 River Catchments and Water Quality

2.2.1. The Water Framework Directive (WFD) applies to rivers, lakes, groundwater and coastal waters. The Directive requires a co-ordinated approach to water management in respect of whole river basins with a view to maintaining high status of waters where it exists, preventing any deterioration in the existing status of waters and achieving at least "good status" in relation to all waters by 2015.

2.2.2. The main towns of Kanturk, Millstreet and Newmarket are in the Blackwater Catchment area with the exception of Charleville which is in the Shannon Catchment area. River water quality is monitored in the context of these catchment areas. In general the water quality in the main catchments relevant to this Electoral Area is in good condition. However there are localised areas where water conditions are less satisfactory. This is with particular reference to effluent from municipal treatment plants and run off from agricultural activity.

2.3 Water Supply

2.3.1. In general the water supply and quality is adequate to cater for future planned development in the short to medium term. However there may be a need to adopt efficiency measures so as to ensure continuity of supply in certain towns, especially Charleville.

2.4 Waste Water Treatment

2.4.1 The waste water treatment systems in the main towns are in good position to accommodate a significant increase in population in the short to medium term subject to a major upgrade planned for Millstreet. However the ability of the key villages and

smaller settlements to accommodate growth is, in the main, restricted by the lack of capacity. In some cases this is due to a relatively low capacity system being present and in other cases due to the high levels of growth that have occurred in recent years. With regard to future development it may be necessary to prioritise development in those areas that have remaining capacity or can be upgraded in a cost efficient manner. This is especially so in the case of areas proximate to specific Special Areas of Conservation.

2.5 Waste Management

2.5.1 The Waste Management Plan for Cork County (2004) included an action that Civic Amenity Sites be provided in both Newmarket and Charleville. To date a Civic Amenity Site (CAS) has been provided in Millstreet while Kanturk was chosen as an alternative to Newmarket. To date a facility has in Kanturk but is not operational. The civic amenity site in Mallow is nearing completion however it is uncertain whether this will be operational in the near future. There are also 15 bring sites located within the Kanturk Electoral Area. Four of these are located within the towns of Kanturk, Newmarket and Charleville.

2.6 Nature Conservation & Habitat

2.6.1 The Kanturk Electoral Area has two candidate Special Areas of Conservation including the Lower River Shannon and the Blackwater River Catchment. In particular the latter area is quite wide ranging and comprises the Blackwater, Allow, Dalua and Awbeg rivers.

2.6.2 The North West of the Electoral Area accommodates a Natural Heritage Area (Mount Eagle Bog), a proposed Natural Heritage Area (Priory Wood) and two proposed Special Protection Areas (based on upland hen harrier habitats)

2.6.3 The South West of the Electoral Area accommodates one candidate Special Areas of Conservation (Macguillicuddys), one Natural Heritage Area (Boggeraghs) and two proposed Natural Heritage Areas (Macguillicuddys and Banteer Ponds)

2.6.4 The Ballyhoura candidate Special Areas of Conservation and proposed Natural Heritage Areas are also in close proximity to Charleville.

2.6.5 Aside from those areas protected by National or European legislation, the plan area contains a wide range of habitats including watercourses, agricultural land, hedgerows, moors, bog lands and wooded areas. These areas provide many benefits to both the local population and visitors.

2.7 Other Environmental Considerations

2.7.1 One of the major environmental issues which needs to be given careful consideration is the effect of flooding. This will be assessed through the preparation of the Environmental Report and having regard to provisions of The Planning System and Flood Risk Management Guidelines for Local Authorities (2009).

2.7.2 The landscape in the region are described as Fissured Marginal and Forested rolling upland, Fertile plain with Moorland Ridge, Ridged and Peaked upland and Broad Marginal Middleground Valleys.

2.7.3 The wind farm sector in North West Cork has undergone significant growth in recent times and this will have a general positive impact on environmental quality. However there is also a need to ensure that undue proliferation does not take place that may irrevocably damage Natura 2000 sites and other amenities.

Section 3 Principal Issues Raised in Submissions

3.1 Electoral Area Wide Issues

3.1.1 A total of 46 submissions were received for the electoral area and 33 of these refer to specific settlements within the electoral area. Seventeen of the submissions related to specific issues in Charleville, five referred to Millstreet, four to Kanturk and two to Newmarket. The other areas to attract submissions were Ballydesmond, Boherbue, Castlemagner, Kilbrin and Allenbridge.

