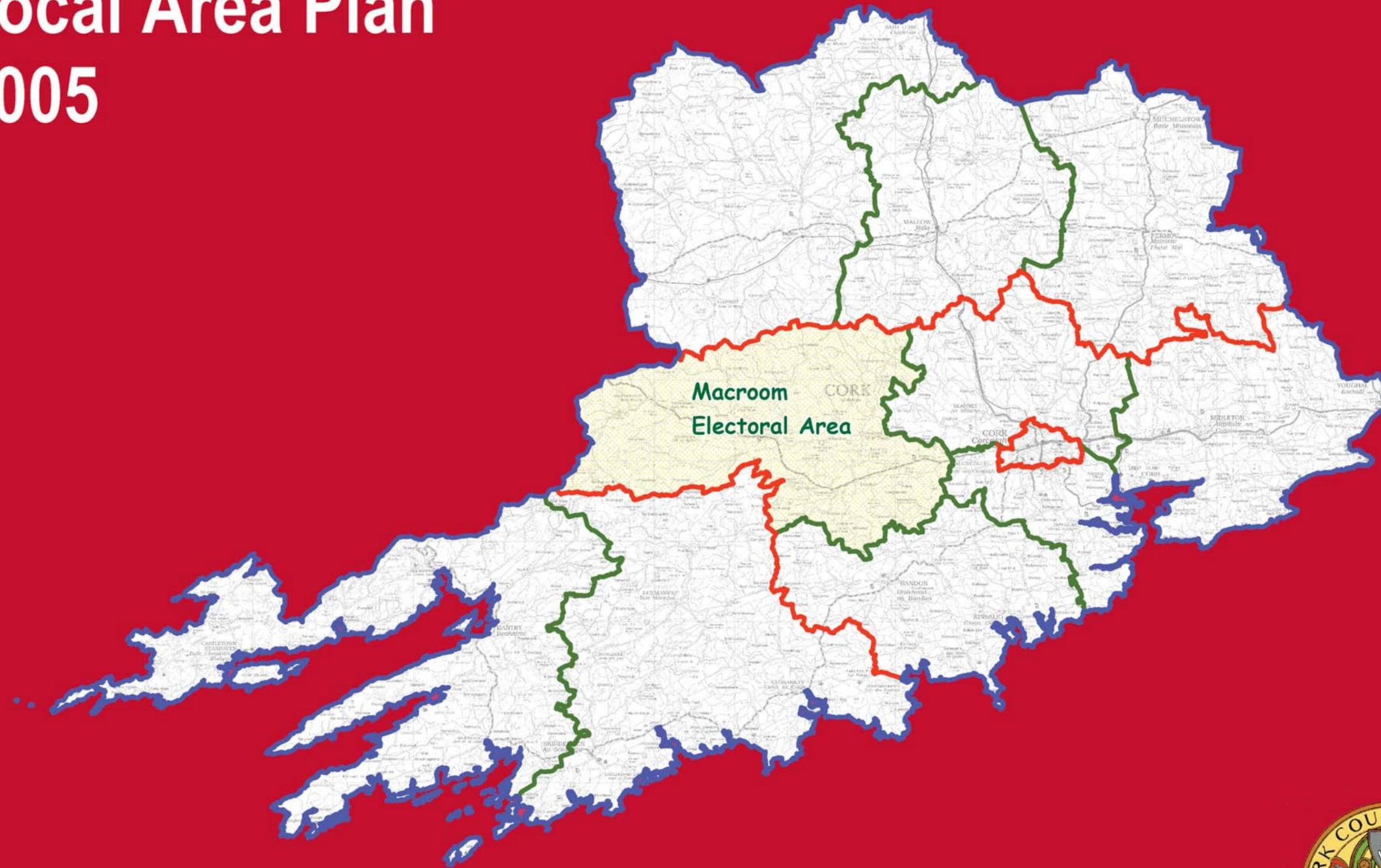


Macroom Electoral Area Local Area Plan 2005



Cork County Council





Macroom Electoral Area Local Area Plan

SCHEDULE

<u>Issue</u>	<u>Date</u>	<u>Containing</u>
No. 1	September 2005	Macroom Electoral Area Local Area Plan

FOREWORD

Note From The Mayor

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

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

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

Cllr. Michael Creed
Mayor of the County of Cork

September 2005

Note From The Manager

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

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

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

Maurice Moloney,
Cork County Manager

September 2005

Macroom Electoral Area Local Area Plan September 2005

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Section 1 Introduction to the Macroom Electoral Area Local Area Plan

1.1 Introduction

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

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

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

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

1.2 Purpose of the Plan

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

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

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

Local Area Plan Principles

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

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

1.3 The Process That Has Been Followed

1.3.1. After a lengthy period of informal consultations during 2004, the process of preparing the Macroom Electoral Area Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised and the Public Consultation Draft Plan was published. A total of 196 submissions were received that were relevant to the draft plan. Having considered the Manager's Report under section 20 (3) (C), of the Planning and Development Acts (as amended), in April 2005, the elected Members of the Council resolved to publish the proposed amendment that was published on 6th June 2005.

1.3.2. A total of 40 submissions or observations were received in response to the public consultation carried out regarding the proposed amendment and these submissions were addressed in the Manager's report under section 20 (3) (F) of the Planning and Development Acts (as amended), published in August 2005.

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

1.4 Main Settlements

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

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

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

1.5 The Form and Content of the Plan

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

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

Section 2: Overall Strategy: This section assesses the overall development strategy for the Macroom Electoral Area Local Area Plan outlining the plans and publications that have informed the Local Area

Plan process, the settlement strategy for the electoral area, and covers the topics of land use and zoning, and the Green Belts around towns

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

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

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

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

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

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

Section 2 Overall Strategy

2.1 Strategic Planning Context

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

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

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

- Revitalising Areas by Planning, Investment and Development (RAPID) – DoEHLG 2002
- Ceantair Laga Ard Riachtanais (CLÁR - DoEHLG 2000)
- The Cork Area Strategic Plan 2001 – 2020
- The North and West Cork Strategic Plan 2002 – 2020
- The Cork County Development Plan 2003 (as varied)

The National Development Plan 2000 - 2006

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

The National Spatial Strategy 2002 – 2020

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

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

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

The Regional Planning Guidelines, May 2004

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

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

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

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

Sustainable Rural Housing – Guidelines for Planning Authorities, April 2005

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

Cork Rural Design Guide

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

- Sustainable patterns of growth in urban and rural areas that are well balanced throughout the County, together with efficient provision of social and physical infrastructure.
- Sustainable and balanced economic investment, together with wise management of the County's environmental and cultural assets.
- Responsible guardianship of the County, so that it can be handed on to future generations in a healthy state.

Local Area Plans

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

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

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

Strategic Environmental Assessment (SEA)

2.1.24. The Planning and Development Acts require planning authorities to include in their plans information on 'the likely significant

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

2.2 Settlement Strategy

Strategic Principles

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

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

Settlement Network

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.3 Land Use and Zoning

Development Boundaries

2.3.1. The Local Area Plans provide detailed zoning maps and specific objectives for the development of each parcel of zoned land in each Electoral Area. The zoning maps also indicate a “Development Boundary” for each settlement, which defines the extent to which the built up area could grow during the lifetime of the plan. Within these development boundaries where there are no specific objectives for zoned land, there are general objectives for the general development intention of the land. The provisions of the

Housing Strategy will apply to all land that is developed for residential or mixed uses (including residential) purposes within these development boundaries.

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

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

Land Uses In Established Areas

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

Land Uses in New Areas

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

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

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

Zoning on Other Lands

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

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

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

Background

2.4.1. The County Development Plan 2003 (as varied), makes reference to the need for more precise objectives relating to the issue of green belts around the main towns. In Section 3.2.13, it refers to the Local Area Plans as being the most appropriate instrument for addressing this issue.

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

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

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

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

Housing in Rural Locations

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

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

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

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

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

Green Belts around the Ring and County Towns

2.4.10. The Local Area Plans define green belts around the main towns in the county and replace the former rural housing control zones of the 1996 County Development Plan (as varied). In the Macroom Electoral Area, outside the Metropolitan Green Belt of Cork, established by the Cork County Development Plan 2003 (as varied), only the town of Macroom is the subject of a new Green Belt in this way.

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

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

2.4.12. Within this area, the land is generally reserved for agriculture, open space or recreation uses and exceptions to this will only be allowed in the case of an individual who can demonstrate a strong family tie to a specific location.

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

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

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

GB 1-2	<p>In some parts of the Green Belts established in this plan it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing:</p> <ul style="list-style-type: none"> • The character of the area as a whole will remain predominantly rural and open; • Proposals will not cause linear roadside frontage development (ribbon development); and • The proposal is consistent with the proper planning and sustainable development of the area.
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The Macroom Green Belt

2.4.16. Most of the built-up area of Macroom is administered by Macroom Town Council, who are a separate planning authority and prepare their own development plan for their jurisdiction. Substantial parts of the area administered by the Town Council remain undeveloped and therefore, most of the planned growth for the town will be accommodated within their area.

2.4.17. The Plan makes provision for 5.9 ha. of land, within the development boundary of the town, to be used as open space. However, there may be limited potential for individual dwellings, at very low density on these lands in the town. Three smaller settlements or village nuclei, i.e. Clondrohid, Tooms and Toon Bridge adjoin the proposed green belt.

2.4.18. An important and attractive characteristic of the town of Macroom is its beautiful landscape setting and townscape. To the east and south of the towns environs there are steeply sloping hillsides, prominent ridges and local highpoints which contribute significantly to the towns landscape setting, provide an attractive backdrop for the built up area of the town and are considered inappropriate locations for new development.

2.4.19. To the southwest of Macroom lies The Gearagh, which forms part of a large area of scenic landscape, as designated in the Cork County Development Plan 2003 (as varied). The Gearagh is also a proposed Natural Heritage Area, a Special Protection Area and a candidate Special Area of Conservation. Parts of the Lee River Valley also lie within this area of scenic landscape. For these reasons it is considered that The Gearagh and the Lee River Valley, to the southwest of the town, which form important parts of the landscape and visual setting of the town are not, generally suitable for development.

2.4.20. To the west of the town there is a second area of designated scenic landscape which includes prominent and steeply sloping hillsides, the Foherish and Sullane Rivers and the designated scenic route the A26, which extends from Macroom to Lissacresig. The principal approach routes to the town from the west also lie within this area of designated scenic landscape. It is considered that this area of scenic landscape to the west of the town's environs, which also includes parts of the principal approach routes to the town, contribute significantly to the town's setting and are inappropriate locations for new development.

2.4.21. Along the northern fringes of Macroom there are a further series of steeply sloping hillsides and locally elevated lands, which also contribute to the towns setting.

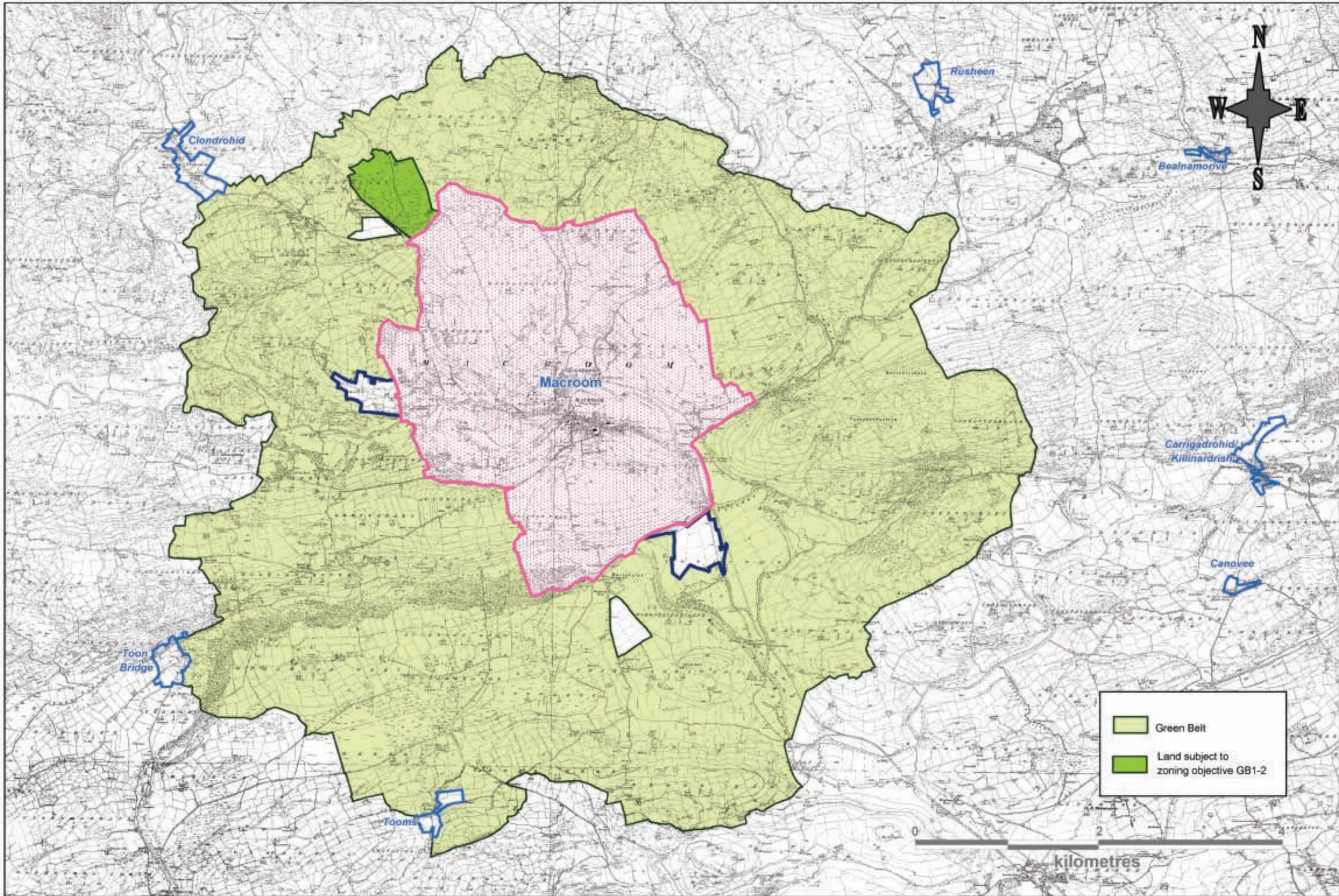
2.4.22. To the east and southeast of Macroom lies the dammed Lee River Valley and elevated hillsides, which extend in a northeasterly direction. The designated scenic route, the A38 also extends eastwards from Macroom towards Carrigadrohid. For these reasons it is considered that this area is not generally suitable for development.

2.4.23. To the northwestern side of the town and adjoining the development boundary of Macroom, a relatively level and less prominent area of land has been identified. While this area should remain generally open and rural in character, its capacity to accommodate some individual housing in a rural setting is recognised. This area of land (54 ha) will be subject to Objective GB 1-2 of this Local Area Plan.

GB 1-1	<p>Green Belts Around The Ring And County Towns</p> <p>(a) It is an objective to establish green belts around the main towns in each electoral area, with strict controls on urban generated housing in the areas that are under most pressure for development. The green belts are shown on detailed maps.</p> <p>(b) It is an objective to discourage strongly new individual housing from being located within the green belts around the main towns in each electoral area (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective SPL 3-6 of the Cork County Development Plan 2003.</p>
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Green Belt Map

Macroom



Section 3 Local Area Strategy

3.1 The Macroom Electoral Area Strategy

Context

3.1.1. The Macroom Electoral Area comprises an area of about 853 sq km, is predominantly rural and acts as an important link between north and west Cork. An area of approximately 245 sq. km forms the largest Gaeltacht area of the County. The eastern part of the Electoral Area is the most densely populated area and experiences the greatest pressure for commuter housing. **Killumney/Ovens** is located at the western fringe of Metropolitan Cork. Settlements within the Rural Housing Control Zone, to the immediate west of the Metropolitan Green Belt and to the east of Macroom town, include **Aherla, Cloughduv, Crookstown and Coachford** and the smaller settlements of **Farnanes, Farran/Lower Farran and Carrigadrohid**. A further predominantly rural area, largely dominated by the Boggeragh Mountains also lies in the Macroom Electoral Area and includes the settlements of **Rylane/Seiscne, Stuake/Donoughmore, Aghabullogue and New Tipperary**. The western section of the Macroom Electoral Area includes the Gaeltacht areas, unique both from a cultural and landscape point of view. Settlements within the Gaeltacht include **Ballymakeery/Ballyvourney, Ballingearry** and the smaller villages such as **Kilnamartyra, Coolea and Reananeree**. The Cork County Development Plan 2003 (as varied), has also designated a number of scenic routes and special landscape areas in the Macroom Electoral Area.

3.2 Growth and Development in the Macroom Electoral Area

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

3.2.2. The strategy envisaged in CASP promotes a gradual, but steady shift in development towards the north and east rail corridor, with continued consolidation of the settlements to the south and west of Cork City. This has been reflected in the objectives of the 2003 Cork County Development Plan (as varied), and the Special Local Area Plans, which focus major growth in settlements such as Carrigtwohill and Midleton and along the rail corridor to the north of the City between Kilbarry and Blarney.

3.2.3. The Macroom Electoral Area accounts for a proportion of the growth envisaged for the area to the west of the City. The Cork County Development Plan 2003 (as varied), has made provision for a proportion of this growth, to be located within the main settlement of Macroom. Outside of the main settlements, the Local Area Plan for the Macroom Electoral Area makes provision for the growth envisaged in the smaller settlements and agricultural areas.

3.2.4. In accordance with the North and West Cork Strategic Plan in the more rural parts of the Electoral Area, the achievement of optimal spatial development is seen as extremely important and would involve measures to ensure a greater proportion of overall new housing to be located in towns and villages, while sustaining the population in rural communities.

3.3 Population Trends And Forecasts

3.3.1. In recent years the population of the Macroom Electoral Area (including Macroom Town Council) has increased. The census of population for the area in 2002 was 21,485 people in 6,782 households. This represents a significant increase over the 1996, census which recorded a population of 20,349 in 5,973 households.

3.3.2. This plan is concerned with the proportion of the 20-year (2000-2020) growth forecast by CASP that might occur between the 2002 census and 2011. If development is to proceed in line with the recommendations of CASP, then this growth figure is equivalent to an additional 1,025 households in the Electoral Area as a whole by 2011. An estimate of the possible population of the Macroom Electoral Area in 2011 is obtained by adding these figures to the 2002 census results. This is set out in the table below.

Macroom Electoral Area	1991 Census	1996 Census	2002 Census	2011 Forecast	Growth 2002 to 2011 (Estimated)
Population	20,086	20,349	21,485	22,640	1,155
Households	5,649	5,973	6,782	7,807	1,025

3.4 Distribution of Growth

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

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

- Concentrate development towards the north and east rail corridor, with continued consolidation of the settlements to the south and west of Cork City;
- Optimising the use of existing and proposed infrastructure including public transport and other access and communications infrastructure;
- Promoting access to social, recreational and cultural facilities and incorporating environmental sustainability;
- Recognising that Ring Towns will play a key role in the sustainable development of the rural areas.
- The location of new development, housing, employment and services should be facilitated and designed so as to support the balanced growth of North and West Cork's towns.
- Protection of the Metropolitan Green Belt.

3.4.3. Of the overall estimated growth figure of 1,025 additional households between 2002 and 2011, approximately 615 could be accommodated in the smaller settlements and agricultural areas.

Estimated Growth 2002 to 2011 (households)	Main Settlements	Smaller Towns, Villages and agricultural areas	TOTAL
Macroom Electoral Area	410 (Macroom town)	615	1,025

3.5 Settlement Structure in the Macroom Electoral Area

3.5.1. In the Macroom Electoral Area, the settlement structure is defined by a single large town, the Main Settlement of Macroom, and a number of smaller villages.

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

3.5.3. This Local Area Plan establishes a settlement network for the Macroom Electoral Area, for the settlements other than the main town. These settlements are referred to as "Key Villages", "Villages" and "Village Nuclei". **Key Villages** generally serve large rural hinterlands and have a good range of services and facilities, including employment opportunities and access to public transport. Over the life

of this Local Area Plan, these key villages will act as the primary focus for investment in housing, transport, employment, education, shopping, health facilities and community services.

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

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

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

3.5.7. The following table outlines the settlement network for the Macroon Electoral Area, and summarises the strategic aims for each of the settlements:

Settlement Type	Strategic Aims
<p>MAIN TOWNS</p> <p>Macroon</p>	<p>Ring Towns and County Towns</p> <p>Macroon – Promotion as an important growth / development location, particularly as a strategic link between the northwest and southwest of the county.</p>
<p>KEY VILLAGES</p> <p>Ballingeary Ballymakeery/ Ballyvourney Coachford Killumney/Ovens</p>	<p>Establish key villages as the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including infrastructure and public transport.</p>

Settlement Type	Strategic Aims
<p>VILLAGES</p> <p>Aghabullogue Aherla Clondrohid Cloughduv Crookstown Inchigeelagh Kilmurry Rylane/Seiscne Stuake/Donoughmore</p>	<p>Encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.</p>
<p>VILLAGE NUCLEI</p> <p>Ballinagree Bealnamorive Canovee Carrigadrohid/ Killinardrish Carriganimmy Coolea Farnanes Farnivane Fornaght Kilbarry Kilnamartyra Lissarda New Tipperary Reananerree Toon Bridge Tooms</p>	<p>Preserve the rural character of village nuclei and encourage small-scale expansion, generally through low-density individual or multiple housing and other development, in tandem with the provision of services.</p>
<p>OTHERS</p> <p>Bealnablath Farran/Lower Farran Gougane Barra Gurranes Srelane Cross</p>	<p>Identify and establish other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.</p>

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

3.5.9. In the rural areas to the west of the Rural Housing Control Zone, it is an objective of the Cork County Development Plan 2003 (as varied) to recognise the special needs of rural communities and, in particular, the genuine aspirations of people in rural areas who wish to live and/or work in the area in which they were brought up. It is an objective in such circumstances, to accommodate their individual

housing needs in their local area, subject to a suitable site being available and normal proper planning considerations.