3.1.2 The predominant issues arising were the need to zone lands for employment/ industrial / commercial / town centre uses and residential land uses. Amongst the residential zoning requests there is a notable trend towards lower density development /serviced sites. Retail issues also arose with submissions from Tesco, Aldi and Dairygold that seek specific zonings. Aldi have raised issues concerning the specific needs of discount retailers and requests they be recognised as a distinct retail format compatible with edge of centre sites and that appropriate lands be identified to accommodate discount retail uses (in Kanturk). The NRA state that the N20 Mallow/Charleville/Croom road scheme and the N20 Blarney to Mallow is being progressed as a single scheme.

3.1.3 Dairygold have made a number of submissions covering the majority of their sites across the county highlighting the unique site and locational characteristics of their properties and their potential role in achieving rural economic development and diversification. A flexible approach to development is sought, reflecting the changing needs of the agricultural sector.

3.1.4 Other issues raised include deficits in water services infrastructure, especially in the main towns.

3.2 Principal Issues Raised in Relation to Settlements

3.2.1 **Charleville:** The catalyst of the expected population growth and the proposed M20 gave rise to numerous submissions promoting the zoning of additional lands for employment / industrial / commercial use and highlighting opportunities to build new roads infrastructure to connect zoned lands with the planned M20 junction to the south of the town. Several sites were put forward for both town centre expansion and convenience retail. Numerous submissions were also made with regard to the need to improve the accessibility of the town for pedestrians, cyclists and wheelchair users and for townscape / amenity improvements. Improving the quality of broadband provision was also raised as an essential requirement for facilitating employment / commercial development. Submissions were also received promoting additional residential zoning, especially for low density developments and developments within the greenbelt.

3.2.2 Kanturk: Submissions in Kanturk relate to the zoning of lands for employment, low density residential (greenbelt land) and discount retailing (Aldi). In addition, one submission refers to the need to prioritise critical infrastructure to ensure zoned lands can actually proceed to development.

3.2.3 Millstreet: Submissions highlight the need for additional lands to be identified for employment / commercial uses and for investment in the water supply and roads infrastructure. One of the submissions asserts that that town is dying on its feet and decisions need to be taken that will reinforce and future proof the town and ensure that it is ranked equally with other towns in the Electoral Area. The need for the Council to be more active in protecting the amenities of the area is also identified.

3.2.4 Newmarket: Two submissions were received which relate to the zoning of land for low density housing development and zoning of land for employment uses.

3.2.5 Ballydesmond: One submission was received seeking residential zoning on lands outside the current boundary.

3.2.6 Boherbue: One submission was received seeking an extension to the development boundary around the core of village for residential / employment uses.

3.2.7 Castlemagner: One submission was received seeking an extension of the development boundary around the village to accommodate residential development.

3.3 Other issues arising

3.3.1 Other general submissions raise a number of pertinent issues including the need to :

- a) zone land for educational, sports and recreational use.
- b) support the use of public transport and reduced journey times by maximising free flow of traffic through settlements and making provision within outlying towns, for the overnight parking of buses for early morning departures.
- c) reflect and safeguard the strategic role of national roads and associated interchanges / junctions catering for the safe and efficient movement of major inter urban and inter regional traffic and to use the development contributions scheme to fund necessary road infrastructure, especially as applied to the proposed M20 road scheme.
- d) support the role of agriculture and food production by encouraging people into these sectors and ensuring planning policy is supportive of farm enterprise and the retention of and investment in, rural services and infrastructure.
- e) develop a stronger working relationship with the Construction sector to ensure that the local area plans are capable of prompt implementation once adopted and a number of outstanding issues can be addressed – provision of infrastructure & child care facilities, stronger alignment with the market considerations, resolution of a number of “planning gain” requirements etc.

- f) adopt a strategic approach to the protection of wildlife species and habitats and protected sites.
- g) review policy on the provision of childcare facilities.
- h) consider inclusion of a zoning matrix in all local area plans to provide greater clarity for development management process.
- i) maximise the accessibility of Cork Harbour as a public recreation area and provide the necessary supporting infrastructure to achieve this.
- j) address development in rural areas and develop integrated, holistic and multidimensional approaches to sustainable rural housing and rural development.

Section 4 Overall Approach to the Draft Local Area Plan

4.1 Main Policy Issues

Ministerial Guidance

Sustainable Development in Urban Areas

4.1.1 Published by the Department of Environment, Heritage and Local Government in May 2009, these guidelines update and revise the Guidelines for Planning Authorities on Residential Densities (1999), and provide further guidance on the appropriate scale of development in cities, large towns, smaller towns and villages.