3.6 Housing Land Supply

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

3.6.2. However, this does not mean that it will be appropriate to relax the CASP strategy of consolidating (or restraining growth in) the existing settlements to the south and west of the city. Rather, the pressure to increase the supply of land suitable for housing should be met by encouraging this development into the rail corridor between Blarney and Midleton. A number of Special Local Area Plans have been adopted to create the opportunity to direct this somewhat higher than anticipated level of housing growth towards appropriate locations along the rail corridor from Blarney to Midleton, offering the opportunity for future residents to benefit from the transport choice that will be available there.

3.6.3. In determining whether enough land has been provided for housing in the smaller towns and villages within the Macroon Electoral Area, an examination should be made of both the projected requirement for new housing and the amount of zoned land suitable for housing development. The requirement for new housing is estimated from the projected increase in households for the area. The expected growth in households in the smaller towns, villages and agricultural areas, between 2002 and 2011 in the Macroon Electoral Area amounts to 615 households.

3.6.4. In this Local Area Plan, approximately 186 ha. (gross) of zoned residential lands have been identified in the smaller towns and villages. The housing capacity of this land will depend on various factors including density, topography etc.. In addition to the lands zoned for new residential development, some element of residential development may also occur within brownfield sites, sites zoned for town/ neighbourhood centre development or on sites with "special" zonings.

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

Section 4 Employment and Economic Activity

4.1 Strategic Principles

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

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

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

4.1.3. In the eastern parts of the Macroom Electoral Area, the employment base is strong, based as it is on a mix of manufacturing and service industry. However, in some parts of the Macroom Electoral Area, particularly in parts of the Gaeltacht area, to the west of Macroom, there is a less well established economic and employment base. In these areas agriculture still accounts for a very high proportion of employment, while the proportion engaged in service sectors remains at a low level.

4.2 Agriculture

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

broaden the rural economy, support farming families and complement an efficient agriculture sector.

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

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

4.2.4. In the eastern part of the Macroom Electoral Area, the existence of the Metropolitan Green Belt and the Rural Housing Control Zone supports the future of agriculture by helping to retain land in agricultural use and protect it from inappropriate development. Securing the Green Belt lands and lands within the Rural Housing Control Zone in agricultural use provides certainty for the farming community, which encourages investment and diversification in the agricultural industry. Elsewhere in the Electoral Area, it is an objective of the Cork County Development Plan 2003 (as varied) to recognise and support those important development sectors that are intrinsically part of development in rural areas (such as agriculture) and to ensure that other forms of incompatible development are not located in such a way as to undermine their long term viability.

4.3 Industry and Enterprise

4.3.1. Policies in the local area plans focus on the indigenous strengths of the rural economy and, at the same time, facilitate wider economic development supported by investment in infrastructure and service provision.

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

essential services. The achievement of this objective will be attained by;

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



4.3.3. Ballymakeery/Ballyvourney, Cloughduv, Coachford, Inchigeelagh and Killumney/Ovens all have lands zoned for industrial use.

4.4 Retail and Commerce

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

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

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

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

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

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

4.4.7. The Cork Retail Centres Hierarchy defined in the Retail Strategy, lists the location of centres from regional to local. In the

Macroom Electoral Area, Town/District Centres are located at Macroom.

4.5 Tourism

4.5.1. Tourism is a significant industry in the Macroom Electoral Area and the area contains within it the Gaeltacht, the Gearagh, the Lee Valley and many other sites of historical, recreational, cultural or archaeological interest. The Electoral Area also benefits from ease of access and proximity to Ringaskiddy Port, Cork Airport and Kerry Airport and the area's location makes it an important stopover location.

4.5.2. The area as a whole has more potential for tourism than is currently being realised. The rural landscape is attractive and provides scenic valley routes from the electoral area to North and West Cork and Kerry via the valleys of the Lee and Sullane rivers. The landscape also provides opportunities for leisure and amenity based activities, including walking and cycling.

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

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

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

4.5.6. New development for the tourist industry should respect the existing settlement pattern of the county. Integrated tourism development facilities (including sports and recreation activities) will contribute to a more diverse range of visitor attractions, encourage longer visitor stays, help extend the visitor season and add to the quality of life for people who live in the area. The provision of more prominent and improved sign posting would also promote and benefit the tourist potential of the area.



4.6 Mineral Extraction

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

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

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

4.6.3. In April of 2004, the Department of the Environment and Local Government published Guidelines for Planning Authorities on Quarries and Ancillary Activities. These Guidelines are intended to assist planning authorities in dealing with varying environmental and

land use issues associated with the operation of quarries. They are also intended to help with the implementation of section 261 of the Planning and Development Act, 2000, which commenced on the 28th April 2004 and provides for a new registration system for quarries.

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

4.6.5. The extractive industry makes an important contribution to economic development in the Macroom Electoral Area. There are a number of important quarries in the Electoral Area, where Cork County Council must safeguard the resources. The main quarries in the area are located at Knockanemore, Garryhesty and Castlemore.

4.7 Forestry

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

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

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

4.7.4. The Draft Guidelines on Forestry Development issued by the Department of the Environment and Local Government (1997) highlighted the need for local authorities to produce an Indicative Forest Strategy to designate areas sensitive to afforestation as well as those areas that are preferred for afforestation. It is also important

that the Indicative Forest Strategy outlines the Council's policies in relation to Forestry Development generally within the county.

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

Section 5 Transport and Infrastructure

5.1 Strategic Principles

5.1.1. A whole range of policies on Transport and Infrastructure are presented in Chapter 5 of Volume 1 of the County Development Plan 2003 (as varied), based on the following planning principles:

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

5.2 Transport

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

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

Road Network

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

5.2.3. The current programme of road construction and traffic improvements will help to alleviate traffic congestion in and around the main settlements in the area.

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

5.2.5. There are a number of improvement works proposed on non-national roads in the Electoral Area and include works on the R619 from Farnanes to Coachford, on the R584 Macroom-Ballingeary Road together with a number of additional individual scheme allocations for minor works.

5.2.6. The need for major improvements to the N22 (Tralee/ Killarney/ Cork) is referred to in The National Development Plan (2000-2006), which includes for a major investment programme in the national road network in order to provide for continuing sustainable national economic and employment growth.

5.2.7. It is proposed to realign and rebuild the N22 commencing at the western end of the Ballincollig Bypass as far as a point west of Ballyvourney, which would also include a bypass of Macroom. The works proposed to the N22 have passed through the route selection stage and preliminary design work will commence on all or part of the route. The construction of the N22 is crucial to ensure the provision of a Strategic Corridor Link between Cork, Killarney and Tralee.

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

Ports and Airports

5.2.9. Cork International Airport is an important strategic asset to the Macroom Electoral Area and its importance is recognised through the specific objectives in chapter 8 of Volume 1 of the Cork County Development Plan, 2003 (as varied). The airport and the associated developments in logistics, the Airport Business Park and hotel are all

key elements in the development of the county and the South-West region. The towns, villages and rural parts of the electoral area can easily access the airport.

Pedestrians and Cyclists

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

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

5.3 Water Supplies and Drainage Schemes

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

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



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

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

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

5.3.6. The “Assessment of Water Services Needs, 2004” identifies the proposed upgrading of the sewerage network in Macroom, involving the provision of a new waste water treatment plant, the upgrading of the Maseystown Pumping Station and the provision of a new pumping station and rising main at an estimated cost of €10 million. New works to the water supply network, through the provision of a new source, treatment and additional storage is also listed in the “Assessment of Water Services Needs 2004”, at an estimated cost of €5 million.

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

- Replacement of lead pipes
- Replacement of defective watermains
- Source Protection Programme
- Sludge Management Scheme
- Cork Area Drainage Study
- Cork Area Drainage Schemes

Water Quality

5.3.8. A recent document, Phosphorous Regulations Priority Action Matrix For Designated Rivers and Lakes 2004 – 2006 has been produced by the Environment Department of Cork County Council. The need for this report has arisen from the passing into law of The Local Government (water pollution) Act 1997 and the Water quality

standards for phosphorous Regulations 1998. The main principle of these regulations is the requirement that water quality be maintained or improved. The report has identified a number of rivers where water quality, and in particular, phosphorus levels are a cause of concern. The implications of this report will be highlighted in the relevant settlements.

Drainage

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

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

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

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

5.4.3. Bring sites are proposed throughout the county. In the Macroom Electoral Area a waste transfer / civic amenity site was provided for, through a variation to the 1996 County Development Plan (February 2000). This civic amenity site is currently operating to the west of the town, at Codrum. With the exception of bring sites, these facilities raise different levels of environmental and social concerns and impacts and require licensing from the Environmental

Protection Agency. It is important to ensure they are located where these impacts are minimised as much as possible.



5.5 Energy and Communications

Energy Networks

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

Renewable Energy

5.5.2. The issue of wind energy is important for Cork county and a number of preliminary studies have been carried out to assess the overall wind resource in the county and the degree of sensitivity of Cork’s different landscapes to the deployment of wind farms.

5.5.3. The identification of Strategic Search Areas in the CDP gives a strategic representation of generally preferred areas for wind farms. Strategic Search Areas are areas, which have both relatively high wind speeds and relatively low landscape sensitivity to wind projects. Strategic Search Areas are located in the northwest, north, mid-Cork and small parts of east Cork.

5.5.4. In the Macroom Electoral Area, to the south of Macroom and in the north-eastern part of the Electoral Area, strategic search areas

have been identified as being suitable for wind energy development. It is an objective of the Cork County Development Plan 2003 (as varied) to encourage prospective wind energy developers assessing potentially suitable sites for wind energy projects to focus on the strategic search areas identified in the plan.

Telecommunications

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

Section 6 Housing and Community Facilities

6.1 Strategic Principles

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

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

6.2 Housing - Overall Approach

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

6.2.2. The Metropolitan Green Belt only extends over a small area in the eastern part of the Macroom Electoral Area, in the vicinity of Killumney/Ovens. The Rural Housing Control Zone extends elsewhere over the eastern half of the Electoral Area, in areas predominantly to the east of Macroom town.

6.2.3. In the rural areas to the west of the Rural Housing Control Zone, it is an objective of the Cork County Development Plan 2003 (as varied) to recognise the special needs of rural communities and, in particular, the genuine aspirations of people in rural areas who wish to live and/or work in the area in which they were brought up. It is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

6.2.4. It is an objective of the Cork County Development Plan 2003 (as varied) to recognise the serious long-term effects that urban generated housing development can have on rural areas, in terms of viability of rural settlements, the carrying capacity of rural infrastructure and on the special character and environment of rural areas.

6.3 Residential Densities Within Main Towns

6.3.1. The Cork County Development Plan 2003 (as varied), sets out the densities for residential development for the 31 main towns in County Cork. For the 31 main towns, densities less than 20 dwellings (net) per hectare (8 per acre) should be discouraged; however in certain exceptional cases, limited areas of lower density may be considered. This lower density would apply, for example, where there are special environmental or ecological considerations, where there is a need to make a transition between higher density development and the open countryside, or in locations where services are inadequate to support greater densities. A number of locations have been identified to accommodate very low-density residential development (less than 5 dwellings per hectare).

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

Density Table: Main Settlements

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

6.4 Residential Densities in Smaller Settlements

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

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

Density Table: Key Villages, Villages & Village Nuclei

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

6.5 Community Facilities

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

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

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

Education

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

in buildings that are unsuitable or too small. The need to extend buildings and expand facilities is often constrained by the availability of land. The LAP zones land for the extension of primary school buildings and facilities where the need has been identified. Secondary schools in the Electoral Area are located in the main town of Macroom, and in Ballymakeery / Ballyvourney, Ballingearry and Coachford.

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

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

Health Care Facilities

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

Childcare

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

Recreation

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

6.5.10. Walking is becoming an increasingly popular recreational activity, particularly regarding the demand for designated amenity walks. A number of amenity walks are proposed in or near settlements in the Plan across the Electoral Area and these proposals are shown on the settlement maps.

Open Space

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

Section 7 Environment and Heritage

7.1 The Natural Environment

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

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

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

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

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

7.1.6. In the Macroom Electoral Area, important pNHAs include, Lough Allua, Gougane Barra Lake, St. Gobnait's Wood, Prohus

Wood, The Gearagh, Lough Gal, Glashgarriff River and Boylegrove Wood.

7.1.7. The Gearagh and St. Gobnait's Wood, are Candidate Special Areas of Conservation in the Electoral Area.

7.1.8. The Gearagh is also a Special Protection Area within the Electoral Area.

7.1.9. Cork County is also rich in areas of geological interest and the Department of the Environment, Heritage and Local Government and the Geological Survey of Ireland are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas. The importance of geological heritage is recognised in the CDP and a list of important geological features within the county has been drawn up with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork. In the Macroom Electoral Area the list includes; caves at Carrigane, Ovens.

7.2 Scenic Amenity, Views and Prospects

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

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

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

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

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

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

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

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

7.2.9. In the Macroom Electoral Area, there are 14 routes classified as scenic routes including; the roads at Musherah in the Boggeragh Mountains and roads from Musherah to Ballinagree, Lackdoha and Rylane Cross, the road from Glenaknockane to Donoughmore, the road at Carriganima, the road from Ballyvourney to Mullaghanish to Caherdowney, the road between Macroom and Derrynasaggart Mountains, the road between Coolea and Coom, the winding road joining Coolea-Coom road to Lissacresig road, the road between Gougane Barra and Mouth of the Glen, the road between Inchigeelagh and Ballingearry to Keimaneigh, the road between Inchigeelagh and Rossmore, the road between Dromcarra and Rossmore, the road between Ballingearry and Kealvaugh the South Lake Road – Inchigeelagh and Ballingearry to Keimaneigh, the road between Leemount and Macroom via Coachford and the road between Classis, Curraghbeg and Coachford. The scenic routes are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the CDP.

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

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

7.2.12. Initially the CDP established a set of 76 landscape character areas and amalgamated them into a set of 16 generic landscape types. These are listed in Volume 1 and shown on maps in Volume 4 of the CDP.

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

7.2.14. The Electoral Area also has a number of scenic landscape areas including; the Lee Valley between Carrigadrohid and Ovens, lands to the southeast of Carrigadrohid at Codrum and Colanfadda, the valley slopes to the north and south of Lough Allua, Ballingearry, lands around Gougane Barra and the area to the north of the Gearagh. The scenic landscape areas are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the CDP.

7.3 Built Environment

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

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

7.3.3. The County Development Plan established the initial Record of Protected Structures in County Cork, which includes a draft list of over 1,000 structures. In the Macroom Electoral Area there are approximately 70 structures included on the list.

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

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

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

7.4 Cultural Heritage

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

7.4.2. The National Heritage Plan (2002), prepared by the Department of the Arts, Heritage, Gaeltacht and the Islands states that the preparation of Local (County) Heritage Plans is a priority. And that the Heritage Plan will be a cross agency county strategy for the identification, protection, conservation, management, enhancement and interpretation of heritage.

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

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



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

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

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

7.5 Archaeological Heritage

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

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

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

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

7.6 The Gaeltacht and Linguistic Heritage

7.6.1. The Cork County Development Plan 2003 (as varied) has a specific objective ENV 6-2 for Gaeltacht areas and the policy approach for the Gaeltacht areas is based on the following principles:

- The cultural heritage of the Gaeltacht areas, including the use of the Irish language, deserves fostering.
- An economically and socially vibrant community is a pre-condition for sustaining Irish as the community language of these areas.
- Recognition that the relationship between development and Irish language and culture is a complex one not amenable to simplistic measures, and also that planning powers have significant, though indirect and not unlimited, influence on the protection and promotion of culture.
- The Gaeltachtaí are interdependent with the wider areas in which they are located. They cannot function, or be properly understood, in geographic isolation. The Gaeltachtaí should play their full part in the life and well being of the County, Region and Country, and likewise should benefit from the resources of the territory around them.
- An isolationist approach, or one which put unnecessary obstacles in the path of development generally, would, in the current context, be damaging to the long term sustenance of Irish language and culture in these areas.

7.6.2. Gaeltacht areas have a unique culture, language and environment and require special treatment so that any development, which may occur, recognises, supports, strengthens and complements their linguistic and cultural heritage.

7.6.3. Parts of the Macroom Electoral Area, to the west of Macroom and adjoining the Kerry boundary, lie within the Gaeltacht and includes the settlements of Baile Bhúirne (Ballyvourney) and Béal Átha an Ghaorthaidh (Ballingeary), Cúil Aodha, Cill na Martra and Réidh na nDoirí.

7.6.4. This group of settlements in the Gaeltacht forms part of a unique group within the settlement network which nurtures and

promotes linguistic and cultural heritage. The Local Area Plan supports the protection and promotion of Gaeltacht settlements and areas, and recognises the important role played by Baile Bhúirne / Baile Mhic Íre, Béal Átha an Ghaorthaidh, Cúil Aodha, Réidh na nDoirí and Cill na Martra in this respect.

7.6.5. The Gaeltacht areas in the Macroom Electoral Area, historically have a high dependency on agriculture, have experienced a decline in traditional employment and have lost a significant proportion of its young people, which threaten the long-term sustainability of these unique areas.

7.6.6. To reverse the trends outlined above, Cork County Council, the Department of Community, Rural and Gaeltacht Affairs, Údarás na Gaeltachta and other bodies have introduced a number of measures to protect and promote Gaeltacht areas including the promotion of industrial development, investment in social and physical infrastructure and financial support for various forms of development.

7.6.7. Parts of the Gaeltacht area in the Macroom Electoral Area have also been identified as CLÁR areas. The CLÁR scheme facilitates development and provides supplemental funding to assist in accelerating investment in selected priority developments, and it is an investment programme launched to address rural areas of special disadvantage.

7.6.8. It is important to continue to promote employment and development opportunities in the Gaeltacht areas, in the Macroom Electoral Area, that provide jobs, supports local social activities, especially those that appeal to younger people and maintains the vibrant Irish speaking community.

7.6.9. Development which is owned or may be used by non-Irish speaking people, or which provides non-Irish language services or entertainment to local people, should not be discouraged. However, development which is unlikely to provide any substantial employment or social benefit to the local community and which will also bring in non-Irish speakers who are unlikely to become active contributors to the cultural life of the local community should be resisted unless it provides compensatory benefits to the planning and sustainable development of a wider area.

7.6.10. The provision of infrastructural improvements to sewerage and water supply, the road network and telecommunications is a key factor in the development of the Gaeltacht areas in the Macroom Electoral Area. All signage in the Gaeltacht areas within the Macroom Electoral Area should have Irish as the primary language to maintain and promote the areas cultural distinctiveness.

7.7 Landscape Assessment

Landscape Assessment in County Cork

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

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

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

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

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

LANDSCAPE OF MACROOM ELECTORAL AREA

7.7.4. Macroom Electoral Area is comprised of a large number and diverse range of landscape types, including **Broad Fertile Lowland Valleys, Valleyed Marginal Middleground, Hilly River and**

Reservoir Valleys, Rolling Marginal and Forested Middleground, Ridged and Peaked Upland, Glaciated Cradle Valleys and Fissured Fertile Middleground. These landscape types and associated values are summarised below.

Broad Fertile Lowland Valleys

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



Values associated with the Broad Fertile Lowland Valleys

7.7.6. The fertile valley areas of the Lee and Bandon Rivers are highly valued in County Cork, not only for the economic value of their fertile farmland, but also for the scenic amenity of this landscape, including significant amounts of broadleaf hedgerows and prominent ridges and slopes, which are often accompanied by distant views and prospects. The importance of much of this landscape is reinforced even further, by the fact that it comprises a significant amount of the Metropolitan Green Belt area. The quality of the areas built heritage is also renowned in the County and includes a significant number of estate houses, traditional farmhouses, and a number of important towns and villages including Bandon, Inishannon and Dunmanway.

Blarney Castle and village is of particular significance for its tourism, as it attracts large numbers of domestic and international visitors. Some of the areas natural heritage is of national importance, particularly regarding the ecological value of habitats associated with the Lee and Bandon.

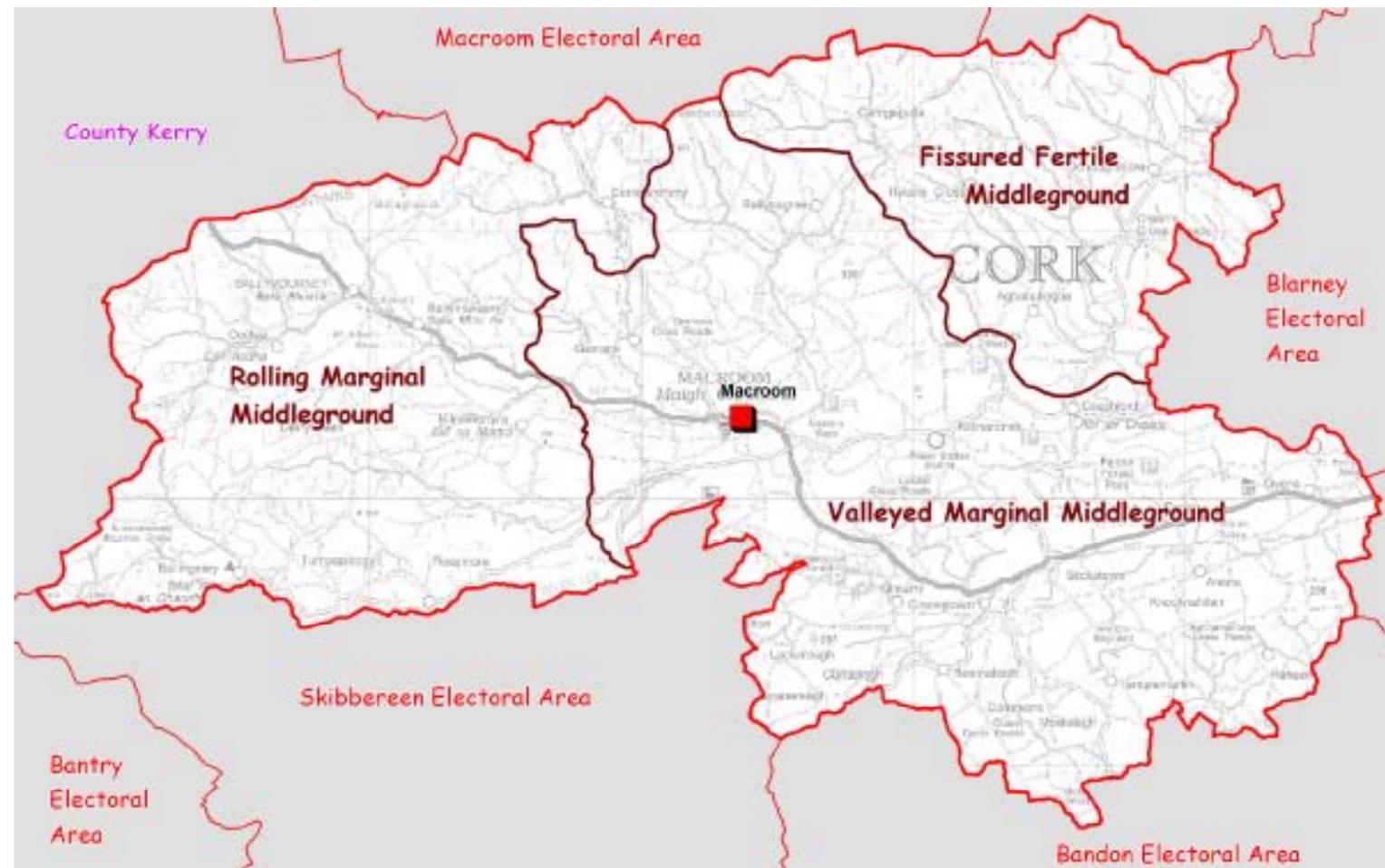
Valleyed Marginal Middleground

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



Values associated with the Valleyed Marginal Middleground Landscape

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



Hilly River and Reservoir Valleys

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



Values associated with the Hilly River and Reservoir Valleys

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

Rolling Marginal and Forested Middleground

7.7.11. This landscape type is found in two locations in west Cork, namely within the vicinity of Ballyvourney, and north of Dunmanway. It comprises rolling topography with rugged rocky ridges and the upper reaches of the River Bandon and Sullane River basins. The hills forming these two basins are gently sloping, becoming somewhat steeper at lower levels and generally comprised of patchy moorland vegetation of semi-natural grassland and heather. A mixture of small irregularly shaped fertile fields are located on lower ground between scrub and rocky outcrops. The landscape is mottled in terms of both colour and texture due to the diverse landcover, involving a mix of scrub and cultivated patches. On wetter ground and along streams at lower altitudes willow is more prevalent and rush is common in fields

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



Values associated with the Rolling Marginal and Forested Middleground

7.7.12. This landscape comprises a substantial component of the Muskerry Gaeltacht, which is of national significance for its linguistic, musical, educational and cultural value, including Saint Gobnait's woodland, church and cemetery, which is of particular spiritual and religious significance. Within County Cork this landscape is valued for its scenic amenity, particularly its rugged and complex topography, its expansive views and scenic routes, including the Cousane Gap. This landscape is also valued locally as a place to live and for its farmland, much of which is of marginal agricultural quality and often used for commercial forestry, but also for some broadleaf forestry. Due to its strategic location between Cork and Killarney and the number of visitor attractions, tourism is also important to the area.

Ridged and Peaked Upland

7.7.13. The ridged, peaked and forested upland landscape type borders much of the mid-western boundary of County Cork, from Kealkill in the south to Millstreet in the north. This landscape type comprises a rolling mountainous topography at a relatively high elevation, and includes such areas as the Cousane Gap and the southern slopes of the Boggeragh Mountains. Soils are of low fertility and experience relatively high levels of rainfall due to its elevation and location in the southwest of Ireland, resulting in poor growing conditions and limited vegetation including moorland, heath and scrub. Isolated or clusters of fields, are scattered along lower slopes,

giving this landscape type a small scale dimension, to the otherwise open moorland. Urban settlements tend to be located on lower ground and include, for example, Ballingearry, Inchigeelagh, Carriganimmy and Millstreet.



Values associated with the Ridged and Peaked Upland

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

Glaciated and Forested Cradle Valley

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



Values associated with the Glaciated and Forested Cradle Valley

7.7.16. This landscape, which includes Gouganne Barra is valued nationally for its remote and natural character, the dramatic quality of its physical landscape, as well as containing important ecological, archaeological, historic, architectural features including monastic remains and an eighteenth century church, which also has a spiritual and religious significance and is a widely recognised and iconic image throughout the country. In addition to the above, this Gaeltacht area is important for its linguistic, educational, folklore and literature significance, and as a result, it is valued by large numbers of visitors for recreation, educational and tourism purposes. There are limited areas of agricultural land, which are of local importance. In addition to the above, a number of tourist routes, makes the landscape area attractive as a place to visit, as well as being valued locally as a place of permanent residence. Significant concentrations of conifer and mixed forestry are important to the local economy as well as contributing to the local environment.

Fissured Fertile Middleground

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



Values associated with the Fissured Fertile Middleground

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

Section 8 Settlements and Other Locations

MAIN SETTLEMENT

Macroom Environs

KEY VILLAGES

Ballingeary

Ballymakeery/Ballyvourney

Coachford

Killumney/Ovens

VILLAGES

Aghabullogue

Aherla

Clondrohid

Cloughduv

Crookstown

Inchigeelagh

Kilmurry

Kilnamartyra

Rylane / Seiscne

Stuake / Donoughmore

VILLAGE NUCLEI

Ballinagree

Bealnamorive

Canovee

Carrigadrohid / Killnardsish

Carriganimmy

Coolea

Farnanes

Farnivane

Fornaght

Kilbarry

Lissarda

New Tipperary

Reananerree

Rusheen

Tooms

Toon Bridge

OTHER LOCATIONS

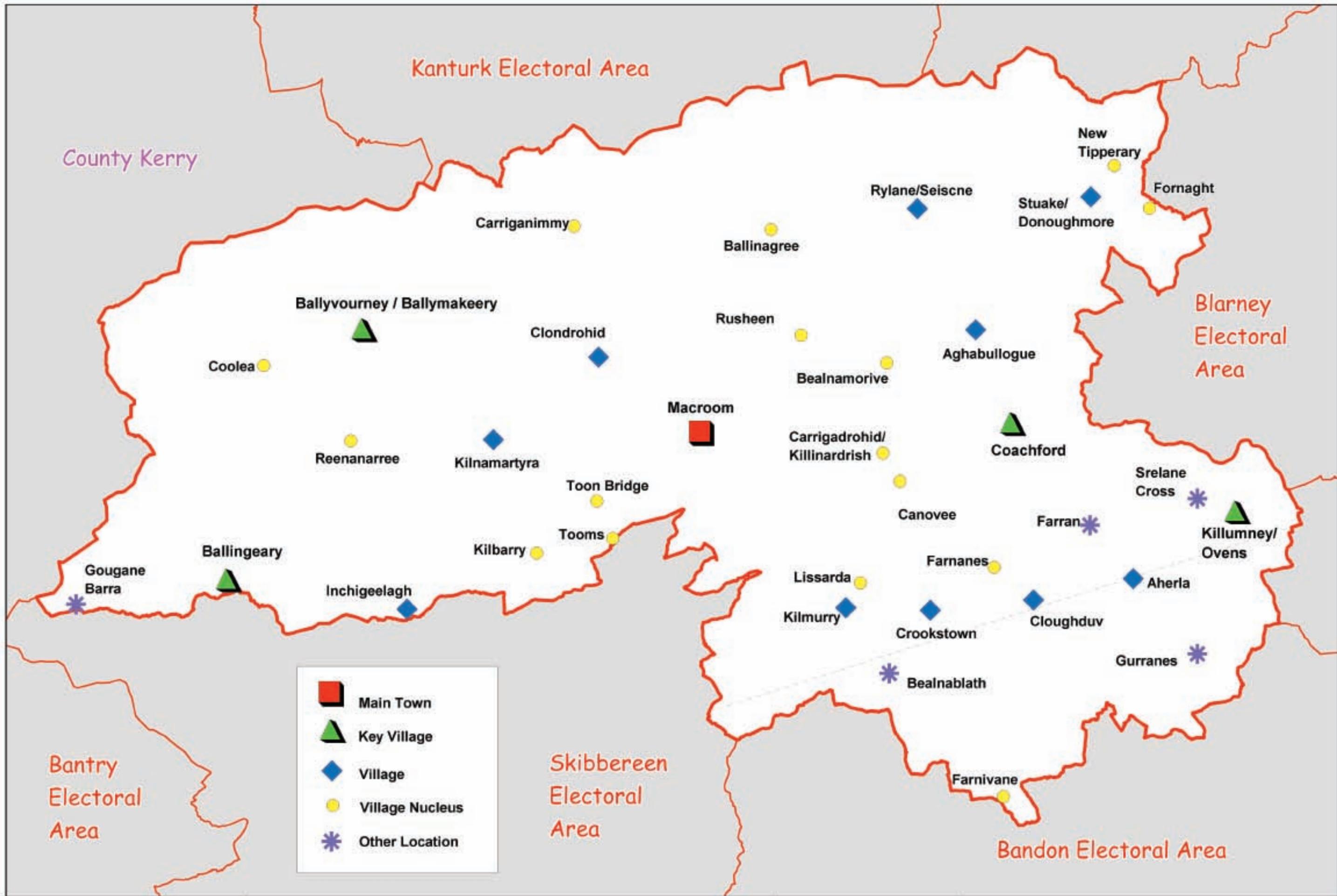
Bealablath

Farran/Lower Farran

Gougane Barra

Gurranes

Srelane Cross



Kanturk Electoral Area

County Kerry

Blarney Electoral Area

Bantry Electoral Area

Skibbereen Electoral Area

Bandon Electoral Area

-  Main Town
-  Key Village
-  Village
-  Village Nucleus
-  Other Location

MAIN SETTLEMENT

Macroom Environs

1 Macroom Environs

Set in the heart of mid-west Cork, Macroom performs an important employment, service and social function for an extensive rural hinterland. It is a ring town and important urban development centre.

The overall strategy aims to promote Macroom as an important growth / development location, particularly as a strategic link between the North West and South West of the county.

Most of Macroom is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

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

1.1 MACROOM IN CONTEXT

1.1.1. Most of the built-up area of Macroom is administered by Macroom Town Council. They are a separate planning authority and prepare their own development plan for their jurisdiction.

1.1.2. In this Local Area Plan, Macroom is identified as a Main Settlement within the Macroom Electoral Area, while retaining its status as a ring town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in Chapter 2, Volume 1 of that Plan. The strategic aims for Macroom seek to promote the town as an important growth/development location, particularly as a strategic link between the northwest and southwest of the county.

Population Growth

1.1.3. The 1996 census recorded a population of 2,474 persons, equivalent to 820 households, in the town of Macroom (including the area administered by the Town Council). By the year 2000, it is estimated that this had grown to 2710 persons, equivalent to 950 households. According to the forecasts and strategy in the Cork County Development Plan 2003 (as varied), the town could grow by 490 households by the year 2011.

1.1.4. This would bring the 2011 population to around 3,590 or approximately 1,440 households.

Key Planning Considerations

1.1.5. The town of Macroom is particularly attractive, enjoying a fine townscape and a beautiful landscape setting. To the east is the

sensitive valley of the River Lee that is dammed for water supply at Inniscarra. To the south the steep hills provide an attractive landscape setting to the town. Beyond is The Gearagh, a proposed Natural Heritage Area, a Special Protection Area and a candidate Special Area of Conservation.

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

1.1.7. The drinking water supply has sufficient spare capacity to cater for proposed development. Additional storage will be required.

1.1.8. The sewage scheme is a combined system and it is planned to upgrade the treatment plant. It will be necessary to extend the sewers to cater for some of the areas where development is proposed. Any new development will require its own storm sewers.

1.1.9. A By-pass is proposed for the town. The proposed route runs from the Hartnett Cross area and travels north of Macroom town and west to the Carrigaphooca area. To date route corridors have been developed for the N22 from west of Ballyvourney to Ovens near Ballincollig. The current preferred route passes north of Ballyvourney and Ballymakeery to connect with the proposed Macroom by-pass, passing near Lissarda and to Ovens.

Problems & Opportunities

1.1.10. The bulk of the area of the town is located within the boundary of the Town Council, which has prepared a separate plan for its jurisdiction. For the most part the zoning map for Macroom Environs is concerned with confirming the zoning of areas previously zoned in past plans and adding minor extensions where this is appropriate.

1.2 OVERALL ZONING APPROACH: MACROOM ENVIRONS

1.2.1. The development boundary for Macroom Environs includes the area where new development is proposed outside the area of the Town Council's jurisdiction.

1.2.2. The Development Plan for the Town Council's Area was adopted by the Town Council in October 2003. It makes provision for the scale of development necessary to accommodate the level of population growth predicted for the town. The land zoned in this plan, largely reflects land that was designated for development in previous plans but has not yet come forward for development.

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

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

1.3 SPECIFIC ZONING OBJECTIVES: MACROOM ENVIRONS

Residential Areas

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

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

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development individual sites.	2.4
R-02	Low density residential development individual sites.	3.5

Industry and Enterprise

1.3.4. Macroom's established industrial areas are located within the Town Council boundaries. With the exception of the areas zoned in the previous plans, and some minor extensions to these, it is the policy of the County Council to confine all industrial/enterprise development to appropriately zoned areas within the Town Council boundaries.

1.3.5. The specific industry and enterprise zoning objectives for Macroom Environs are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium sized light industrial units.	3.2
I-02	Industrial estate development suitable for small to medium sized light industrial units.	3.0
I-03	Industrial estate development suitable for small to medium sized light industrial units.	8.6
I-04	Large single user industrial enterprise.	16.8

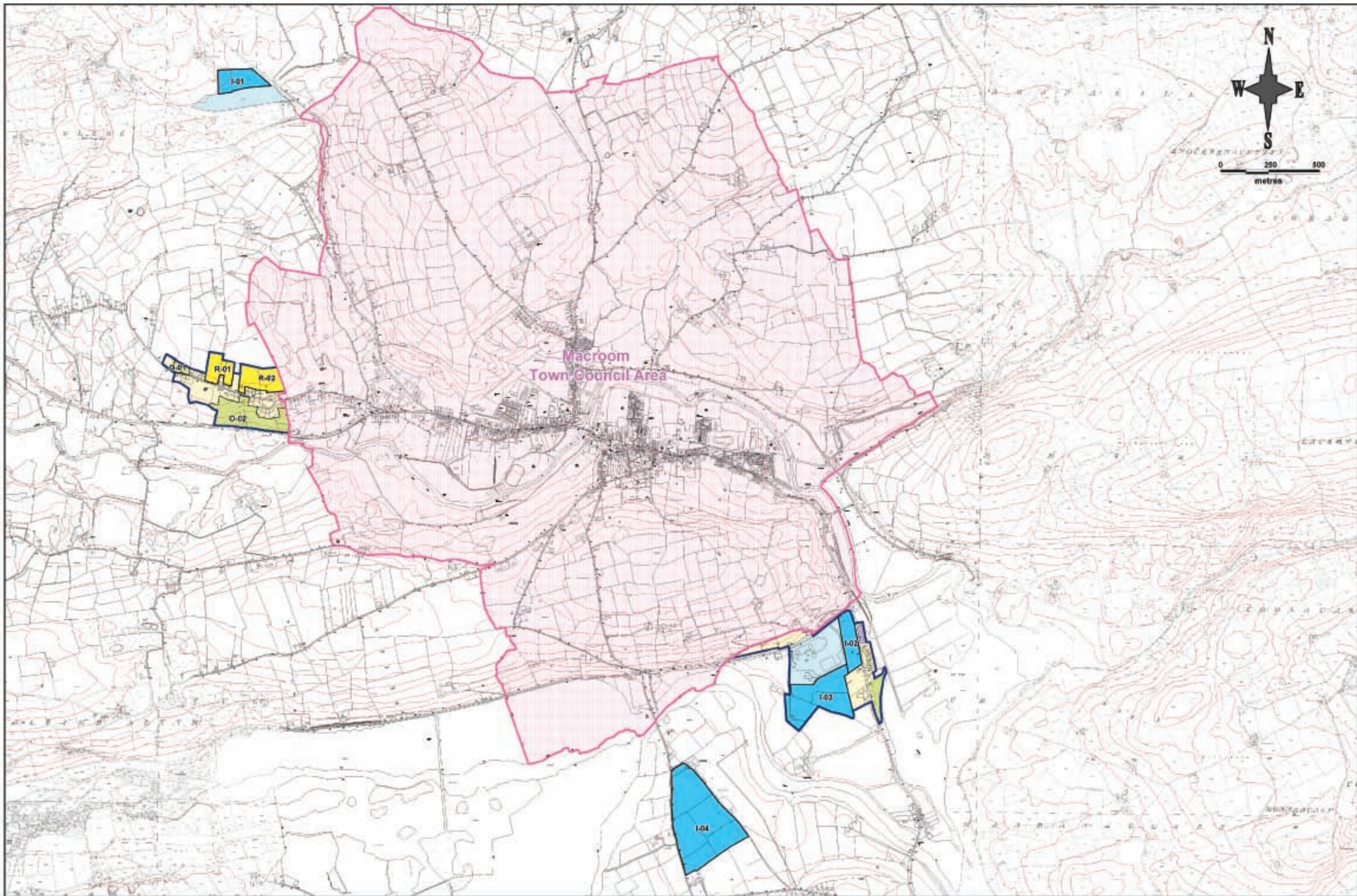
Objective No.	Specific Objective	Approx Area (Ha)
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining existing trees, hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based on a single entrance from the Codrum Road.	5.9

Open Space, Sports, Recreation and Amenity

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

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	0.6



Legend for Zoning Maps :

LAND USE CATEGORIES

Established Areas

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

New Areas

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

OTHER SYMBOLS

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

KEY VILLAGES

Ballingeary

Ballymakeery/Ballyvourney

Coachford

Killumney/Ovens

2 Ballingeary

2.1 BALLINGEARY IN CONTEXT

2.1.1. Ballingeary is the second largest settlement in the Muskerry Gaeltacht area. It is situated approximately 23 kilometres south west of Macroom, and approximately eight kilometres west of Inchigeelagh.

2.1.2. In the overall strategy of this Local Area Plan, Ballingeary is designated as a **key village** in the Macroom Electoral Area. The strategic aims for Ballingeary are to protect the special character and setting of the settlement and to promote sympathetic development in tandem with the provision of infrastructure, services and employment.

2.1.3. Ballingeary is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

2.1.4. The census of population for Ballingeary recorded a population decrease in recent years that corresponds with a general population decline in the surrounding hinterland. The population of Ballingeary has fallen from 220 in the 1996 census to 205 persons in the 2002 census.

2.2 PLANNING CONSIDERATIONS

2.2.1. Ballingeary functions as an important local service centre, and provides a wide range of community facilities including a primary and secondary school, church, resource centre, convenience stores, public houses, Garda Station and a certain amount of comparison shopping. Daily bus services operate between Ballingeary and Macroom.

2.2.2. Ballingeary is also a popular destination for Irish language summer courses, which are important for the viability of the village. The development of public amenities such as the development of the public park to commemorate the four hundredth anniversary of the O' Sullivan Beara walk, is a welcome addition to the village amenities.

2.2.3. It is an objective in the Cork County Development Plan, 2003 (as varied) to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by, amongst other things, encouraging development within the Gaeltacht, which provides employment or social facilities and generally resisting development, which would be likely to erode the cultural heritage.

2.2.4. Údarás na Gaeltachta, which promotes employment opportunities within Gaeltacht areas, has a number of industrial premises within the village, which are located mainly to the southwest of the village centre.

2.2.5. The village is located on a popular tourist route from Macroom to Bantry and Gougane Barra, which is also designated as a scenic route in the Cork County Development Plan 2003 (as varied), running from Inchigeelagh west towards Gougane Barra.

2.2.6. Ballingeary and the surrounding area has a wealth of natural and built heritage. Tuck Mill, which is located to the northeast of the settlement, is entered in the Record of Protected Structures. Lough Allua, which is located to the east of the settlement, and consists of an expanded section of the River Lee, is a proposed Natural Heritage Area, due to the diversity of habitats and the presence of several unusual plant species.

2.2.7. The current water supply to Ballingeary has been upgraded a number of times, and at the moment has some spare capacity. Cork County Council's "Assessment of Water Services Needs 2004" identifies the need for a new source, additional storage and treatment facilities, to provide additional capacity.

2.2.8. Funding for a new waste water treatment plant has been approved under the "Assessment of Water Services Needs 2004" scheme.

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



2.3 PROBLEMS AND OPPORTUNITIES

2.3.1. Population decline is a major issue in the Muskerry Gaeltacht area. Settlements such as Ballingeary can play a vital role in stemming population decline, and reversing decline in other sectors such as employment, services and amenities. It is important that

Ballingeary continues to provide jobs and to support local social activities, particularly activities and employment that appeal to younger people, as this is key to a vibrant and continuing Irish speaking community.

2.3.2. Ballingeary has a strong industrial base and is an important settlement as an employment provider for a wider area. It is important that the industrial viability of the settlement is maintained during the life of this Local Area Plan. The continued success of Údarás na Gaeltachta in promoting employment opportunities within the village is a vital component of the future economic well being and vitality of the village. The established industrial area to the southwest of the village centre is constrained due to the risk of flooding in that area, however alternative sites or flood prevention measures may be explored during the life of this plan.

2.3.3. It is important that the landscape setting of the village is adequately protected. This can be achieved in part, by avoiding development on prominent hillsides and ridges to the south, and by avoiding development close to the foreshore of Lough Allua, which is a Nature Conservation Area.

2.3.4. Ballingeary is a popular destination for day trips and longer-term tourism. The tourist potential of the village itself would benefit from infrastructural improvements, the development of additional tourist facilities such as car parking and the protection of the streetscape and provision for improved street lighting, public footpaths and street furniture would be desirable.

2.4 PLANNING PROPOSALS

2.4.1. Within the area, the complex topography and sensitive environmental setting, including the risk of flooding adjacent to the River Lee, limit capacity for new development. There are a number of elevated ridges and prominent hilltops to the northwest and south of the village, which are particularly sensitive to development, as they form part of the landscape setting of Ballingeary. There are a number of opportunities for infill development throughout the village, while the area north-east of the village centre represents the most appropriate area for expansion.

2.4.2. Planned improvements to the village's infrastructure such as the completion of the Ballingeary Sewerage Scheme is an important development, which will have long term benefits for the village.



2.4.3. The development boundary for Ballingearry defines the existing extent of the built up area, whilst allowing expansion for residential and other uses.