4.1.2 In this electoral area, the towns of Charleville, Kanturk, Millstreet and Newmarket all fall within the category of "small towns" and following guidelines relate to them and villages and smaller settlements of the area.

4.1.3 The guidelines record that concerns have been raised about the impact of rapid development and expansion on the character of smaller towns and villages through poor urban design and particularly the impact of large housing estates with a standardised urban design approach on the character of towns and villages that have developed slowly and organically over time. In order for these settlements to thrive and succeed, the guidelines state that development must strike a balance in meeting the needs and demands of modern life in a sensitive manner. The Guidelines suggest a number of key points in this regard:

- Development must normally be plan led;
- New Development should contribute to compact towns and villages; giving priority to local trips by walking and cycling, prioritising the re-use of brown field development land and other underused lands or through the development of acceptable green field sites;
- Higher Densities are appropriate in certain locations; increased densities should be supported following the guidance of National Planning Policy (National Spatial Strategy / Atlantic Corridor) and also as a means of reinforcing the street pattern or assisting in the redevelopment of backlands while taking care to protect the architectural and environmental qualities of the settlement;
- Offering alternatives to urban generated housing; in some limited circumstances, notably where pressure for development of single homes in rural areas is high, proposals for lower densities of development may be considered acceptable at locations on serviced land within the environs of the town or village in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in a small town or village where services are available and within walking and cycling distance;
- Generally, the scale of new development should be in proportion to existing development; because of the scale of smaller towns and the villages, it is generally preferable that their development proceeds on the basis of a number of well integrated sites within and around the urban centre. The Local Area Plans will provide guidance on the level of residential development appropriate to each settlement and settlement type.

- The scale of new residential schemes for development should be in proportion to the pattern and grain of existing development. Because of the scale of smaller towns and villages, it is generally preferable that overall expansion proceeds on the basis of a number of well integrated sites within and around the town/village centre in question rather than focusing on rapid growth driven by one very large site. Above all, it is the function of local area plans and any supplementary local development frameworks to make recommendations regarding the appropriate scale of overall development and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary.
- Local authorities have a vital role to play in encouraging development through the provision of essential services.

Flood Risk and the Planning System

4.1.4 The Planning System and Flood Risk Management Guidelines for Local Authorities were published in November 2009. The overall policy objective of the guidelines is:

To minimise the national level of flood risk to people, businesses, infrastructure and the environment, through the identification and management of existing, and particularly potential future, flood risks in an integrated, proactive and catchment based manner.

4.1.5 A flood risk assessment (FRA) can be undertaken either over a large area or for a particular site to identify whether and to the degree to which flood risk is an issue, to identify flood zones (if not already available), to inform decisions in relation to zoning and planning applications; and to develop appropriate flood risk mitigation and management measures for development sited in flood risk areas.

4.1.6 Flood risk assessments can be undertaken at a range of scales relevant to the planning process. The key scales for FRA are: Regional (for regional planning guidelines); Strategic (for city or county development plans or local area plans); Site specific (for master plans and individual planning applications).

4.1.7 Flood risk assessments should (be):

- Proportionate to the risk scale, nature and location of the development;
- Undertaken by competent people, such as a suitably qualified hydrologist, flood risk management professional or specialist water engineer;
- Undertaken as early as possible in the particular planning process;
- Supported by appropriate data and information, including historical information on previous events, but focusing more on predictive assessment of less frequent or more extreme events, taking the likely impacts of climate change into account;
- Clearly state the risk to people and development and how that will be managed over the lifetime of the development;
- Focused on addressing the impact of a change in land use or development on flood risk elsewhere, ensuring that any such change or development must not add to and should, where practicable, reduce flood risk;
- Consider the vulnerability of those that could occupy the development, including arrangements for safe access and egress; and

- Consider the modification to flood risk that infrastructure such as raised defences, flow channels, flood-storage areas and other artificial features provide, together with the consequences of their failure.

4.2 County Development Plan 2009

Population Targets and Requirement for Zoned Land

4.2.1 The Outline Strategy for this electoral area sets out the 2006-2020 population targets at 30,725 which is a growth of 4,626 over the 2006 population of 26,099. This would equate to about 13,047 households in the electoral area to 2020 or an increase of 3,847. In order to allow for a proportion of vacancies and frictional losses in the market about 5,001 new houses will be required by 2020. Taking into account the units which have already been built in the period 2006-2010 and the outstanding planning permissions, it is estimated that the net additional amount of new housing required in the electoral area to 2020 is 1,112 units.