2.5 SPECIFIC ZONING OBJECTIVES: BALLINGEARY

Residential Areas

2.5.1. The specific residential zoning objectives for Ballingearry 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 a crèche.	5.0
R-02	Medium density residential development.	3.7
R-03	Low density residential development.	1
R-04	Medium density residential development.	3.2
R-05	Low density residential development.	2.5
R-06	Low density residential development.	1.9
R-07	Low density residential development.	3.0

Open Space, Sports, Recreation and Amenity

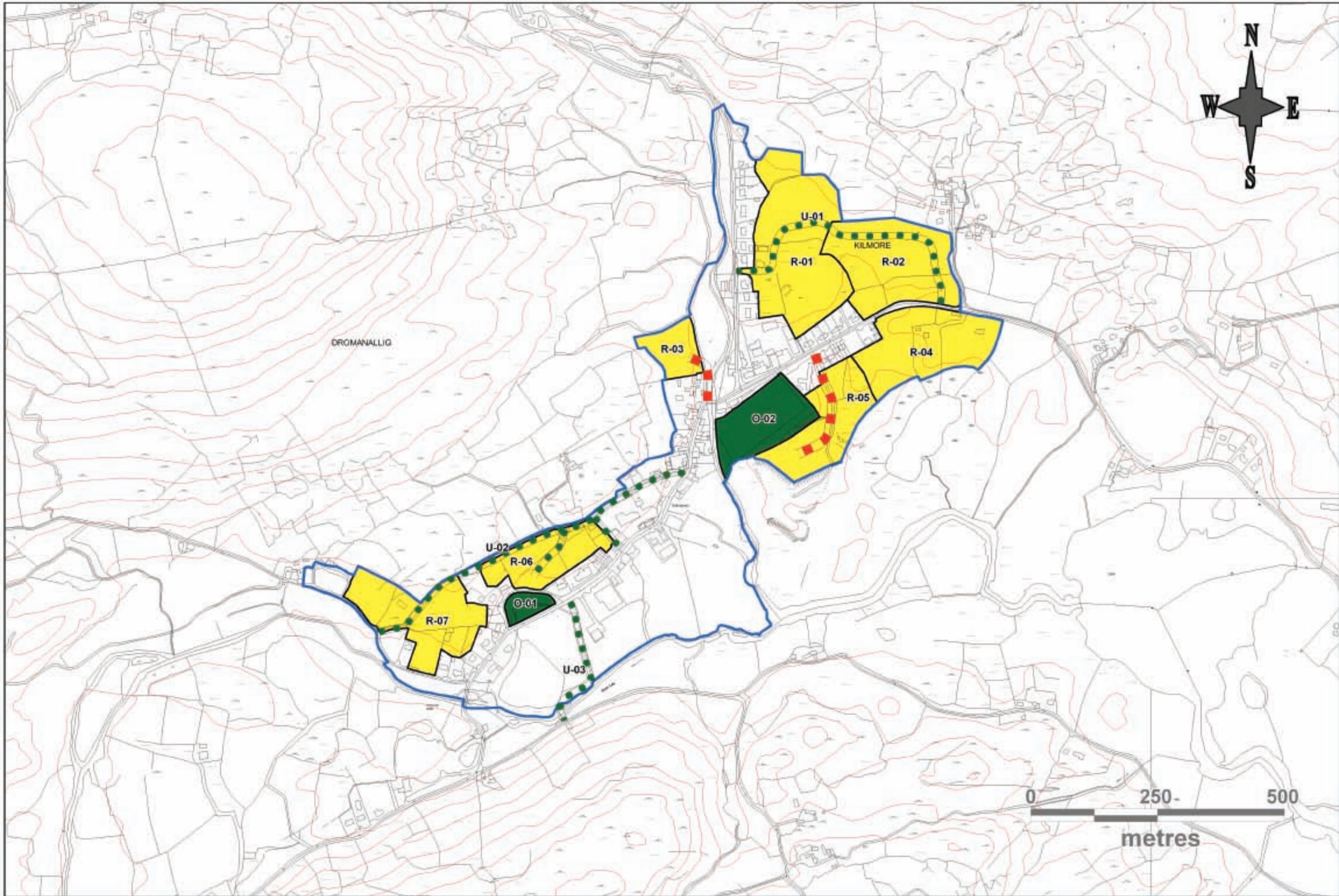
2.5.2. The specific open space, sports, recreation and amenity zoning objectives for Ballingearry are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain memorial park.	0.4
O-02	Active open space – maintain existing playing pitches.	2.0

Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Develop and maintain access to residential area.	
U-02	Develop and maintain amenity walk.	
U-03	Maintain and improve amenity walk to Clapper Bridge.	



3 Ballymakeery / Ballyvourney

3.1 BALLYMAKEERY / BALLYVOURNEY IN CONTEXT

3.1.1. Ballymakeery / Ballyvourney are two contiguous settlements located approximately 15 kilometres northwest of Macroom and are the largest settlements located within the Muskerry Gaeltacht.

3.1.2. In the overall strategy of this Local Area Plan, Ballymakeery / Ballyvourney is designated as a **key village** in the Macroom Electoral Area. The strategic aims for Ballymakeery / Ballyvourney are to protect the special character and setting of the village and to promote sympathetic development in tandem with the provision of services and employment.

3.1.3. Both settlements are situated within the Sullane River Valley. Much of the area is designated as part of an extensive area of scenic landscape, while Ballymakeery / Ballyvourney Islands, which are located to the east of the village, are proposed as a Natural Heritage Area.

3.1.4. The census of population for Ballymakeery (which includes part of Ballyvourney) shows a significant population increase in recent years. The 2002 census recorded a population of 337 persons in 137 households. This represents a significant increase over the 1996 census, which recorded a population of 294 in 106 households.



3.2 PLANNING CONSIDERATIONS

3.2.1. Ballymakeery / Ballyvourney is an important local service centre, and has a number of important community facilities including a primary school, secondary school, church, health centre, library, convenience stores, Garda Station, hotel, public houses and a certain amount of comparison shopping. Regular daily bus services operate between Killarney and Cork City, serving Ballyvourney / Ballymakeery.

3.2.2. It is an objective in the Cork County Development Plan 2003 (as varied), to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by, amongst other things, encouraging development within the Gaeltacht, which provides employment or social facilities and generally resisting development, which would be likely to erode the cultural heritage.

3.2.3. In recent years, Ballymakeery / Ballyvourney has experienced significant industrial growth. An expansive industrial park is located on the western side of Ballymakeery and includes a number of small to medium sized enterprises. Some residential development has taken place and is located mainly to the east of Ballyvourney and on infill sites in Ballymakeery.

3.2.4. Ballymakeery / Ballyvourney has an important built and natural heritage. There are five buildings or other structures entered in the Record of Protected Structures including Saint Gobnait's Church, an ornamental tower, Ballyvourney Bridge and the Monastic Settlement (Teampaill Gobnaitan) which is located to the south of Ballymakeery. St. Gobnait's Wood, which covers a large area of about 30 ha in extent, is situated on the slopes south of Ballyvourney. The site is important for the presence of old oak woodlands.

3.2.5. Ballymakeery / Ballyvourney is situated on a scenic route, the A26, as designated in the Cork County Development Plan 2003 (as varied), which also runs west of Macroom to the Derrynasaggart Mountains.

3.2.6. The main road access to Ballymakeery / Ballyvourney is from the N22 National primary route. The village regularly suffers from congestion, particularly during peak holiday periods. Car parking is limited within the village, and an over reliance on on-street car parking further exacerbates traffic congestion. Recent traffic calming measures should help traffic management within the area, while a decision for the route of the proposed bypass is expected in the near future.

3.2.7. The current water supply to Ballymakeery / Ballyvourney has been upgraded a number of times, and at the moment has some spare capacity.

3.2.8. Cork County Councils "Assessment of Water Services Needs 2004" lists the upgrading of the existing sewerage scheme and will

result in the elimination of inappropriate discharges to the Sullane River.



3.3 PROBLEMS AND OPPORTUNITIES

3.3.1. Ballymakeery / Ballyvourney has a wealth of natural, built and cultural heritage, which is not only important historically, but is also important to the local economy. These areas require special treatment to protect their cultural and linguistic heritage without hindering development and response to opportunities and challenges. The challenge is to promote settlements such as Ballymakeery / Ballyvourney, as a focus for development, whilst ensuring that the development which does occur supports or complements the linguistic and cultural heritage.

3.3.2. It is also important that the landscape setting of the village is adequately protected. This can be achieved in part, by avoiding linear roadside development on the approach roads, by avoiding development on the prominent hillsides and ridges to the north and south, and by avoiding development along the floodplain of the Sullane River, which may be suitable for recreation or amenity uses.

3.3.3. Population decline is a major issue in the Muskerry Gaeltacht area. Settlements such as Ballymakeery / Ballyvourney can play a vital role in stemming population decline, and reversing the decline in other sectors such as employment, services and amenities. It is important that Ballymakeery / Ballyvourney continues to provide jobs and to support local social activities, especially those that appeal to younger people, who are key to a vibrant and continuing Irish speaking community.

3.3.4. Ballymakeery / Ballyvourney has a strong industrial base and is an important settlement for the economy of the Muskerry Gaeltacht. The settlement provides employment for a large hinterland. It is

important that the industrial viability of the settlement is maintained during the life of this Local Area Plan. The continued success of Údarás na Gaeltachta in promoting employment opportunities within the village is a vital component of the future economic well being and vitality of the village.

3.4 PLANNING PROPOSALS

3.4.1. Within the area, capacity for new development is limited by the complex topography and it's sensitive environmental setting. There are a number of elevated ridges and prominent hillsides to the north and south, which are particularly sensitive to development, as they form part of the landscape setting of Ballymakeery / Ballyvourney. There are a number of opportunities for infill development throughout the area, provided the risk of flooding is avoided.

3.4.2. Due to its location within the Gaeltacht, the opportunities for employment and the range of services available within the village, some additional development of the settlement is proposed. As a result the consolidation of the area as a provider of important local services and public amenities, along with some limited tourism development and residential expansion is considered the most appropriate strategy for Ballymakeery / Ballyvourney.

3.4.3. The development boundary for the village consolidates the extent of the built up area, whilst also allowing some expansion close to the main street.

3.4.4. It is proposed to further develop the amenities and provide greater access to the natural and scenic amenities of the area by maintaining and developing amenity walks through Saint Gobnait's wood and by exploring the possibility for recreation uses along the floodplain of the Sullane River.

3.5 SPECIFIC ZONING OBJECTIVES: BALLYMAKEERY / BALLYVOURNEY

Residential Areas

3.5.1. The specific residential zoning objectives for Ballymakeery / Ballyvourney are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include landscaping along the boundary with the industrial area to the north.	1.5
R-02	Medium density residential development to include crèche.	6.7
R-03	Low density residential development.	2.1
R-04	Medium density residential development.	1.5
R-05	Low density residential development.	0.8

Industry and Enterprise

3.5.2. The specific industry and enterprise zoning objective for Ballymakeery / Ballyvourney is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Small to medium sized enterprises and office based industry, to include detailed landscaping, and the retention and strengthening of mature hedgerows.	6.3

Special Zoning Objectives

3.5.3. The specific mixed use and special use objectives for Ballymakeery / Ballyvourney are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Opportunity site to redevelop former secondary school for tourism or mixed-use development.	9.4

Objective No.	Specific Objective	Approx Area (Ha)
X-02	Protect the special character and historical significance of Saint Gobnait's Shrine and Environs in accordance with the heritage plan prepared for the area.	5.5

Open Space, Sports, Recreation and Amenity

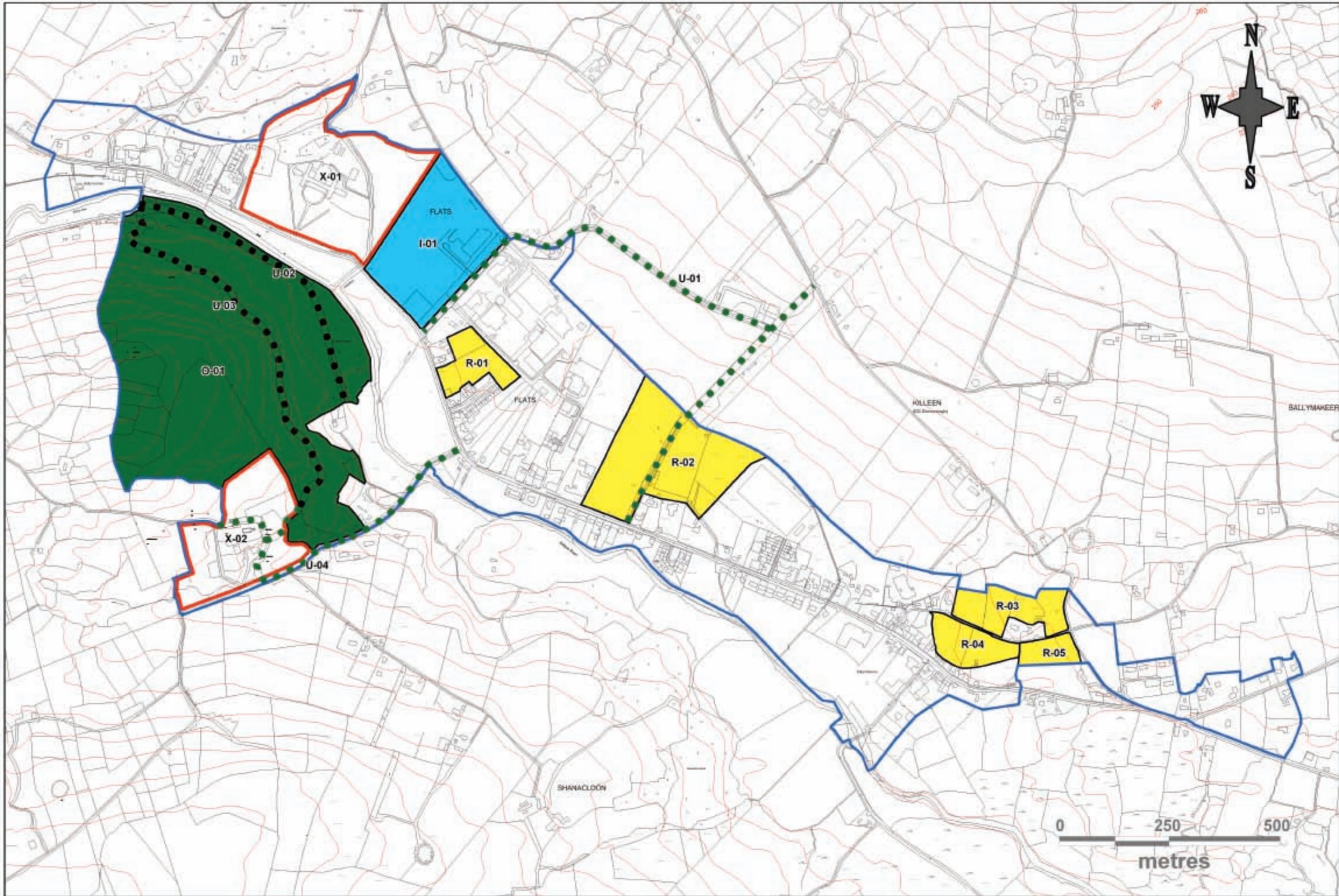
3.5.4. The specific open space, sports, recreation and amenity zoning objective for Ballymakeery / Ballyvourney is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Protect the unique natural heritage and amenity value of Saint Gobnait's wood.	31.0

Utilities and Infrastructure

3.5.5. The specific utilities and infrastructure zoning objectives for Ballymakeery / Ballyvourney are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Develop and maintain amenity walk connecting Home Farm and Ballymakeery / Ballyvourney.	
U-02	Maintain amenity walk through Saint Gobnait's Wood.	
U-03	Maintain amenity walk through Saint Gobnait's Wood.	
U-04	Develop and maintain pedestrian access connecting Saint Gobnait's Shrine with Ballymakeery / Ballyvourney.	



4 Coachford

4.1 COACHFORD IN CONTEXT

4.1.1. Coachford is a large attractive village, with a predominantly linear form that lies to the north of the River Lee, approximately 3.5 kilometres to the west of Dripsey and 4.5 kilometres to the east of Carrigadrohid. There are existing ribbons of development to the east and west of the village centre of Coachford, which form part of the settlement and front directly onto the busy Regional Road, the R618. Within the village there is a rise in levels on the northern side of the main street, to the north of the Regional Road, the R618.

4.1.2. In the overall strategy of this Local Area Plan, Coachford is designated as a **key village** within the Macroom Electoral Area. The strategic aims for the village are to encourage development within the settlement boundary, consolidation of the settlement as a provider of a range of important local services and to promote sympathetic development in tandem with the provision of infrastructure and services.

4.1.3. The Census of Population recorded a population of 412 persons in Coachford in 2002, an increase of 1% on the 1996 Population of 408.

4.1.4. Coachford was identified in the 1996 County Development Plan (as varied) as having suitable opportunities for in-depth development. It was also stated that the Council would, subject to service improvements, encourage development within the villages (i.e. Coachford and Model Village) as an alternative to further rural and roadside development outside of the village bounds. However, since 1996 there has not been significant development within Coachford, largely due to deficiencies in the public sewerage system and water supply scheme.

4.1.5. The lands that surround the village are located within the Rural Housing Control Zone, as designated in the Cork County Development Plan, 2003 (as varied) where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

4.2 PLANNING CONSIDERATIONS

4.2.1. Coachford has a wide range of important community services within the village including a primary school, secondary school, churches, a garda station, shops, petrol station, public houses, tourist

accommodation, post office, financial services, an agricultural co-op, other retail services, playing pitches and a community centre.

4.2.2. The busy Regional Road, the R618 runs east/west through Coachford. Similarly, the Regional Road, the R619 runs north/south through the village, from Farran in the south and heading north towards Donoughmore. Some improvement works have taken place on the R619 north of Macroom, and further improvements are planned for the future. Coachford is also served by a daily bus service.



4.2.3. There are two designated scenic routes, which run through the village of Coachford. The A38 runs east/west within the village along the R618 and the A39 extends towards the village from the south, along the R619.

4.2.4. To the south of the village and extending to the east and west of Coachford there is an area of scenic landscape, as designated in the Cork County Development Plan, 2003 (as varied). The scenic landscape extends over the River Lee and the northern and southern slopes of the Lee River Valley.

4.2.5. Within Coachford there are a number of structures listed in the Record of Protected Structures, including Christ Church, Church of Ireland, the Walled Garden of the Former Protestant Rectory, Coachford Church of Ireland and St. John's Catholic Church.

4.2.6. There are serious deficiencies within Coachford regarding the provision of public water and sewerage facilities. There is a septic tank serving the village, but this tank, which discharges to the River Lee, is overloaded and requires upgrading. Similarly, the public water supply is deficient at present and the whole system needs to be upgraded, involving the provision of new pipes and reservoir. Development within the village is currently curtailed due to the constraints on the public water supply scheme and the sewerage system.

4.2.7. In the 1996 County Development Plan (as varied) four parcels of land were zoned as agriculture with the option for housing. Since 1996 there has been very limited development in Coachford and the zoned lands remain for the most part undeveloped.

4.2.8. An area of land to the south of the village, south of the playing pitches, was also zoned as agriculture with the option for small industrial development, however no development has taken place on this site.

4.3 PROBLEMS AND OPPORTUNITIES

4.3.1. Coachford's attractive rural setting and proximity to Cork City and Macroom makes it an attractive location for development, however, deficiencies in the public sewerage system and water supply scheme have curtailed development opportunities within the village since 1996.

4.3.2. It is important that further development maintains the integrity of the surrounding rural landscape and the rural character of the village. The loss of the village's rural character and setting, resulting from insensitive large-scale development, particularly on elevated hillsides, could seriously undermine the attractiveness of the village.

4.3.3. Improvements are proposed to the water supply network and the Coachford Water Supply Scheme has been approved to enter planning. Cork County Council's "Assessment of Water Services Needs 2004" states that it is proposed to upgrade the water network from the proposed Dripsey trunk main, to provide additional capacity in the village.

4.3.4. Similarly, the "Assessment of Water Services Needs 2004" also identifies that it is intended to provide a new waste water treatment plant in the village together with nutrient reduction and storm water separation to replace the existing septic tank.

4.3.5. It should be noted that water quality in the adjoining Inniscarra Lake on the River Lee is currently an issue in the receiving waters of this settlement.

4.3.6. Coachford's proximity to the River Lee may also allow for some tourist opportunities to be developed within the village.

4.4 PLANNING PROPOSALS

4.4.1. The development boundary for the key village of Coachford defines the extent of the settlement, whilst also allowing for some residential and industrial expansion and for development within the village core.

4.4.2. The development boundary of the village is largely determined by topography. During the life of this Local Area Plan, the focus of development will be on low-lying lands that lie in closest proximity to the village centre. The largely undeveloped lands from the 1996 County Development Plan (as varied) are retained together with some additional areas of land north of the village, close to the village primary and secondary schools.



4.4.3. Further extensions to the existing ribbons of development, particularly to the east and west of the settlement, should not be encouraged. Development on elevated lands or prominent hillsides, particularly to the northern side of the R618, the main road through the village, is avoided.

4.4.4. In order to facilitate any development envisaged in this Local Area Plan, improvements to the public sewerage system and water supply scheme are of primary importance to allow for growth within the village.