4.2.2 Table 2 indicates the proposed distribution of the growth between the main towns, key villages, villages and rural areas over the plan period 2010-2020. The Local Area Plan will be based on these growth targets.

4.2.3 The column headed "additional new housing development required to 2020" gives an indication of the housing required to fulfil the population targets for each settlement type. In the case of the main settlements it is apparent that modest amounts of additional development are required in Charleville and Millstreet while the targets have been reached in Kanturk and Newmarket. In terms of the key villages, villages and rural areas, additional development is required to meet the 2020 targets.

Settlement Name	Population Growth 2006-2020	Dwelling Unit Growth 2006-2020	Already Built 2006-2010* (Includes units which are vacant and under construction)	Outstanding Planning Permissions	Additional new housing development required to 2020.
Charleville	1,941	1331	482	675	174
Kanturk	485	437	369	119	Target reached
Millstreet	355	320	163	76	81
Newmarket	240	217	33	220	Target reached.
Key Villages	674	1,132	250	425	457
Villages and Rural	931	1,564	n/a	195	0
Total	4,626	5,001		1,710	

* Dwellings 2010-Dwellings 2005 X 0.8, Includes units which are vacant and under construction

Economy and Employment

4.2.4 As detailed in the Outline Strategy it is intended to facilitate the creation of an additional 1,550 jobs throughout the Electoral Area. About 25% of these new jobs are likely to be located in rural locations and in the hinterlands of the main towns rather than the main urban areas.

4.2.5 In an overall context there is a significant bank of zoned employment lands within the electoral area as a whole although shortfalls are evident in some areas and these will be addressed in the Draft Plan.

4.2.6 It is important that the jobs target is achieved in order to sustain the level of growth in the electoral area and reduce longer distance commuting. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key villages and other villages, where appropriate.

Environment

4.2.7 Availability of waste water treatment capacity in the area is a key issue. In particular there is a noticeable shortfall of capacity in the key villages and villages and this will impact on the ability of such settlements to accommodate growth.

4.3 Recommended Approach in the Main Towns

Charleville

Population

4.3.1 Charleville is the largest settlement in the Kanturk Electoral Area, recording a population of 2,984 persons in 2006. The 2020 target population for the town is 4,925. This is an increase of 1,941 persons or 65% over the 2006 level. The town is located within the "Atlantic Corridor" linking the 'Gateway' cities of Cork and Limerick and should benefit from future investment in the corridor and increased interaction between its cities. In this regard the completion of the M20 should add to the town's strengths. The town also benefits from high quality rail and broadband links and currently has adequate wastewater treatment and water supply capacity.

4.3.2 As is evident from Table 2.0 the overall stock of dwellings¹ in Charleville has grown strongly over the last decade from about 750 units in 2001 to almost 1700 units in 2010. A further 58 units are vacant with 29 units under construction. Planning permission has already been granted for the construction of a further 675 units.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under construction 2010	Vacant 2010	Outstanding Planning Permissions	Potential housing Stock 2020
Charleville	750	1199	1693	29	58	675	2455

4.3.3 The Outline Strategy for the Electoral Area (January 2010) identified a need to provide an additional 1,331 dwelling units in the period 2006-2020 so as to meet planned future population growth. By subtracting from this target the number of units already built by 2010, units which are vacant and under construction in 2010, and the units which already have planning permission but are not built, it is clear that

¹ Based on data from the Geo-Directory, 2001-2010.

there is an outstanding requirement for 174 units by 2020 (Table 3). There is capacity available in the Waste Water Treatment Plant to cater for this scale of development.'

Settlement	New House Construction Target 2006- 2020	Already Built (Including vacant and under construction) 2006-2010	Outstanding Planning Permissions	Additional New Development Required to 2020	Available Capacity Assessment of WWTP (PE)
Charleville	1,331	482	675	174	3,804

4.3.4 Charleville already has a strong supply of zoned residential land capable of delivering approximately 550 units (in addition to the unbuilt units that already have planning permission) so it is not necessary to identify additional lands for residential use. Whilst there are no proposals at this stage to reduce the zoned land supply below this level, in order to maintain a choice of sites and to offer more sustainable alternatives to individual housing in rural areas, nevertheless it would also be desirable to define phasing priorities for the undeveloped zoned lands in terms of achieving the 2020 development targets in an efficient manner. It is evident from the submissions that there is a demand for more low density / self build housing options. Opportunities exist for doing this in a sustainable way within the current development boundary and can be explored in the draft plan.