4.4.5. Some improvements to public footpaths and street lighting are necessary in the village.

4.5 SPECIFIC ZONING OBJECTIVES: COACHFORD

Residential Areas

4.5.1. The specific residential zoning objectives for Coachford are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development.	3.2
R-02	Low density residential development to include the provision of serviced sites.	1.5
R-03	Low density residential development to include a 20 metre landscaped buffer along the southern boundary and measures to protect the stream.	3.0
R-04	Low density residential development to include the provision of serviced sites.	2.5
R-05	Low density residential development with single agreed access point onto the R619, the provision of a crèche, and the protection of existing hedgerows. A pedestrian link to the school should also be provided along with the agreed improvement of the R619 at this location.	5.0

Industry and Enterprise

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial development, suitable for small/medium scale industrial units.	4.4

Town Centre / Neighbourhood Centre

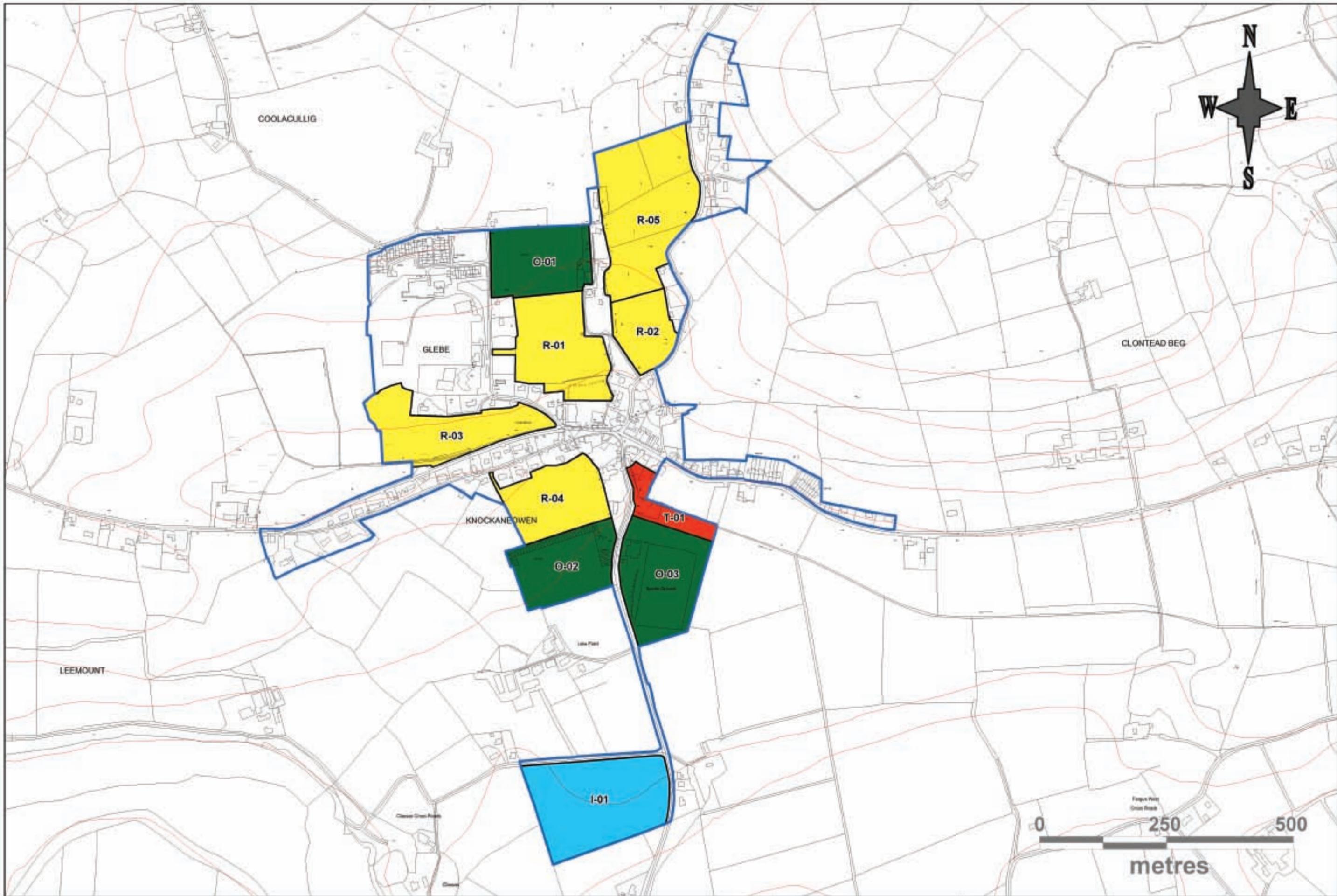
4.5.3. The specific town centre / neighbourhood centre zoning objective for Coachford is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Neighbourhood Centre including a mix of uses.	0.9

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing playing pitches.	2.6
O-02	Maintain existing playing pitches.	2.5
O-03	Maintain existing playing pitches.	3.3



5 Killumney / Ovens

5.1 KILLUMNEY / OVENS IN CONTEXT

5.1.1. Historically Killumney and Ovens were two small individual settlements, however, they have over time grown together to form the community of Killumney / Ovens. Killumney / Ovens lies in close proximity to Ballincollig, approximately 4 kilometres to the west of Ballincollig town centre. The Metropolitan Green Belt separates Ballincollig from Killumney / Ovens. The settlement also lies approximately 5.5 kilometres to the east of Aherla.

5.1.2. In the overall strategy of this Local Area Plan, Killumney/Ovens is designated as a **key village** within Metropolitan Cork and the Macroom Electoral Area. The strategic aims for Killumney / Ovens are to encourage the consolidation of the village firmly within its green belt and rural setting, to protect and enhance the range of community facilities within the village and to promote sympathetic development in tandem with the provision of services.

5.1.3. The Census of Population 2002 recorded 522 persons in Killumney, an increase of 13 persons since 1996.

5.1.4. Killumney / Ovens is surrounded to the north, south and east by the Metropolitan Green Belt, as established in the Cork County Development Plan 2003 (as varied), 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.

5.1.5. The lands that lie to the west of the village are within the Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

5.2 PLANNING CONSIDERATIONS

5.2.1. Killumney / Ovens is a well established settlement which has in recent years experienced significant residential development, particularly to the eastern end of the settlement. Current services in the village include a primary school, church, playing pitches, public houses including one with restaurant facilities, a shop and other retail services including an agricultural co-operative. Lakewood, a sports facility with pitches, tennis courts and a pitch and putt club also lies a short distance to the north east of the village, on the northern side of the N22, opposite EMC. Provision has also been made for a crèche within "Grange Manor" housing development, as part of the governing permission.

5.2.2. EMC, a multinational information storage solutions company is located to the eastern end of Killumney / Ovens and has been in place since 1989. EMC provides employment for 1200 employees and is the largest industry/employer within both the Killumney / Ovens and the Ballincollig areas. There are also a number of other smaller scale industries and services providing employment within the village.

5.2.3. St. John the Baptist Church at Knockanemore is entered in the Record of Protected Structures. Similarly, the former St. Mary's Church at Carrigane, a short distance outside of the development boundary of the village established in the 1996 County Development Plan (as varied), is also entered in the Record of Protected Structures.

5.2.4. The River Bride flows through the southern part of the settlement, and is an important angling river. Some lands in close proximity to the River Bride may be liable to flooding.

5.2.5. Within the village of Killumney / Ovens there is an existing sand and gravel pit at Knockanemore. In the vicinity of the settlement there are also a number of other sand and gravel pits, including Classis Pit, Classes West, Garryhesta Pit and Donovan's Pit. In the event that the resources in the sand and gravel pit at Knockanemore are exhausted, there may be opportunities for the provision of open space, sports, recreation and/or additional community facilities, which would benefit the entire Killumney / Ovens area.

5.2.6. Killumney / Ovens is served with a public water supply from the Ballincollig / Inniscarra Scheme, part of the Harbour and City Water Supply Scheme.

5.2.7. Within the village of Killumney / Ovens there is a septic tank, which serves parts of the settlement, however, the existing septic tank is problematic and there is no spare capacity in this system. The existing primary school is served by a separate septic tank and Beverly Estate is also served by a separate septic tank, which is also problematic. There are also a number of dwellings within the village, which are served by individual septic tanks. A new waste water treatment plant has been installed to serve the "Grange Manor" housing development. This waste water treatment unit would require upsizing to allow for any additional development.

5.2.8. There are areas of Killumney / Ovens served by public footpaths and public lighting. However, additional footpaths and lighting together with the provision of traffic calming measures to enhance pedestrian safety are desirable.

5.2.9. Road surfaces within parts of Killumney / Ovens are poor and require upgrading. Similarly, maintenance and improvement works are required to both bridges within the village.

5.2.10. In the 1996 County Development Plan (as varied) three individual parcels of land were zoned for agriculture with the option for

housing. Development has taken place on one of the plots zoned in the 1996 County Development Plan (as varied) and the remaining two sites are undeveloped. A site zoned for agriculture with the option for light industry in the 1996 County Development Plan (as varied) also remains to be developed.



5.3 PROBLEMS AND OPPORTUNITIES

5.3.1. Killumney / Ovens' attractive setting and proximity to Ballincollig and Cork City has made it a popular location for new development in recent years. It is important that further development maintains the integrity of the surrounding greenbelt, Rural Housing Control Zone and the rural character and setting of the village, particularly by avoiding the steep slopes to the south of the village.

5.3.2. The increase in population that the village has experienced in recent years has put extra demands on the villages' infrastructure and community facilities. It is particularly important that new community facilities are encouraged to locate in the village and that where possible, existing facilities are improved.

5.3.3. Cork County Council's "Assessment of Water Services Needs 2004" proposes to upgrade the sewerage collection network in Killumney / Ovens. It is intended to consolidate the four existing waste water treatment plants within the Killumney catchment and to provide nutrient reduction. The listed works would have capacity to meet projected demand, eliminate septic tank discharges at Beverly, and would reduce Biological Oxygen Demand (BOD) and nutrient discharges to the River Bride.

5.3.4. The "Assessment of Water Services Needs 2004" indicates that as part of the Bride Valley Water Supply Scheme, the Cork Harbour and City Water Supply Scheme is to be extended to serve Killumney, Aherla and Cloughduv.

5.3.5. The current primary school is under pressure to meet existing and growing demands. However, the site on which the school is located is large enough to allow for the construction of extensions to the school, if required.

5.3.6. Within the Killumney / Ovens area, capacity for new development will be limited by the capacity of the sewerage and water networks and also by the assimilative capacity of the River Bride.

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

5.3.8. The preferred route for the N22 Ballyvourney-Macroom-Ballincollig road lies to the south of Ovens and to the north of Killumney and passes through the Knockanemore quarry.

5.3.9. While it is recognised that links exist between Killumney / Ovens and Ballincollig, it is particularly important that the strategic Green Belt lands between the settlements are retained and not compromised.

5.4 PLANNING PROPOSALS

5.4.1. The development strategy envisaged in this plan for Killumney / Ovens, concentrates on consolidating recent growth, while also allowing for some additional development. It is particularly important that residential development is complimented by improvements to community facilities in the settlement.

5.4.2. The development boundary for Killumney / Ovens defines the existing extent of the built up area, while allowing for some residential and other development within the boundary. The boundary of the settlement is largely determined by topography, the provisions of the Cork County Development Plan, 2003 (as varied) and the preferred route for the N22. The existing Knockanemore quarry is also located within the development boundary of this key village.

5.4.3. The zoning approach for Killumney / Ovens focuses on lands, which are accessible and in close proximity to community facilities. An opportunity site in Killumney, has also been identified to the immediate north of the River Bride and to the south of Apsley Court, which offers opportunities for a mixed use scheme within the village core.

5.4.4. Improvements to and the provision of additional public lighting and footpaths together with traffic calming measures are also considered important, to improve pedestrian safety.

5.5 SPECIFIC ZONING OBJECTIVES: KILLUMNEY / OVENS

Residential Areas

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development based generally on a single access and the maintenance and strengthening of natural boundaries.	1.9
R-02	Medium density residential development to include a mix of house types and sizes, including the maintenance and strengthening of natural boundaries and the provision of an amenity walk along the River Bride. An appropriate buffer will have to be provided from the existing Waste Water Treatment Plant to the south.	3.9
R-03	Medium density residential development to consist of frontage housing and to include measures to protect the River Bride. A flood study may be required.	0.3
R-04	Low density residential development to include the provision of serviced sites, the maintenance and strengthening of natural boundaries and a 10 metre landscaping buffer along the southern boundary.	6.6
R-05	Low density residential development to include the provision of serviced sites, a crèche and a neighbourhood centre.	12.5
R-06	Medium density residential development to include the provision of serviced sites on eastern side and a 20 metre wide broad leaf tree planted buffer along the northern boundary.	7.8
R-07	Medium density residential development to include street frontage housing and a mix of house types and sizes.	5.3
R-08	Low density residential development with suitable access onto the R608.	1.9

R-09	Low density residential development to include an adequate buffer with the N22 route corridor to the south of the site.	2.5
R-10	Low density residential development.	0.6
R-11	Low density residential development, subject to satisfactory layout and servicing arrangements.	0.8

Industry and Enterprise

5.5.2. The specific industry and enterprise zoning objective for Killumney / Ovens is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate development of small industrial units and/or warehousing.	2.8

Special Zoning Objective

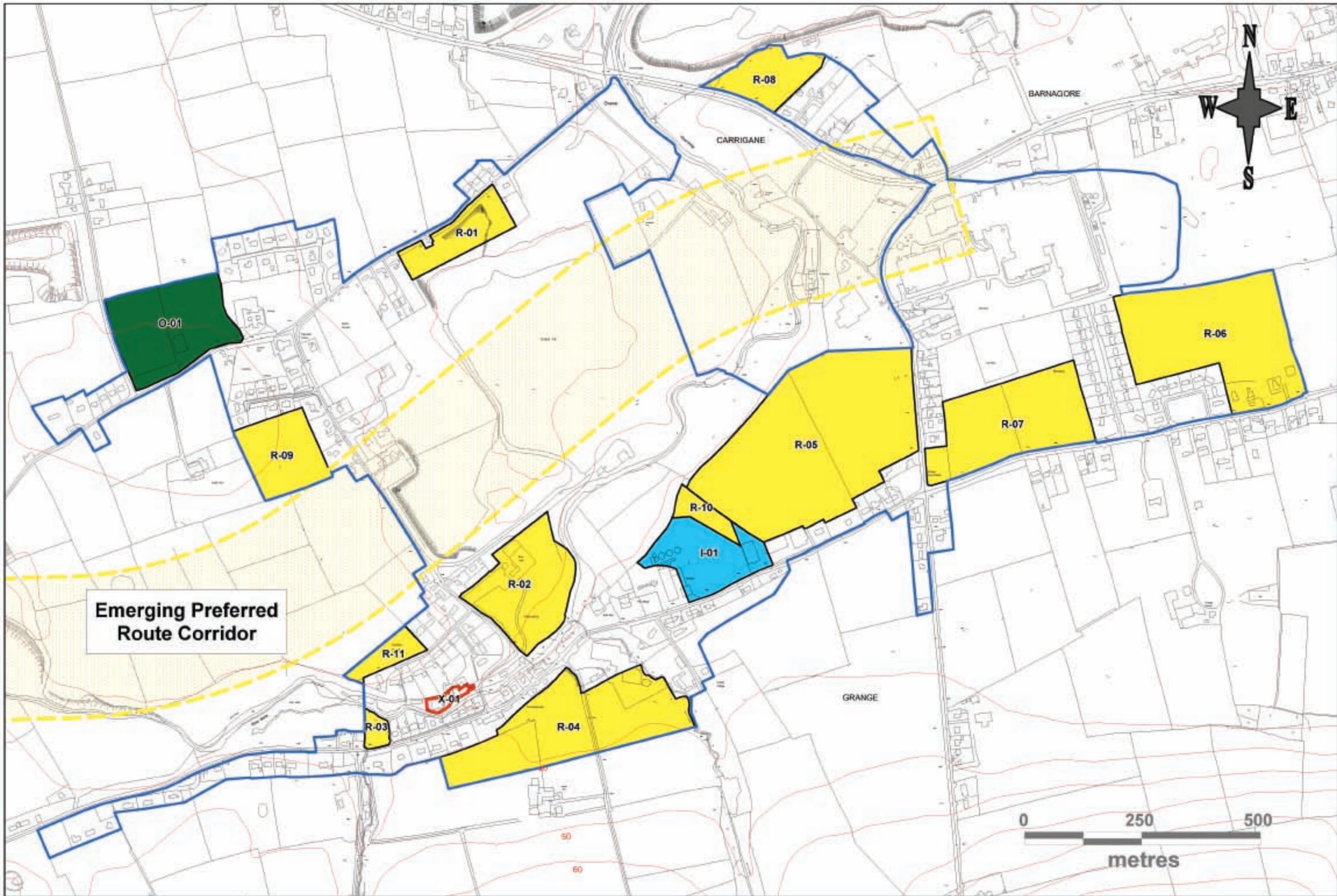
5.5.3. The specific mixed use and special use objective for Killumney / Ovens is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Opportunity site with potential for village centre/mixed use development.	0.2

Open Space, Sports, Recreation and Amenity

5.5.4. The specific open space, sports, recreation and amenity zoning objective for Killumney / Ovens is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing playing pitches.	4.4



Legend for Zoning Maps :

LAND USE CATEGORIES

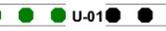
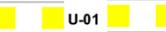
Established Areas

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

New Areas

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

OTHER SYMBOLS

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

VILLAGES

Aghabullogue

Aherla

Clondrohid

Cloughduv

Crookstown

Inchigeelagh

Kilmurry

Kilnamartyra

Rylane/Seiscne

Stuake/Donoughmore

6 Aghabullogue

6.1 AGHABULLOGUE IN CONTEXT

6.1.1. Aghabullogue is located approximately 20 kilometres west of Cork City, midway between Rylane and Coachford, 3 km north west of the R619 and the R618, which provide easy access to Cork City and Coachford. Aghabullogue lies to the west of the Delehinagh River, and levels rise from the river westwards towards the village.

6.1.2. In the overall strategy of this Local Area Plan, Aghabullogue is designated as a **village**. The strategic aims for the village are to encourage development on zoned land within the village and to retain and improve on existing services and community facilities.

6.1.3. The lands around the village are designated as Rural Housing Control Zone in the Cork County Development Plan 2003 (as varied), and within this designation it is an objective generally to restrict individual urban generated houses. This restriction is relaxed in principle for local rural housing needs.



6.2 PLANNING CONSIDERATIONS

6.2.1. Aghabullogue is rural in nature and has a number of important services and community facilities including a national school, church, community centre, tennis court, shop and public houses.

6.2.2. Road access to the village is via a number of minor county roads, many of which are poorly aligned.

6.2.3. The village currently has access to a public water supply and septic tank. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to provide a Waste Water Treatment Plant to replace the existing septic tank, a pumping station and new network for the village.

6.3 PROBLEMS AND OPPORTUNITIES

6.3.1. Aghabullogue is located approximately 5.5 km from Dripsey and a similar distance from Coachford, which provides Aghabullogue with a wider range of services and community facilities.

6.3.2. To date a number of individual dwellings have been built close to the existing village. No development has occurred on land zoned within the village in the 1996 County Development Plan (as varied). Development is encouraged on the zoned land to ensure the retention of existing services and facilities within the village.

6.4 PLANNING PROPOSALS

6.4.1. The development boundary for Aghabullogue reflects the extent of existing development within the village as well as all of the lands which are the subject of specific zoning objectives.

6.4.2. Within the village boundary two parcels of land have been identified for residential development, both of which were zoned in the previous 1996 County Development Plan (as varied) and are not yet developed.

6.4.3. In addition, land has been identified adjacent to the school for open space/recreation type uses. This reflects the current use of these lands and ensures that the school continues to have adequate room for playing pitches or other amenity uses.

6.5 SPECIFIC ZONING OBJECTIVES: AGHABULLOGUE

Residential Areas

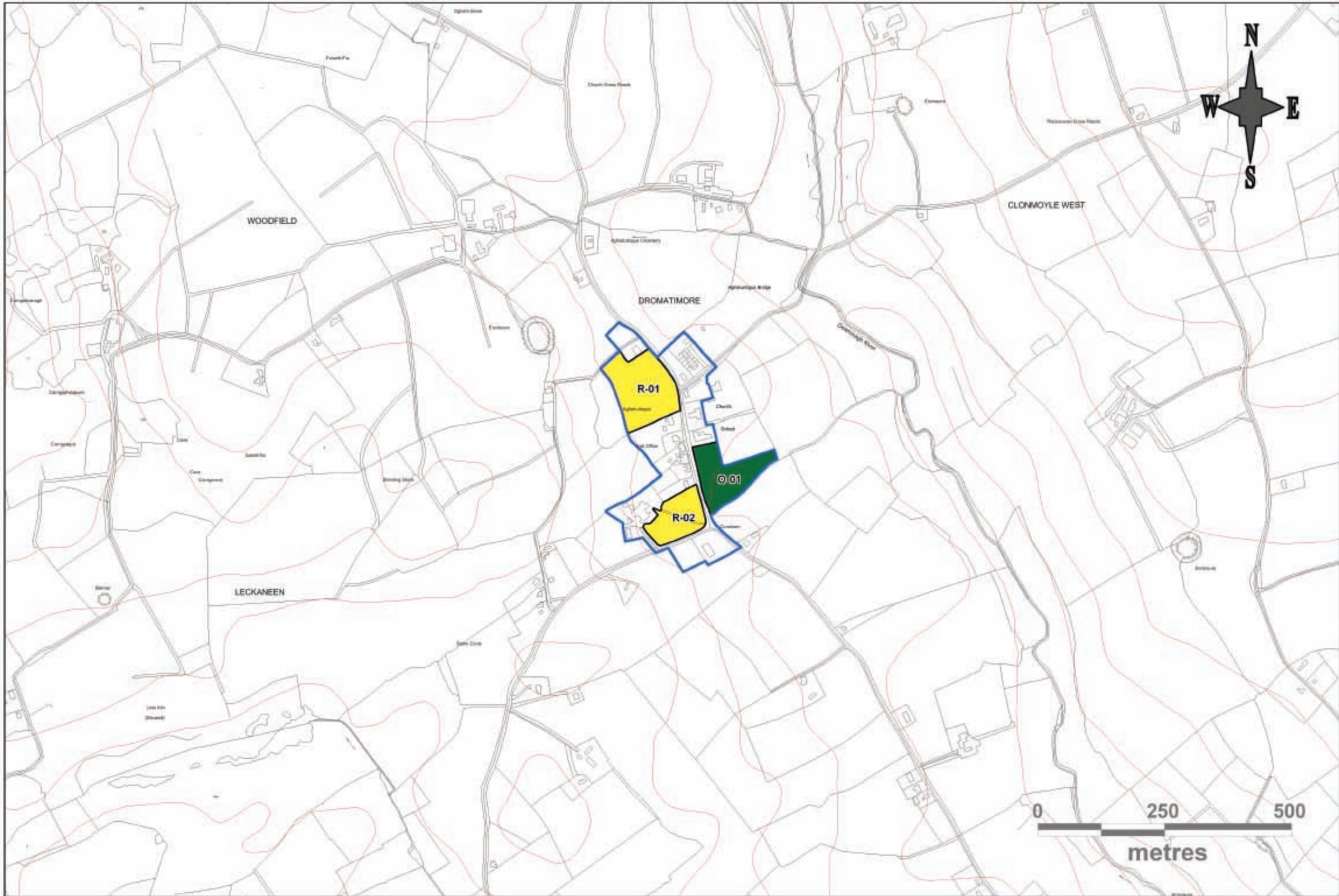
6.5.1. The specific residential zoning objectives for Aghabullogue are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, individual serviced sites.	1.6
R-02	Low density residential development, individual serviced sites.	0.8

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain open space/recreation area.	1.1



7 Aherla

7.1 AHERLA IN CONTEXT

7.1.1. Aherla adjoins a minor county road, is parallel to and south of the N22 National Primary Road and is located approximately 5.5 kilometres to the west of Killumney, 4 kilometres to the east of Cloughduv and 2.5 kilometres to the south of Farran.

7.1.2. In the overall strategy of this Local Area Plan, Aherla is designated as a **village** within the Macroom Electoral Area. The strategic aims for the village are to encourage the consolidation of the settlement, to provide for additional community facilities, to enhance the streetscape of the settlement and to promote sympathetic development in tandem with the provision of infrastructure and services.

7.1.3. In the 1996 County Development Plan (as varied) Aherla was identified as an alternative location to Farran, which would be more suitable for the development of individual dwellings. A development boundary was established for Aherla, inside which housing would be encouraged, subject to satisfactory design and sanitary arrangements.

7.1.4. The Census of Population 2002 recorded 172 persons in the townland of Rathard, part of the Kilbonane Electoral Division. Rathard was not recorded in the 1996 Census of Population.

7.1.5. The lands that surround the village are designated as Rural Housing Control Zone in the Cork County Development Plan, 2003 (as varied). In the Rural Housing Control Zone it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

7.2 PLANNING CONSIDERATIONS

7.2.1. Aherla has a number of community facilities and within the village there is a shop incorporating a post office and petrol station, a public house and a church. There is no primary school in the village and the nearest primary school to the village is located in Kilbonane, to the south-east of the village. Permission has also been recently granted for a crèche and kickabout area to the north of the newly developed housing estate in the northeast of the village.

7.2.2. There is some small-scale industrial employment in the village. Northwards of the village, to the south of The Lodge House,

accessed via a poorly surfaced cul de sac, there are a number of small businesses operating from a single site.

7.2.3. The Lodge House, Rathard and Rathard Church of Ireland are listed in the Record of Protected Structures.

7.2.4. The stream, which flows through the village is a tributary of the River Bride and adjoins the Bride to the north of the village. This stream is prone to flooding in times of heavy rainfall. A recent grant of permission for a scheme of 40+ houses in the village proposes some measures to alleviate the flooding problem.

7.2.5. Aherla is served by a daily public bus service.

7.2.6. At present public footpaths and public lighting within the village are limited.

7.2.7. Aherla is served with a public water supply, but there is no public sewer in the village. Recently constructed housing developments in the village are serviced by a private waste-water treatment unit.

7.2.8. Since 1996 a significant amount of residential development has been permitted and constructed within the village. However, there are still areas of land within the village development boundary as designated in the 1996 County Development Plan (as varied) on which no development has taken place.



7.3 PROBLEMS AND OPPORTUNITIES

7.3.1. Aherla's rural setting and proximity to Cork City and Ballincollig has made it a popular location for new residential development in recent years. However, the village's rural character

should be protected from insensitive large-scale development, which could seriously undermine the attractiveness of the village.

7.3.2. It is important that further development maintains the integrity of the village and that additional ribbon development to the east and west of Aherla, along the minor county road, is restricted and that the character of the lands surrounding the village is maintained.

7.3.3. The village itself would benefit by containing development within the envelope of a development boundary and from an improved streetscape. In particular, further improvements to the village core, with an enhanced streetscape and with provision for improved street lighting, public footpaths and traffic calming measures would be desirable.

7.3.4. The lack of a public sewer limits development potential within the village. It would be undesirable to allow a multiplicity of individual private treatment plants or package systems within the village.

7.3.5. Cork County Council's "Assessment of Water Services Needs 2004" states that it is intended to provide a new waste water treatment plant and collection system to service existing and proposed housing developments.

7.3.6. The "Assessment of Water Services Needs 2004" also states that it is intended to extend the Cork City & Harbour Water Supply Scheme to the Bride Valley, including Killumney, Aherla and Cloughduv. The Assessment also identifies that the construction of a new reservoir and the upgrading of the trunk mains is proposed. The works would provide additional capacity for projected demand and provide security of supply.

7.3.7. It is important to improve the existing village infrastructure and the range of community facilities in the village. New facilities should be encouraged in the village and the level of existing community facilities retained and enhanced.

7.4 PLANNING PROPOSALS

7.4.1. The development boundary for the village defines the existing extent of the built up area, whilst allowing some expansion for development. The development boundary for Aherla is largely determined by topography and infrastructural considerations.

7.4.2. The main development proposals included in this plan are focused around low-lying lands close to the village centre. Development is avoided on the hillside to the south of village, which forms an important part of the village setting and also on lands to the north of the village, which can only be accessed via the narrow and poorly surfaced cul de sac. There may also be opportunities to redevelop existing sites within the village.

7.4.3. Improvements are required to public footpaths and street lighting, while the provision of traffic calming measures would help to improve pedestrian safety in the village.

7.4.4. Four sites, located close to the village centre, have been identified to accommodate the residential expansion of the village envisaged in this plan. The scale and form of development will be very much dependant on the availability of services in the village. A further site on the eastern side of the village, zoned for open space, sports, recreation and amenity, does not preclude residential development and may alleviate some of the pressure for individual houses in the surrounding countryside.

7.5 SPECIFIC ZONING OBJECTIVES: AHERLA

Residential Areas

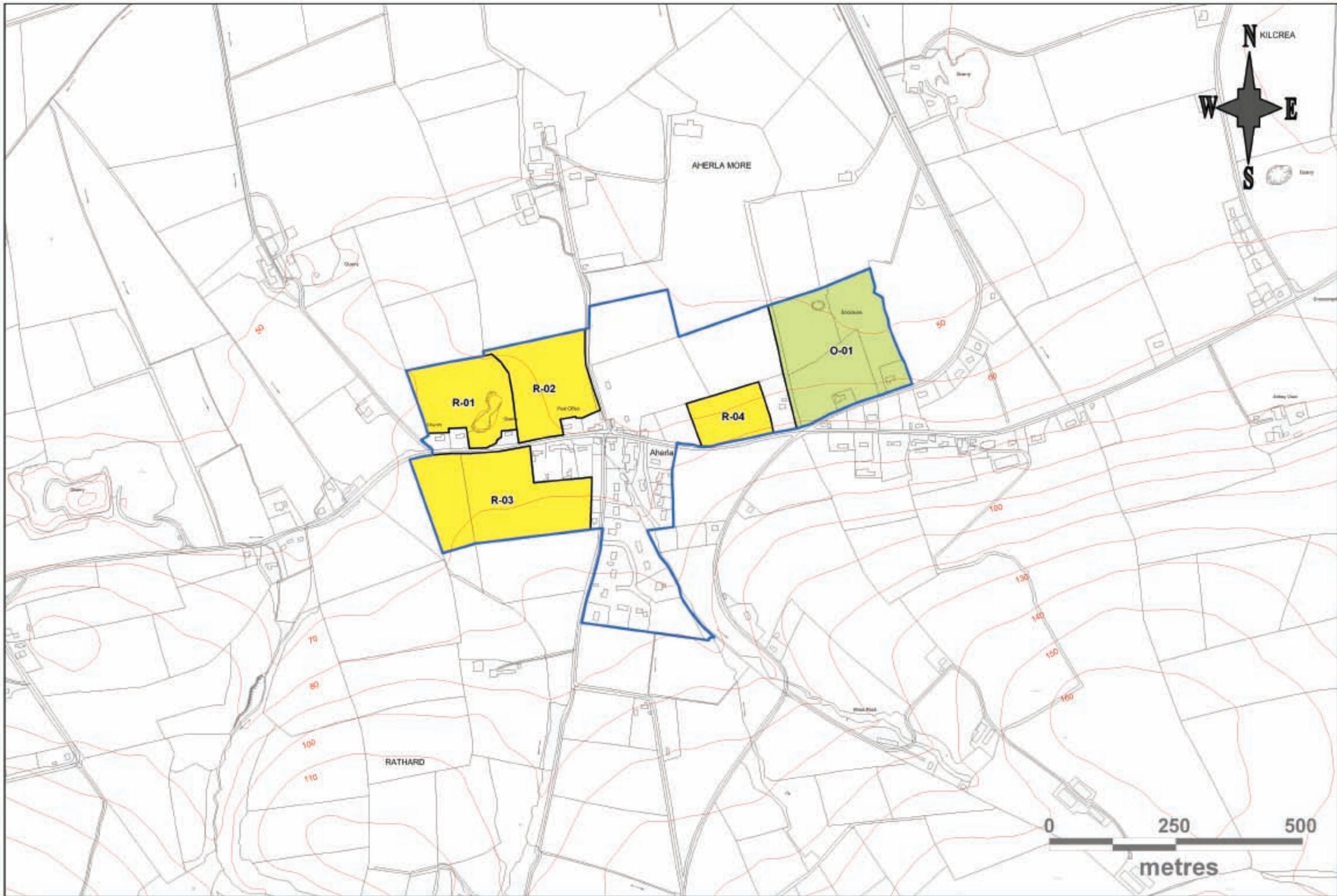
7.5.1. The specific residential zoning objectives for Aherla are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development to include the maintenance of and strengthening of natural boundaries and based on a single entrance from the public road and the maintenance of the existing roadside boundary wall. The disused quarry should be incorporated as part of public open space.	2.7
R-02	Low density residential development, to include the maintenance and strengthening of natural boundaries.	2.9
R-03	Low density residential development to include the provision of frontage housing and the maintenance and strengthening of natural boundaries.	5.0
R-04	Low density residential development to include the maintenance and strengthening of natural boundaries. Access to the site shall be from the existing estate development.	1.4

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme with a high quality informal layout of sites. There should be safe pedestrian access, and an entrance should be based on a single access from the public road.	5.5



8 Clondrohid

8.1 CLONDROHID IN CONTEXT

8.1.1. Clondrohid is a linear village located approximately 5 kilometres to the north west of Macroom. It is located in an extremely attractive area with spectacular views to the southwest, across the Foherish River.

8.1.2. In the overall strategy of this Local Area Plan, Clondrohid is designated as a **village** within the Macroom 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 provide improved public infrastructure.

8.1.3. In the 1996 County Development Plan (as varied), Clondrohid was identified as a pleasant village with several industrial operators adjacent to the village, which provide valuable sources of employment. A development boundary was established for Clondrohid to help consolidate the village and to prevent further sprawl. It was also stated that the Council would encourage infill development within the existing confines of the village.

8.2 PLANNING CONSIDERATIONS

8.2.1. Clondrohid is a well-established village with an attractive main street. The village has a number of services and community facilities including a primary school, a GAA club, crèche, shop, Co-op stores and recycling facilities. There are a number of industrial operators who operate close to the village, particularly in the townland of Ardnacrushy.

8.2.2. Approximately 1.5 kilometres to the west of Clondrohid lies Gortnalicky, which also provides a good source of employment to the area, through Mid Cork Pallets and Packaging Ltd., a haulage company, oil depot, shop and a creamery.

8.2.3. St. Abina's Roman Catholic Church in the village centre is entered in the Record of Protected Structures. A limekiln to the east of the village has also been entered in the Record of Protected Structures.

8.2.4. Clondrohid is located to the north and east of the River Foherish, which joins the Sullane River at Carrigaphooca. The lands that surround the village, particularly to the south and west are hilly in nature and provide attractive views across the valley.

8.2.5. Road access to Clondrohid is adequate both from Ballymakeery and Macroom. The R582 located to the east of the village provides good road access to Macroom.

8.2.6. Clondrohid is served by a public water supply, which is adequate.

8.2.7. The village is served by a septic tank, which is currently overloaded. A recent development in the village has incorporated a private treatment unit as a temporary measure.

8.2.8. In the 1996 County Development Plan (as varied), two areas were identified for residential development, however, these areas remain undeveloped. There is currently a housing scheme consisting of 17 dwellings under construction in the village centre.



8.3 PROBLEMS AND OPPORTUNITIES

8.3.1. Clondrohid's proximity to Macroom and its attractive rural setting make it a popular location for development. It is important that further development maintains the integrity of the village and that the development of additional individual dwellings between the village and Macroom are discouraged.

8.3.2. The village's rural and environmental setting should be protected and in particular, the views across the Foherish River Valley should be maintained, especially to the west of the village along the road veering to the right before reaching Garranenagapull Bridge.

8.3.3. Cork County Councils "Assessment of Water Services Needs 2004" lists the provision of a new wastewater treatment unit with nutrient reduction, the provision of a pumping station, rising main and new storm water tanks for Clondrohid. The proposed works are intended to provide additional capacity, eliminate the use of existing septic tanks, reduce Biological Oxygen Demand (BOD) and nutrient discharges to the Foherish River.

8.4 PLANNING PROPOSALS

8.4.1. The development boundary for the village defines the existing extent of the built up area, whilst allowing some expansion for new development.

8.4.2. To allow the village to develop in an orderly manner, it is important that infrastructural improvements are made, particularly in relation to public sewerage supply and the network serving the village.

8.4.3. Two sites have been identified for residential use within the development boundary and in addition, there may be opportunities for infill development in the form of residential or other mixed-use development within the village development boundary.

8.5 SPECIFIC ZONING OBJECTIVES: CLONDROHID

Residential Area

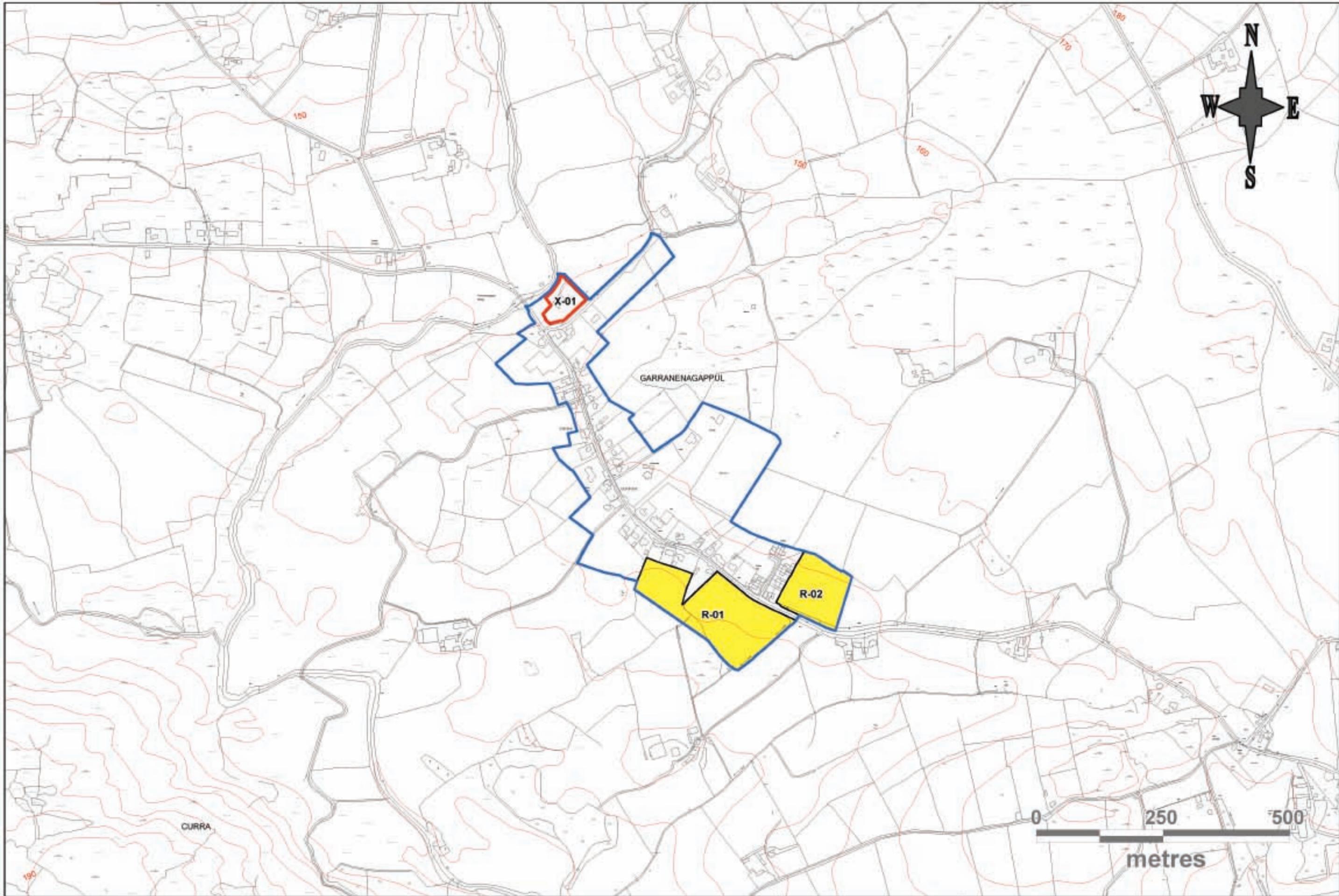
8.5.1. The specific residential zoning objectives for Clondrohid are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development to include long term landscaping along the eastern boundary, and protection of attractive views to the south west, while including a minimum 30m buffer with the County Council septic tank to the south of the site.	3.0
R-02	Low density residential development to include the retention of existing trees along road frontage and the protection of views.	1.4

Special Zoning Objective

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

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Opportunity site, to enhance the approach to the village.	0.4



9 Cloughduv

9.1 CLOUGHDUV IN CONTEXT

9.1.1. Cloughduv village is located at a crossroads location, to the south of the N22, approximately 3 kilometres to the east of Crookstown and 4 kilometres to the west of Aherla.

9.1.2. In the overall strategy of this Local Area Plan, Cloughduv is designated as a **village** within the Macroom Electoral Area. The strategic aims for the village are to encourage the consolidation of the settlement, to enhance the village streetscape and village core, to encourage the provision of additional community facilities and to promote sympathetic development in tandem with the provision of infrastructure and services.

9.1.3. In the 1996 County Development Plan (as varied) Cloughduv was described as a small settlement centred around a crossroads and a large church. A development boundary was identified for the village and the lands within the boundary were identified as offering an alternative to scattered rural housing.

9.1.4. The lands that surround the village are within the Rural Housing Control Zone, as designated in the Cork County Development Plan, 2003 (as varied). In the Rural Housing Control Zone there are strict controls on commuter housing (except within established villages or village nuclei), where it is the objective to discourage strongly new individual housing and to maintain the character of the rural area. This restriction is relaxed in principle for local rural housing needs.

9.2 PLANNING CONSIDERATIONS

9.2.1. Cloughduv village has a number of community facilities including a church, primary school, playing pitch, shop incorporating petrol station, health centre and public house. There is also an agricultural co-op a short distance to the east of the village. In recent years there has been significant residential development within the village.

9.2.2. The existing GAA club are proposing to relocate to the eastern end of the village, to a larger site. It is proposed to provide new pitches, a tennis court and children's play area on the new site immediately east of the development boundary of the village, identified in the 1996 County Development Plan (as varied).

9.2.3. Outside the village, approximately one mile to the northwest Castlemore Quarries is located.

9.2.4. St. Joseph's Catholic Church in Cloughduv is entered in the Record of Protected Structures.

9.2.5. Cloughduv is served via a daily public bus service.

9.2.6. The village is centred around a crossroads, however, sight distance at the crossroads junction is poor.

9.2.7. Cloughduv is served with a public water supply, which comes from the Crookstown supply, however, there are deficiencies in the water supply network at present.

9.2.8. The village is served by a new waste water treatment plant, with a capacity of 500 population equivalent. The new treatment plant serves the entire village and all of the new residential developments. There is little scope to extend the capacity of the treatment plant, partially due to the confined nature of the site. There are no storm drainage facilities within the village.

9.2.9. In the 1996 County Development Plan (as varied) a development boundary was identified for Cloughduv and while residential developments have taken place within the village, there are areas of land within the 1996 village development boundary on which no development has taken place. The residential developments in the village since 1996 have provided for a mix of house types, including terraced, semi-detached and detached dwellings.



9.3 PROBLEMS AND OPPORTUNITIES

9.3.1. Cloughduv's proximity to Cork City and Ballincollig and its rural setting has made it a popular location for new residential development in recent years.

9.3.2. It is important that further development maintains the integrity of the village and that additional ribbon development to the north, south, east and west of Cloughduv, along the minor county roads on the approaches to the village is curtailed and development focussed towards the village centre.

9.3.3. The increase in population that the village has experienced in recent years has put extra demands on the village's infrastructure and community facilities. It is particularly important that the existing range of community facilities is protected and where possible enhanced with additional facilities.

9.3.4. The village itself would benefit from a more defined village core and enhanced streetscape. There may be opportunities for some mixed-use development within the village, which would enhance the streetscape and allow for expansion of the range of community, commercial and residential facilities in Cloughduv. The provision of improved street lighting and public footpaths would also be desirable.

9.3.5. Upgrading of the public water supply is required if the development demands of the village envisaged in this plan are to be met. Cork County Council's "Assessment of Water Services Needs 2004" states that it is intended to extend the Cork City & Harbour Water Supply Scheme to the Bride Valley, including Killumney, Aherla and Cloughduv. These works would provide additional capacity to meet with projected demand and allow for security of supply.

9.4 PLANNING PROPOSALS

9.4.1. The development boundary for the village defines the existing extent of the built up area, whilst allowing some expansion for new development. The development boundary is largely determined by the extent of land that was included within the development boundary designated in the 1996 County Development Plan (as varied) and by the topography of the surrounding lands.

9.4.2. The main development proposals included in this plan are focused around the village core and on lands that lie in closest proximity to the village centre. The scale and form of development will be very much dependant on the availability of services in the village.

9.4.3. To allow the village to develop in an orderly manner, it is important that infrastructural improvements are made, particularly in relation to the water supply to the village. Further improvements are also required to public footpaths and street lighting in Cloughduv.

9.4.4. Sites located close to the village centre have been identified to accommodate the residential expansion of the village. A site has also been identified in the village core to allow for the development of a new neighbourhood/village centre, which would facilitate a mixed-use development. At the eastern end of the village, a site has been identified for light industrial or warehouse use.