4.3.5 There are a number of Open Space Zonings in Charleville that offer limited opportunities for residential development in the form of individual houses/ small scale developments. In the light of the overall supply of land for residential development the Draft plan will review the role and function of these zonings with a view to reverting the zoning to agriculture where it seems unlikely that there will be a realistic demand for housing on the lands.

Employment:

4.3.6 Charleville is the main centre for employment within the electoral area and accommodated 1,315 jobs in 2006. Analysis of travel to work patterns from the 2006 Census indicates that only 38% of the town's residents work within the immediate local area. Growth in employment in particular is essential to support the ambitious population target for Charleville and there is a need to secure more local employment opportunities so as to reduce the need for commuting to other areas for work. Otherwise this trend may increase once the M20 is completed. In this regard Charleville needs to have expanded its employment base by 600 jobs by 2020. This does not include the employment requirements generated by inhabitants living in the rural and village hinterland of the town.

4.3.7 The town has a good supply of zoned employment land to the east of the town but access from these lands to the proposed M20 junction to the south of the town needs to be improved. In addition the range of permissible uses on these lands needs to be considered. The submissions have highlighted a number of access and land use options which will be considered in preparing the Draft Plan (Sub 5376 and Sub 5377). The need to identify any additional employment lands will also be considered.

4.3.8 Lands for retail warehousing also need to be identified having regard to the Governments guidelines in relation to this sector issued in 2005.

Retail / Town Centre Uses

4.3.9 There is a need to expand the area zoned for town centre uses and there is good scope available to achieve this. Submissions have been made detailing sites that are available to be included within the town centre area such as the existing ESB site (Mixed use – Sub 5420), the southern portion of R-02 (Convenience Retail – Sub 5602) and a former petrol station site (Office – Sub 5697). These will be considered given their proximity to the town centre and size. Completion of the M20 will reduce traffic volumes through the town and provide opportunities for public realm improvements along the Main Street and within the wider town centre area. The Draft plan may also give some consideration to the feasibility, post completion of the M20, of altering traffic routes through the centre of the town so that parking and traffic is concentrated on the lands and roads west and east of the town centre.

Community Facilities / Open Space.

4.3.10 The submissions received have made particular reference to the difficulties experienced by disabled members of the public in terms of the pavements and town centre environment. There are also requests to provide cycle lane networks and improved amenities at the public park. These issues will be considered in preparing the Draft Plan.

Kanturk

Population

4.3.11 Kanturk is the 2nd largest settlement in the Kanturk Electoral Area (2006 population of 1,915) and the target population for the town for 2020 is 2400. This is an increase of 485 persons or 25% over the 2006 level. The town is highlighted for growth given its importance as the centre of a rural hinterland and its access to the wider county and region via the N72 and high quality broadband. It also has significant wastewater treatment and water supply capacity.

4.3.12 Table 4 below illustrates the three fold increase in the housing stock² of the town between 2001 – 2010 and shows the estimated occupied housing stock in the town in 2010 at 1,207 units. A further 98 units are vacant with 1 unit under construction. Planning permission exists for the construction of a further 119 units.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under construction 2010	Vacant 2010	Outstanding Planning Permissions	Potential housing Stock 2020
Kanturk	392	746	1207	1	98	119	1425

² Based on geo –directory data 2001-2010.

4.3.13 To accommodate the target increase in population by 2020 the outline strategy identified a need to provide an additional 437 dwelling units in the period 2006-2020. By subtracting from this target the number of units already built by 2010 and the units which are vacant and under construction in 2010, it is clear that this target has already been exceeded by 31 units. If all the additional units for which planning has been granted proceed to construction stage then the target would be exceeded by a total of 150 units. However given the position of Kanturk as a main town this would not be a major concern bearing in mind the need to provide some flexibility and to offer more sustainable alternatives to individual rural housing.