9.5 SPECIFIC ZONING OBJECTIVES: CLOUGHDUV

Residential Areas

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mixture of house types and sizes, the maintenance of and strengthening of natural boundaries and the provision of a kickabout area and a crèche.	5.3
R-02	Medium density residential development to include provision of a crèche. Access to the site should be agreed with the Planning Authority prior to the submission of a planning application.	5.3
R-03	Low density residential development to include a 10 metre landscaping buffer along the southern boundary.	1.2
R-04	Low density residential development to include the provision of serviced sites and the maintenance of and strengthening of natural boundaries.	4.9

Industry and Enterprise

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Suitable for industry, including small to medium sized units/warehousing.	0.6

Town Centre / Neighbourhood Centre

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Neighbourhood Centre including a public house, convenience and comparison-shopping, restaurants, residential units and offices.	0.6

Educational, Institutional and Civic

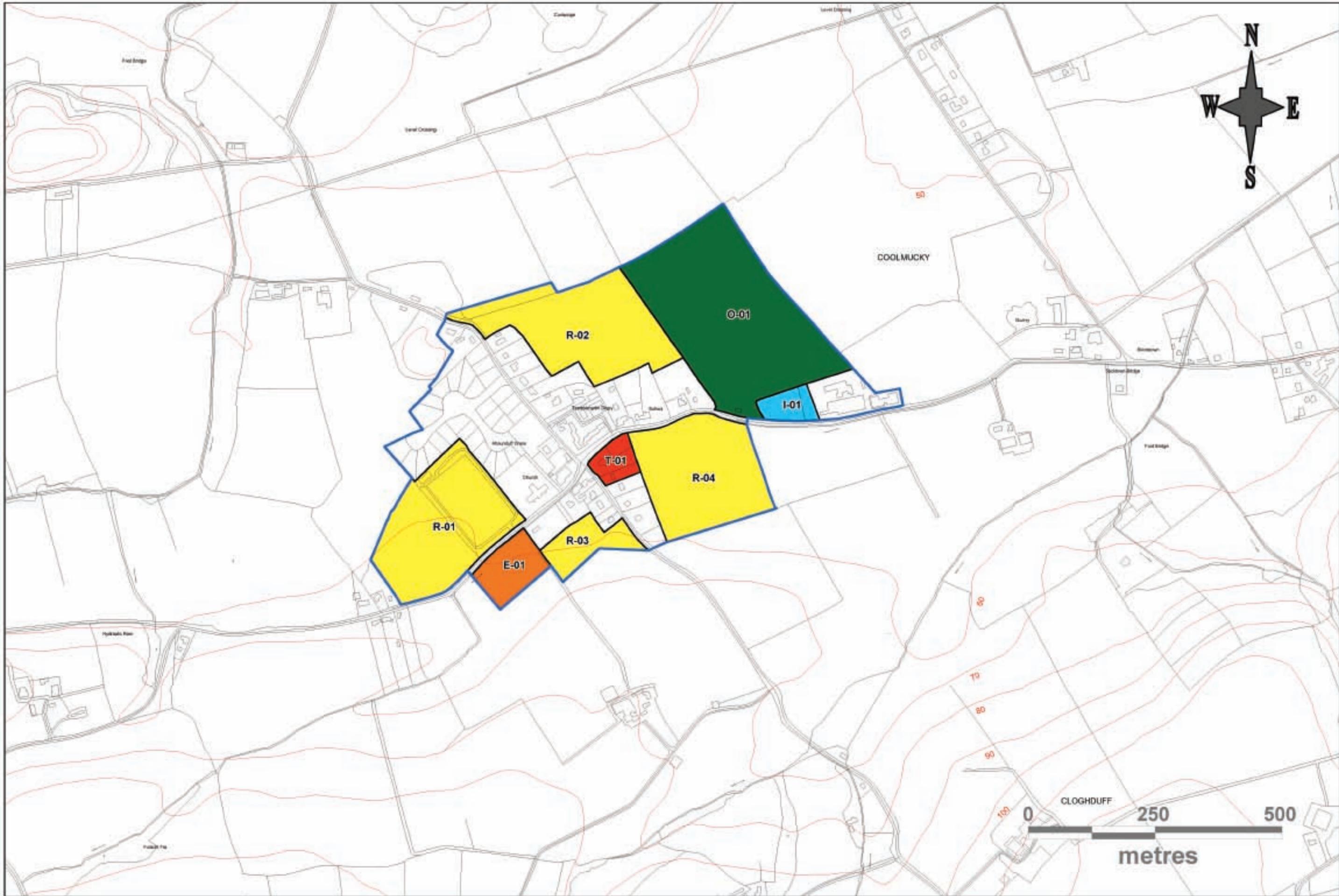
9.5.4. The specific educational, institutional and civic zoning objective for Cloughduv is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Provision of site for new school, to include ancillary open space and car parking.	1.2

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Develop and maintain playing pitches and active open space.	9.2



10 Crookstown

10.1 CROOKSTOWN IN CONTEXT

10.1.1. Crookstown village is located a short distance to the south of the N22 National Primary Road and is therefore easily accessible. The River Bride flows through the western end of Crookstown and the River Brouen flows through the eastern end of the village. Crookstown is located approximately 3 kilometres to the west of Cloughduv, 4 kilometres to the east of Kilmurry and 3 kilometres to the southeast of Lissarda.

10.1.2. In the overall strategy of this Local Area Plan, Crookstown is designated as a **village** within the Macroon Electoral Area. The strategic aims for the village are to encourage development in the village, to enhance the streetscape, to consolidate the settlement, to provide for additional community facilities and to promote sympathetic development in conjunction with the provision of infrastructure and services.

10.1.3. The Census of Population recorded 320 persons in Crookstown in 2002, including parts of the areas of Moviddy and Warrenscourt. The 2002 population represented a decrease of 7.2% in the population of Crookstown, a reduction from the 1996 population of 345 persons.

10.1.4. The lands that surround the village are within the Rural Housing Control Zone, as designated in the Cork County Development Plan 2003 (as varied), where it is the objective generally to restrict individual urban generated houses. This restriction is relaxed in principle for local rural housing needs.

10.2 PLANNING CONSIDERATIONS

10.2.1. Current services in Crookstown include a post office, shops, public houses and a garage. There is no primary school within the village. There are also a number of small businesses/industries within the village, particularly located in close proximity to Crookstown Bridge.

10.2.2. Two Regional Roads run through Crookstown, the R590, which links Bandon to the N22 at Stage Cross Roads and the R585 which links the Bantry Road with the N22 National Primary Road.

10.2.3. Crookstown is served by a daily public bus service.

10.2.4. There are two structures in Crookstown which are entered in the Record of Protected Structures, Clodah Castle and Bellmount Mills.

10.2.5. The River Bride flows through the western end of Crookstown and some of the lands in the vicinity of this river are prone to flooding. Crookstown Bridge, which lies over the River Bride needs constant maintenance and annual cleaning, in an attempt to keep the flooding difficulty under control.

10.2.6. At present there are public footpaths and public lighting within the village, however, further improvements to footpaths and public lighting are desirable.

10.2.7. Crookstown is served by a public water supply and this supply is from a reservoir at Inchirahilly. The water supply scheme also serves the village of Cloughduv. There are difficulties with the water supply network and upgrading of the pipe network is required. There is also corrosion of the water main along the main road in the village, along the R585, and this requires replacement.

10.2.8. There is a communal septic tank in the village, which serves the existing Council Estate. This septic tank, which is located in the corner of the Council Estate, is currently inadequate and discharges to the River Bride without any additional treatment.

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

10.2.10. In the 1996 County Development Plan (as varied) a large development boundary was established for Crookstown, however, the village has experienced very little development and the vast majority of the lands within the 1996 development boundary for the village remains undeveloped.

10.2.11. Development in Crookstown has been curtailed largely due to the inadequate infrastructure in the village. A number of planning applications seeking permission for residential schemes within the village are currently deferred pending the submission of further information. Additional information is sought on a wide range of issues, including information related to flooding from the River Bride and comprehensive sewerage proposals that ideally would provide for a single treatment system with the capability of serving the entire village.

10.3 PROBLEMS AND OPPORTUNITIES

10.3.1. Crookstown's ease of access, rural setting and proximity to Cork City, Ballincollig and Macroon makes it an attractive location for development. However, difficulties regarding the lack of public

sewerage facilities and public water supply have hindered development within the village in recent years.

10.3.2. Cork County Council's "Assessment of Water Services Needs 2004" identifies that it is proposed to provide a new wastewater treatment plant, nutrient reduction and storm water separation (to replace existing septic tank) and to extend the collection system.

10.3.3. The "Assessment of Water Services Needs 2004" also indicates that it is proposed to provide a new water source, construct a reservoir and trunk mains to serve Crookstown and provide additional capacity to meet the projected demand.

10.3.4. It is important that further development maintains the integrity of the village, is of appropriate scale and that additional ribbon development to the west, south and in particular to the east of the village is restricted.

10.3.5. The village itself would benefit from a more compact form and from some regeneration to provide an enhanced streetscape, particularly along the main street. Further improvements to the village centre, with provision for improved street lighting and public footpaths would improve the environmental quality of the village for residents.



10.4 PLANNING PROPOSALS

10.4.1. The development boundary of Crookstown established in the 1996 County Development Plan (as varied) defines the existing extent of the built up area and allows adequate room for expansion. Having regard to the amount of land within that boundary which remains undeveloped, no extension to that development boundary

has been made, with the exception of a very small area to the north-west of the village, to reflect a planning permission granted on those lands.

10.4.2. During the life of this plan, any new developments within Crookstown will generally be low density and preference will be given to development proposals that lie in closest proximity to the village core. On sites that lie close to the village centre, there may be opportunities for medium density development.

10.4.3. Preference will be given to schemes that incorporate frontage or infill development proposals along the main street, which would enhance the streetscape of the village.

10.4.4. The scale and form of any future development within the village will be dependent upon improvements to the public sewerage system and water supply scheme serving Crookstown.

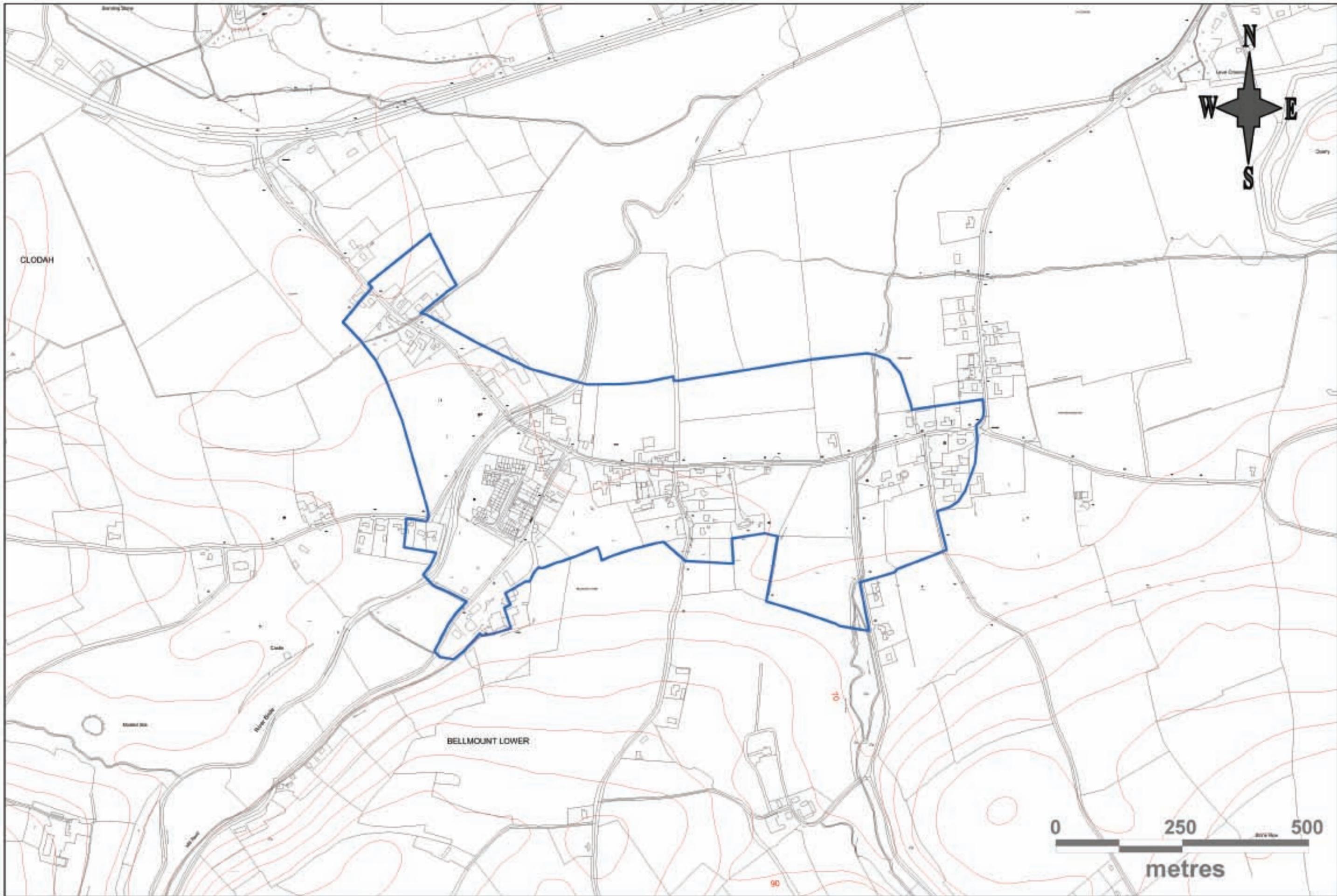
10.4.5. Any development on land that is liable to flooding should incorporate a flood study.

10.5 SPECIFIC ZONING OBJECTIVE: CROOKSTOWN

General Objective

10.5.1. The general objective for Crookstown is set out in the following table:

<i>Objective No.</i>	<u>Specific Objective</u>
GEN-01	Any development proposals within the development boundary of Crookstown should be low density, with preference given to lands closest to the village centre or adjoining the main street. The scale and form of development will be dependant on infrastructural improvements.



11 Inchigeelagh

11.1 INCHIGEELAGH IN CONTEXT

11.1.1. Inchigeelagh is located approximately 15 kilometres southwest of Macroom. The village is situated on the R584 regional route connecting Macroom with Bantry, part of which is designated as a scenic route in the Cork County Development Plan, 2003 (as varied).

11.1.2. In the overall strategy of this Local Area Plan, Inchigeelagh is designated as a **village**. The strategic aims for the village are to promote sympathetic development in tandem with the provision of services and to encourage high quality residential amenities and facilities.

11.1.3. The population of Inchigeelagh has remained static in recent years. The 2002 census recorded a population of 157 persons in 60 households. This represents a marginal increase over the 1996 census, which recorded a population of 156 persons in 58 households.

11.2 PLANNING CONSIDERATIONS

11.2.1. Inchigeelagh is an important local service centre, and has a number of important community facilities including a primary school, church, community centre, convenience stores, GAA grounds, hotel, public park, post office, public house and garda station. The village is served by daily bus services, which operate between Ballingeary and Macroom.

11.2.2. In recent years, the village has experienced a limited amount of residential development. The development of a textile manufacturing enterprise on the eastern side of the village, will add significantly to the economic base of the village as well as providing much welcomed employment to the area.

11.2.3. The village and surrounding area has a wealth of natural heritage. To the west of the village, Lough Allua has a significant heritage value due mainly to its diversity of habitats and the presence of a number of protected species. The River Lee, which runs through the village, is also important from a heritage point of view, and is used for recreational purposes such as the River Island Park.

11.2.4. Inchigeelagh is situated on a designated scenic route in the Cork County Development Plan 2003 (as varied), which also runs through Ballingeary and Keimaneigh Pass.

11.2.5. The water supply to the village is adequate at present but will require upgrading if the development proposals envisaged in this plan are to be realised. Cork County Council's "Assessment of Water Services Needs 2004" also indicates that a new waste water treatment plant should be provided. Pumping stations, rising mains and storm water holding tanks are also proposed. These improvements should eliminate existing untreated discharges to the River Lee.

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



11.3 PROBLEMS AND OPPORTUNITIES

11.3.1. Population and employment decline is a major issue in the Inchigeelagh area. Settlements such as Inchigeelagh can play a vital role in stemming population decline, and reversing the decline in other sectors such as employment, services and amenities.

11.3.2. Inchigeelagh is located on a popular tourist route between Macroom and Bantry. The tourist potential of the village could be increased by improvements to infrastructure, the development of additional tourist facilities such as car parking and the provision of additional public amenities.

11.3.3. Upgrading work has recently taken place on the water mains in the village.

11.4 PLANNING PROPOSALS

11.4.1. During the life of this plan, development will focus mainly on the redevelopment and expansion of the village centre, and on the low-lying lands to the northeast of the village centre. The scale and

form of development will be very much dependant on improvements to the villages' infrastructure.

11.4.2. The development boundary for the village defines the existing extent of the built up area, whilst allowing expansion for a mix of uses. An opportunity exists to expand the existing village centre to the west. The main area identified for residential expansion is to the northeast of the villages' main street. An area previously zoned for residential development, has been designated as an opportunity site to allow further commercial or light industrial development. An area on the south side of the River Lee has also been designated for residential development.

11.4.3. It is intended to provide greater access to the natural and scenic amenities of the area by developing two new amenity walks.

11.4.4. It is an objective generally to support integrated tourism development proposals, of an appropriate scale, which support the provision of services, protect the heritage of the village and support the economic vitality of Inchigeelagh area.

11.5 SPECIFIC ZONING OBJECTIVES: INCHIGEELAGH

Residential Areas

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development, to include crèche and amenity walk.	4.6
R-02	Low density residential development, with provision for nursing home and amenity walk, to include landscaping along eastern boundary.	3.7
R-03	Medium density residential development.	1.6
R-04	Low density residential development.	1.1
R-05	Low density residential development (serviced sites) including an amenity walk along the River Lee.	3.6

Industry and Enterprise

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Small to medium scale industry (starter/ small units) to include a ten metre tree planted buffer along eastern boundary.	1.3

Town Centre / Neighbourhood Centre

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Allow for the expansion of the existing village centre, including a mix of retail, commercial and residential uses, subject to flood study.	1.1

Special Zoning Objective

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

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Allow for mixed-use development, such as commercial, enterprise and residential uses.	1.4

Educational, Institutional and Civic

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

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Allow for expansion of graveyard.	0.6

Open Space, Sports, Recreation and Amenity

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

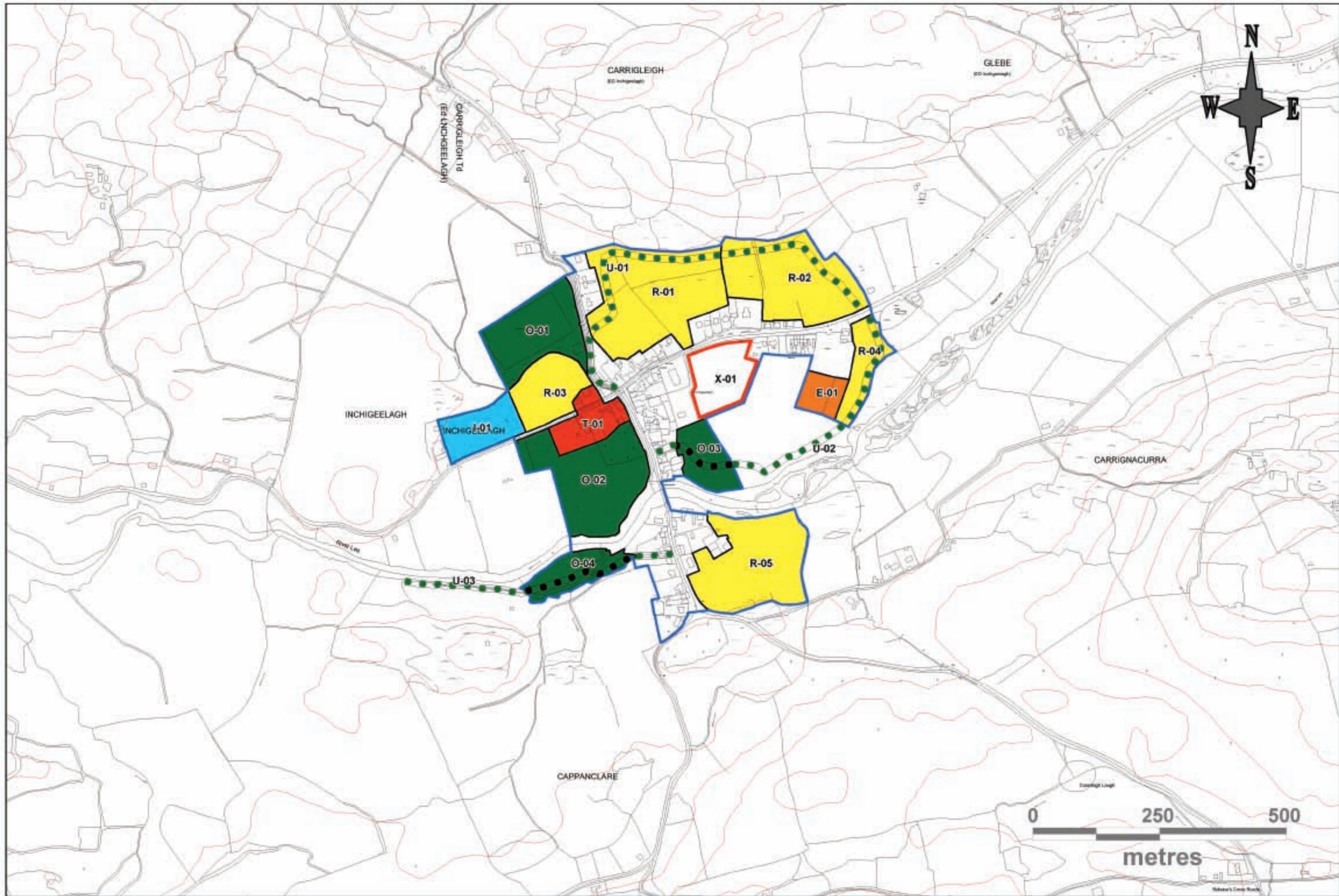
Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain sports grounds.	2.4
O-02	This area is comprised mainly of the floodplain of the River Lee and should generally be retained free from development. Some opportunities may exist for recreational or amenity purposes on part of the site.	3.4
O-03	Allow for recreational area / playing field adjacent to primary school.	1.1
O-04	Maintain existing village park at River Island, including riverside amenity walk.	1.1

Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Provide amenity walk through the residential area.	-

Objective No.	Specific Objective	Approx Area (Ha)
U-02	Provide amenity walk along the bank of the River Lee.	-
U-03	Maintain existing amenity walk through River Island village park along the bank of the River Lee.	-



12 Kilmurry

12.1 KILMURRY IN CONTEXT

12.1.1. Kilmurry is an attractive village, in a hillside setting and affords extensive views to the north and northwest. Kilmurry village is located approximately 10 kilometres to the southeast of Macroom and 3.5 kilometres to the west of Crookstown. Kilmurry is easily accessible and is situated a little over a kilometre south from the N22 National Primary Road. Kilmurry Wood lies a short distance to the west of the village.