Settlement	New House Construction Target to 2020	Already Built (including vacant and under construction) 2006-2010	Outstanding Planning Permissions	Additional New Development Required to 2020	Available Capacity Assessment of WWTP (PE)
Kanturk	437	468 369	119	-	1146

4.3.14 Following the amendments to the existing Kanturk Electoral Area Local Area Plan in 2007, Kanturk has a very significant supply of zoned residential land capable of delivering a further 1,700 units approximately, (in addition to the 119 units already permitted but not built). Therefore it is not necessary to identify additional lands for residential use. The Draft Plan needs to consider the optimal approach to managing this land supply. One option would be simply to withdraw the current zoning on much of these areas in the new draft plan reverting their zoning to agriculture. An alternative approach would be to examine the potential for alternative uses on all/part of the areas. In this regard a need has been identified for additional employment land and some of the lands currently zoned residential would be very suitable for employment use. Infrastructural constraints in some of the smaller settlements suggest that some additional capacity for development may be required within the main towns in the future so zoned lands should be retained to accommodate such development. Finally, the Draft Plan will need to look at defining phasing priorities for the zoned residential land to ensure the optimum development of land in accordance with the availability of services and the provisions of the Guidelines.

4.3.15 It is evident from previous developments and submissions that there is a demand for more low density / self build housing development in Kanturk. Opportunities exist for doing this in a sustainable way within the current development boundary and can be explored in the Draft Plan.

4.3.16 There are a large number of Open Space Zonings in Kanturk that offer limited opportunities for the residential development in the form of individual houses/ small scale developments. In the light of the very strong supply of other zoned land the Draft plan will review the role and function of these zonings with a view to rezoning them to agriculture.

Employment:

4.3.17 Kanturk is an important employment centre within the electoral area and accommodated 955 jobs in 2006. Analysis of travel to work patterns from the 2006 Census indicates that only 25% of the town's residents work within the immediate local area. Growth in employment is essential to support the ambitious population target for Kanturk without an excessive reliance on longer distance commuting. In particular by 2020 Kanturk needs to have expanded its employment base by 450 jobs. This does not include the employment requirements generated by inhabitants living in the rural and village hinterland of the town.

4.3.18 The town has a limited supply of zoned employment land mainly to the north and south of the town. However access to these lands is restricted by the need to transit through the town centre or via a circuitous route around the town. Access should be improved by the proposed river crossing but there is still a need for an expanded range of lands for industrial and general employment uses. In particular, the Draft Plan will look at rezoning some of the existing residential lands to the south west of the town for employment uses.

Retail/Town Centre Uses

4.3.19 The proposed southern river crossing is vital in that it will lead to a significant reduction in traffic congestion and this should increase the attractiveness of the town centre. The Draft Plan will look at defining a significantly expanded town centre area. The Draft will explore the inclusion of brownfield sites such as the Keatings Bakery site and some of the established industrial / employment sites along the river frontage and the need for particular guidance on the range of uses to be accommodated within the larger town centre area. Priority areas for development within the town centre will continue to include the Mart site and the Keating bakery site. Parking issues will also be explored.

Community Facilities / Open Space.

4.3.20 Educational provision and the need for a site for a new primary school will be explored in detail in the Draft Plan. The E-01 site remains undeveloped and its suitability going forward will be reviewed. It is desirable that school provision occurs centrally and proximate to areas of residential development.

Millstreet**Population**

4.3.21 Millstreet is the 3rd largest settlement in the KEA and the target population for the town for 2020 is 1,756. This is an increase of 355 persons or 25% over the 2006 level. The overall stock of dwellings³ in Millstreet rose by over 50% between 2001 and 2010. The town is highlighted for growth given its strong position in relation to the surrounding area, its notable industrial activity and its access to the wider county and region via the N72 and railway links. It has significant water supply capacity but its wastewater treatment plant requires a substantial upgrade.

³ Based on Geo-directory data, 2001-2010;

4.3.22 As is evident from Table 6.0 the estimated 2010 housing stock in Millstreet is 685 units. A further 4 units are vacant with 1 unit under construction. Planning permission exists for the construction of a further 76 units.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under construction 2010	Vacant 2010	Outstanding Planning Permissions	Potential housing Stock 2020
Millstreet	437	487	685	1	4	76	766

4.3.23 To accommodate the target increase in population by 2020 the Outline Strategy published in January 2010 identified a need to provide an additional 320 dwelling units from 2006-2020. By subtracting from this target the number of units already built by 2010, units which are vacant and under construction in 2010, and the units which already have planning permission but are not built, it is clear that there is a balance of 81 units to be provided by 2020 in order to meet the target. However there is no capacity available in the WWTP to cater for even this relatively small scale of development.

Settlement	New House Construction Target to 2020	Already Built (Including vacant and under construction) 2006-2010	Outstanding Planning Permissions	Additional New Development Required to 2020	Available Capacity Assessment of WWTP (PE)
Millstreet	320	163	76	81	nil

4.3.24 Millstreet already has a significant supply of zoned residential land capable of delivering a further 850 units approximately (in addition to the unbuilt units that already have planning permission). In light of the overall requirement for new development and the lack of capacity in the WWTP it is not necessary to identify additional lands for residential use. However a need for additional employment land has been identified and it would therefore be appropriate for the Draft Plan to consider rezoning some of the residential land for employment use. In addition the Draft Plan will need to look at defining phasing priorities for zoned residential land to ensure the optimum development of land in accordance with the Guidelines for Sustainable Residential Development in Urban Areas.

4.3.25 There may also be a need for more low density/ self build housing development. Opportunities exist for doing this in a sustainable way within the current development boundary and can be explored in the draft plan.

Employment:

4.3.26 Millstreet is an important employment centre within the electoral area and accommodated 1099 jobs in 2006. Analysis of travel to work patterns from the 2006 Census indicates that only 25% of the town's residents work within the immediate local area. Growth in employment is essential to support the ambitious population target for Millstreet and there is a need to secure more local employment opportunities to reduce the need for commuting to other areas for work. By 2020 Millstreet needs to have expanded its employment base by 250 jobs. This does not include the employment requirements generated by inhabitants living in the rural and village hinterland of the town.

4.3.27 The town has a limited supply of zoned employment land mainly to the west in an existing industrial area. However access to these lands is restricted by the need to transit through the town centre and neither of the existing zoned lands has come onto the market in recent years.

4.3.28 Consequently the Draft Plan needs to identify additional lands for employment use with priority being given to sites which have good access to the N72 and reduce the need to traverse the town centre. As detailed above some of the lands currently zoned residential could be rezoned to employment uses. In the longer term there may be scope for developing lands north of the existing town centre subject to suitable access and drainage arrangements and the provision of a relief road to connect the road serving the train station to the Main Street east of Supervalu.

4.3.29 It would be desirable in principle to facilitate the relocation of larger industries from the town centre to areas on the margins of the town and the Draft Plan will also seek to identify employment lands capable of accommodating large scale industry. Where these industries to be relocated then brownfield redevelopment opportunities would be available in the town centre.

Community Facilities / Open Space

4.3.30 With regard to amenity, subject to traffic congestion easing, it may be possible to engage in specific public realm improvements so as to provide a focal point for the town for small civic events.

Newmarket

Population

4.3.31 Newmarket is the smallest main settlement in the Kanturk Electoral Area and the target population for the town for 2020 is 1,189. This is an increase of 240 persons or 20% over the 2006 level. It is highlighted for growth given its strong position in relation to the surrounding area although its industrial base and accessibility is not as strong as other settlements. The town has significant water supply capacity but its wastewater treatment will require upgrades in the future.

4.3.32 Although the population of Newmarket fell by about 10% between 2002-2006, the overall housing stock increased⁴ by about 16% in the similar period from 2001-2005 (Table 8.0). This apparent disparity dramatically illustrates the effects of falling average household size – a long term national trend in evidence throughout the state.

⁴ Based on Geo-Directory data, 2001-2010.

4.3.33 As is evident from Table 8.0 the estimated occupied housing stock in Newmarket in 2010 now stands at about 485 units. Numbers of houses that are vacant and under construction are negligible. Planning permission exists for the construction of a further 220 units.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under construction 2010	Vacant 2010	Outstanding Planning Permissions	Potential housing Stock 2020
Newmarket	382	445	485	0	1	220	706

4.3.34 To accommodate the target increase in population by 2020 the outline strategy identified a need to provide an additional 217 dwelling units in the period 2006-2020. By subtracting from this target the number of units already built by 2010 and the units which are vacant / under construction, the target is effectively reduced to 184. If some of the 220 units which already have planning permission come on stream then the target will be comfortably met or overrun slightly. Given the role of Newmarket as a main town this would not be a concern. Furthermore, it could be desirable to encourage additional sustainable development within the town in the period to 2020 to provide a measure of flexibility and offer a sustainable alternative to individual rural housing.

Settlement	New House Construction Target to 2020	Already Built (including vacant and under construction) 2006-2010	Outstanding Planning Permissions	Additional New Development Required to 2020	Available Capacity Assessment of WWTP (PE)
Newmarket	217	33	220	-	500

4.3.35 Newmarket already has a plentiful supply of zoned residential land capable of delivering a further 150 units approximately (in addition to unbuilt and permitted units) so it is not necessary to identify additional lands for residential use in the new plan. It would however be desirable to define phasing priorities for the undeveloped zoned lands to ensure it is developed in an efficient manner.

4.3.36 It may also be desirable to cater for some low density / self build housing development. Opportunities exist for doing this in a sustainable way within the current development boundary and can be explored in the draft plan.

4.3.37 Newmarket has in excess of 37ha of land zoned as Open Space with some potential for individual houses/ small scale residential developments. The Draft Plan will review the role and function of these zonings with a view to rezoning the majority of them to agriculture:

Employment:

4.3.38 Newmarket is an important employment centre within the electoral area and accommodated 565 jobs in 2006. Growth in local employment is essential to support the ambitious population target and reduce the need for extra-area commuting. By 2020 Newmarket needs to have expanded its employment base by 250 jobs. This does not include the employment requirements generated by inhabitants living in the rural and village hinterland of the town.

4.3.39 There is need to review the range of uses permissible on land currently zoned for industrial use in Newmarket to ensure it provides for a suitable variety of uses. In addition the Draft Plan will look at the need to identify additional lands for employment use to improve the range and choice of sites available. Opportunities for this exist within the current development boundary. The need to extend the boundary will be considered in preparing the Draft Plan.

Retail/Town Centre Uses

4.3.40 The Draft Plan will look at identifying new areas for town centre growth. Improved parking provision will be a requirement.

Community Facilities / Open Space.

4.3.41 The Draft plan will examine current provision in these area and looks at future needs.

4.4 Villages & Smaller Settlements

Introduction

4.4.1 Within the Kanturk Electoral Area and in addition to the 4 Main Towns, there are 30 other smaller settlements. These comprise 7 Key Villages, 14 Villages, 7 Village Nuclei and 2 Other Locations. Outside of these settlements is a large rural hinterland. The population of the villages and rural areas stood at 18,850 in 2006, an increase of 2.4% over the 2002 population. Of this the population of the villages and key villages was estimated to be about 4,700 persons. The remainder (about 14,150 persons) resided in individual rural houses outside the settlement network. The future population growth strategy for the electoral area targets population growth in the order of 1,605 persons or 8.5 % to the key villages, villages, village nuclei, other locations and rural areas between 2006 and 2020.

Key Villages

4.4.2 Census data is available for six of the key villages and indicates that only one of the Key Villages, Dromina, has experienced population growth (12%) in the period to 2006, All of the other key villages for which data is available experienced population decline in that period. However it is possible that this population trend has been reversed somewhat in recent years given the substantial development of new housing which has taken place in some of the more centrally located key villages i.e. Boherbue, Newtown and Banteer. In contrast there has been little development in the Key Villages of Knocknagree and Ballydesmond.

4.4.3 Table 10 below indicates that the occupied housing stock⁵ in the key villages has grown from 662 in 2001 to 962 by the start of 2010. A further 33 dwellings were under construction and 43 were vacant. Along with the outstanding planning permissions for a further 425 dwelling units, this results in a potential housing stock of 1,463 units by 2020.

Key Village	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under construction 2010	Vacant 2010	Outstanding Planning Permissions	Potential housing Stock 2020
Ballydesmond	75	92	109	1	1	53	164
Banteer	102	121	162	8	12	205	387
Boherbue	177	175	223	20	20	37	300
Dromina	81	81	111	1	1	77	190
Knocknagree	80	84	88	0	0	0	88
Milford	82	83	130	2	8	17	157
Newtown	65	108	139	1	1	36	177
Total	662	744	962	33	43	425	1,463

4.4.4 The population target for the Key Villages to 2020 provides for an additional 674 persons. Allowing for falling housing occupancy and the possibility of rising household formation rates amongst the existing and additional population, it is estimated that this will give rise to the need for an additional 1,132 dwellings as indicated in the Outline Strategy Report and in Table 11.0 below. 174 housing units have already been completed in the key villages in the period up to 2010, leaving an additional 457 houses to be provided to meet the 2020 target (allowing for units which are under construction, vacant and already having planning permission).

Key Village	New House construction Target 2020	Already Built 2006-2010 - (Includes vacant and under construction)	Outstanding Planning Permissions	Additional New Development Required to 2020	Available Capacity Assessment of WWTP (PE)
Ballydesmond		14	53		-50
Banteer		33	205		0
Boherbue		38	37		-200
Dromina		24	77		-50
Knocknagree		3	0		-40
Milford		38	17		90
Newtown		25	36		140
Total	1132	250	425	457	-110

⁵ Based on geo-directory data, 2001-2010.