12.1.2. In the overall strategy of this Local Area Plan, Kilmurry is designated as a **village** within the Macroom Electoral Area. The strategic aims for the village are to encourage sympathetic development in conjunction with the provision of infrastructure and services, to maintain existing community facilities and to encourage the provision of additional facilities.

12.1.3. Kilmurry is situated outside and to the west of the Rural Housing Control Zone. In this area which is primarily agricultural, it is an objective to support the economic viability of primarily agricultural areas and to retain existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

12.1.4. It is also an objective of the Cork County Development Plan 2003 (as varied) to recognise the special needs of rural communities and it is an objective in such circumstances, to accommodate their individual housing needs in their local area, subject to a suitable site being available and normal proper planning considerations.

12.2 PLANNING CONSIDERATIONS

12.2.1. Kilmurry is well served with community facilities, which include a primary school, churches, a health centre, shop, public houses, recycling facilities and a museum. Playing pitches are located a short distance to the southeast of the village.

12.2.2. Kilmurry Church of Ireland (in ruins) and St. Andrew's Church of Ireland Church are both entered in the Record of Protected Structures, in the Cork County Development Plan, 2003 (as varied).

12.2.3. Kilmurry is served by a daily public bus service.

12.2.4. There is an existing Council Estate within the village, which is served by a waste water treatment plant. However, the village of

Kilmurry has no public sewerage facilities at present and there are no proposals for the treatment of sewerage or for the provision of a public sewerage network to serve the village.

12.2.5. Kilmurry is served by a public water supply. A new bored well and reservoir should supply adequate water to serve the village. Some of the old pipe network still needs to be replaced.

12.2.6. In the 1996 Cork County Development Plan (as varied) a development boundary was identified for Kilmurry inside which housing development was to be encouraged. The 1996 County Development Plan (as varied) also stated that capacity for development was limited in Kilmurry because of the elevated nature of the land. Since 1996 there has been very little development in Kilmurry, despite its easy access from the N22 and its proximity to Ballincollig, Cork and Macroom.



12.3 PROBLEMS AND OPPORTUNITIES

12.3.1. Kilmurry's attractive rural setting, ease of access and proximity to Cork, Ballincollig and Macroom makes it an attractive location for development. However, there have been no significant developments within the village since 1996. It is important that Kilmurry achieves some additional development, retains its existing level of community facilities and where possible, secures additional community facilities.

12.3.2. It is important that any further development is encouraged in the village, maintains the integrity of the settlement and that ribbon development on the approach roads to the village is restricted.

12.3.3. The lack of a public sewer or any proposals to install a public sewer together with the elevated location of the village, limits the development potential of the settlement. However, Cork County Council's "Assessment of Water Service Needs 2004" indicates that it is intended to provide a new waste water treatment plant and

collection system in the village. The new treatment plant would provide additional capacity to meet projected demand and eliminate existing septic tanks.

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

12.3.5. Difficulties regarding the public water supply may also have hindered development within the village prior to the recent provision of a new bored well and reservoir.

12.3.6. Further improvements to the village centre, an enhanced streetscape and provision for improved street lighting and public footpaths would also be desirable.

12.4 PLANNING PROPOSALS

12.4.1. The overall strategy for Kilmurry aims to promote the village as an important service centre in the Macroom Electoral Area and to encourage some residential development, complimented by the maintenance of existing community facilities and the provision of additional facilities within the village.

12.4.2. The development boundary identified in the 1996 County Development Plan (as varied) and the largely undeveloped lands within it are retained and the addition of further lands to the south and east of the village will ensure an adequate supply of land and a varied choice of location for expansion of the village during the life of this local area plan.

12.4.3. The development boundary defines the existing extent of the built up area and allows for additional development. During the life of this plan, any new developments within Kilmurry will generally be low density and preference will be given to development proposals that lie in closest proximity to the village core and offer a mix of house types.

12.4.4. It is also particularly important that any new development in the settlement maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that new development on hillside sites is of an appropriate design, provides for additional landscaping and will not visually dominate the wider landscape. Landscaping buffers will be required to screen any developments on the hillside.

12.5 SPECIFIC ZONING OBJECTIVE: KILMURRY

General Objective

12.5.1. The general objective for Kilmurry is set out in the following table:

<i>Objective No.</i>	<u>Specific Objective</u>
GEN-01	Any new development proposals within the development boundary of Kilmurry, should maintain the rural character of the settlement, particularly by ensuring that new development on hillside sites is of an appropriate design, provides for additional landscaping and will not visually dominate the wider landscape. The scale and form of development will be dependant on infrastructural improvements.

13 Kilnamartyra

13.1 KILNAMARTYRA IN CONTEXT

13.1.1. Kilnamartyra is situated approximately 10 kilometres west of Macroom in the Muskerry Gaeltacht. It is an objective in the 2003 Cork County Development Plan (as varied), to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by, amongst other things, encouraging development within the Gaeltacht, which provides employment or social facilities and generally resisting development, which would be likely to erode the cultural heritage.

13.1.2. In the overall strategy of this Local Area Plan, Kilnamartyra is designated as a **village**. The strategic aims for Kilnamartyra are to promote sympathetic development in tandem with the provision of services.

13.1.3. The western part of Kilnamartyra is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

13.2 PLANNING CONSIDERATIONS

13.2.1. Kilnamartyra functions as a local service centre and has a number of important community facilities including a primary school, convenience store, community hall, sheltered housing/ day care centre, public house, church and GAA grounds. A number of manufacturing industries exist in the village and these provide valuable employment to the area.

13.2.2. The 1996 County Development Plan (as varied) included a substantial area of land for housing development, the majority of which remains undeveloped. A limited amount of residential development has taken place and is located mainly to the east of the village.

13.2.3. The current water supply is inadequate and a new supply is required. The current sewerage system needs to be upgraded if any significant development is to be accommodated within the village. The council is currently improving road surfaces and public lighting in the village.

13.3 PROBLEMS AND OPPORTUNITIES

13.3.1. Growth in Kilnamartyra has been notably less than in many other villages in the Macroom Electoral area in recent years. This has been caused in part by location, complex topography and infrastructure deficiencies. However, the sound economic base and employment opportunities available in the village, as well as its location within the Gaeltacht area, makes the village suitable for development.

13.3.2. Údarás na Gaeltachta, which promotes employment opportunities within Gaeltacht areas, has a number of industrial premises on the outskirts of the village. Cork County Council will continue to support Údarás na Gaeltachta, in developing industry in appropriate locations in the village.



13.4 PLANNING PROPOSALS

13.4.1. The overall strategy for Kilnamartyra aims to promote its potential as an important service centre and employment provider in the Muskerry Gaeltacht and to encourage additional residential development and community facilities.

13.4.2. During the life of this plan, development will focus mainly on the redevelopment of the village centre, and on lands close to the village centre. The scale and form of development will be very much dependant on improvements to the villages infrastructure. Development on the eastern approach to the village from Macroom is restricted due to the elevated and exposed nature of these lands and to protect views across the Sullane river valley.

13.4.3. A new development boundary is included in this Local Area Plan. This development boundary defines the extent of development for Kilnamartyra over the lifetime of the plan.

13.5 SPECIFIC ZONING OBJECTIVES: KILNAMARTYRA

Residential Areas

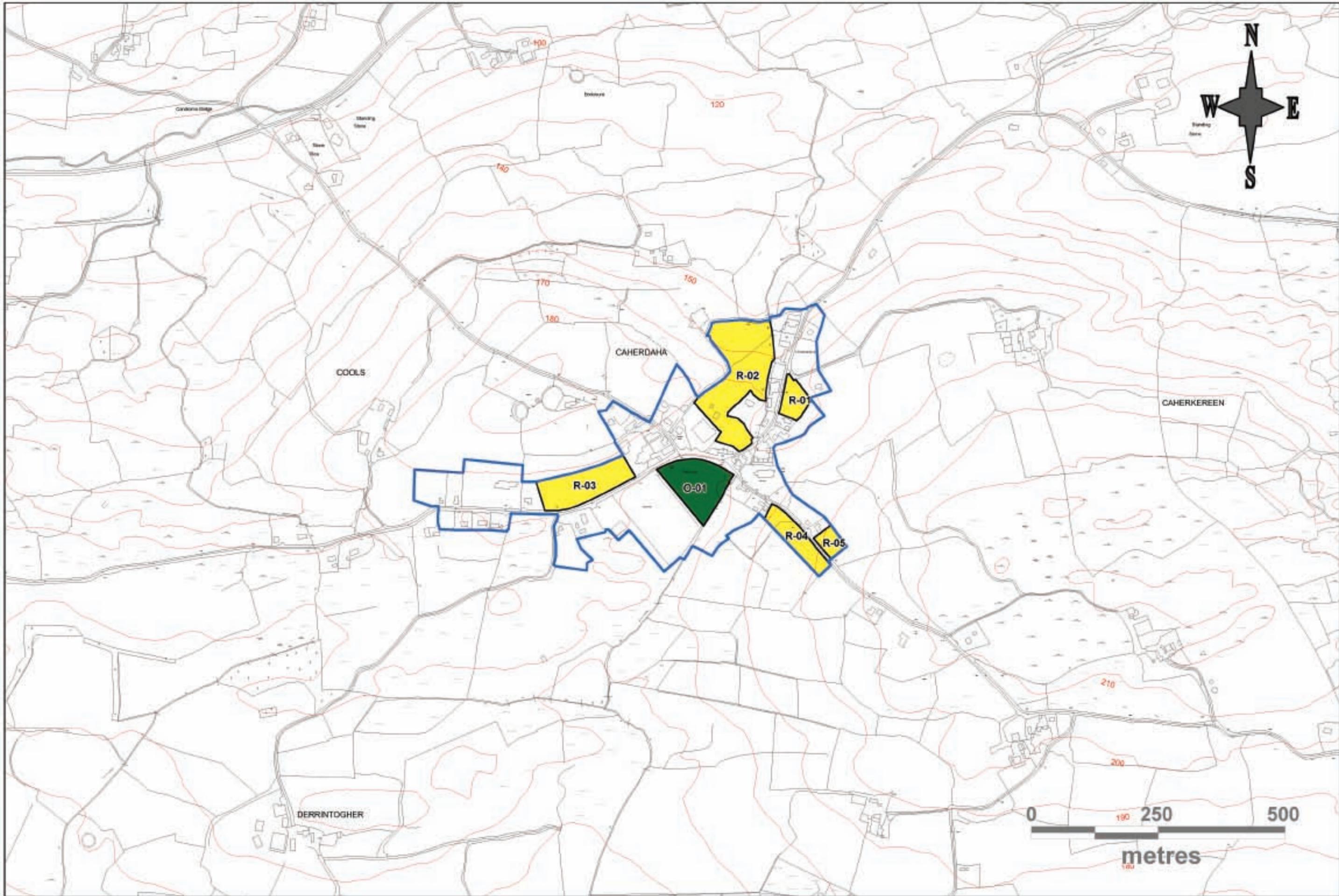
13.5.1. The specific residential zoning objectives for Kilnamartyra are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, including landscaping.	0.3
R-02	Low density residential development.	2.2
R-03	Medium density residential development, street frontage type development to include a crèche.	1.1
R-04	Low density residential development including a high standard of landscaping, particularly on the more elevated and exposed part of the site.	0.6
R-05	Low density residential development including a high standard of landscaping.	0.2

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Village Park / recreation uses.	1.1



14 Rylane / Seiscne

14.1 RYLANE / SEISCNE IN CONTEXT

14.1.1. Rylane / Seiscne consists of two crossroads settlements in close proximity to each other. Rylane / Seiscne is located approximately 25 km west of Cork City.

14.1.2. In the overall strategy of this Local Area Plan, Rylane/Seiscne is designated as a **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 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.



14.2 PLANNING CONSIDERATIONS

14.2.1. The village is located in a rural area, where very little development has occurred. There are however a number of individual dwellings on the roads leading out of the village.

14.2.2. Rylane / Seiscne together have a number of important services and community facilities including a national school, health centre, community hall, church, shop and public houses.

14.2.3. The road from Musher to Rylane Cross is a designated scenic route and Mountrivers Country House to the south east of the village is entered in the Record of Protected Structures.

14.2.4. Road access to the settlement is generally poor and internal roads need improvement. The village has a limited amount of footpaths and public lighting.

14.2.5. The village is served by a public water supply.

14.2.6. A new waste water treatment plant has recently been constructed in Rylane/Seiscne. This should cater for any proposed development in the area.

14.3 PROBLEMS AND OPPORTUNITIES

14.3.1. The existing road network in the village is substandard, particularly the road leading directly north of Seiscne, connecting to the upper road. Any proposals for residential development along this road should make provision for the setting back of the road side boundary.

14.3.2. There is an opportunity to improve the village centre areas by renovating older or derelict buildings and developing infill sites where appropriate.

14.4 PLANNING PROPOSALS

14.4.1. A development boundary has been established for Rylane / Seiscne. The boundary is drawn to include both nodes of the settlement. It includes the established areas as well as areas that are the subject of specific zoning objectives.

14.4.2. Within the boundary a number of areas have been zoned for residential development, close to existing services. There may be further potential for low-density infill residential development on other pockets of land within the boundary. Land has also been identified between the two centres, which could accommodate small-scale residential development. Long distance views to the south west of these lands should be protected.

14.4.3. In addition a substantial area has been zoned for open space/recreation type uses, which could accommodate playing pitches or other sports facilities.

14.4.4. There may also be opportunities to enhance the village core areas of Rylane and Seiscne, through the re-use and redevelopment of existing structures.

14.5 SPECIFIC ZONING OBJECTIVES: RYLANE / SEISCNE

Residential Areas

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, with single access point, to include street frontage development along western boundary.	2.2
R-02	Low density residential development, with single access point.	0.6
R-03	Low density residential development, site for individual dwelling.	0.2
R-04	Medium density residential development to include the provision of a crèche. Any proposal on these lands should make provision for setting back of existing road side boundary. Development on these lands should be subject of satisfactory access.	1.9
R-05	Low density residential development to include frontage housing.	1.4
R-06	Low density residential development.	0.4
R-07	Low density residential development with single entrance onto the public road and suitable boundary treatment on eastern side to enhance the entrance to the village.	1.6
R-08	Low density residential development to include a crèche and a play area with suitable boundary treatment on eastern side to enhance the entrance to the village.	5.6

Educational, Institutional and Civic

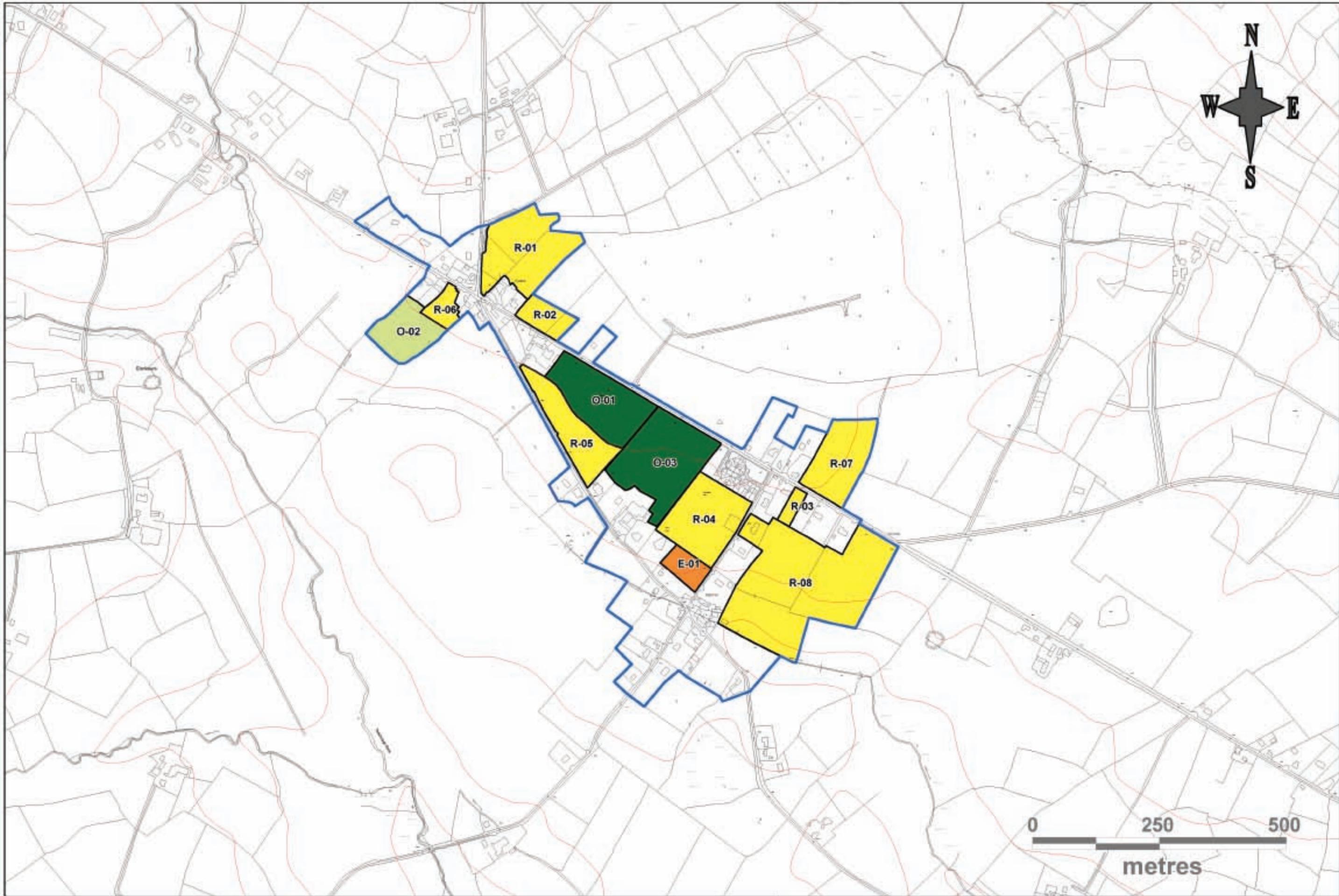
14.5.2. The specific educational, institutional and civic zoning objective for Rylane/ Seiscne is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Provision of site for a new cemetery and ancillary car parking.	0.4

Open Space, Sports, Recreation and Amenity

14.5.3. The specific open space, sports, recreation and amenity zoning objectives for Rylane / Seiscne are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive Open Space. This hillside makes a significant contribution to the setting of Rylane. The existing land uses should remain largely unchanged and there is a presumption against development on these lands.	2.0
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites, with safe pedestrian access and based generally on a single entrance from the public road.	1.1
O-03	Open space and recreation area, with potential to accommodate open space uses.	2.6



15 Stuake / Donoughmore

15.1 STUAKE / DONOUGHMORE IN CONTEXT

15.1.1. Stuake and Donoughmore are located approximately 15 km north west of Blarney. Stuake has a wider range of services and community facilities than Donoughmore, with the latter consisting mainly of suburban style individual dwellings.

15.1.2. In the overall strategy of this Local Area Plan, Stuake / Donoughmore is designated as a **village**. The strategic aims for the village are to realise its importance as the primary focus for the development of the surrounding rural areas and to retain and improve local services and facilities.

15.2 PLANNING CONSIDERATIONS

15.2.1. Stuake/Donoughmore is a well-established settlement with a large number of services and community facilities including a national school, Garda station, GAA club, community hall, church, shop, credit union, grave yard, public houses, doctor's surgery and post office. The Donoughmore Hurling and Football Club's playing field is located to the east of the village itself. The village is served by a limited daily bus service to Cork City.

15.2.2. Donoughmore Church of Ireland (in ruins) located in the centre of Donoughmore village, is entered in the Record of Protected Structures.

15.2.3. The settlement is served by a public water supply. The water supply scheme is fed from a bored well and distributed via a service reservoir.

15.2.4. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to provide a new sewerage scheme for Stuake/Donoughmore.

15.3 PROBLEMS AND OPPORTUNITIES

15.3.1. Although a large amount of land was zoned for residential development in the 1996 County Development Plan (as varied), the majority of these lands remain undeveloped. This may be partly attributable to the lack of sanitary services in the village.

15.3.2. There are a large number of individual dwellings being built in the area. Preference should be given to development on the zoned lands within the development boundary.

15.3.3. Stuake / Donoughmore has a very attractive setting, therefore it is important to protect longer distance views where possible, particularly to the north of Donoughmore, and south of the road between Stuake and Donoughmore.



15.4 PLANNING PROPOSALS

15.4.1. A village boundary has been established for Stuake / Donoughmore, which includes both settlements. The boundary was drawn to include established areas and all the areas, which are the subject of specific zoning objectives.

15.4.2. Within the boundary six parcels of land have been specifically zoned for residential development, potentially offering a good mix of house types and sizes. In addition to this the land along the roadside between Stuake and Donoughmore may be able to accommodate a small number of additional dwellings.

15.4.3. Outside of the village boundary the land forms part of the open countryside. Here the objectives of the Cork County Development Plan prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

15.5 SPECIFIC ZONING OBJECTIVES: STUAKE / DONOUGHMORE

Residential Areas

15.5.1. The specific residential zoning objectives for Stuake / Donoughmore are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, infill site.	0.5
R-02	Low density residential development, opportunity for infill development.	0.5
R-03	Low density residential development.	1.2
R-04	Low density residential development, to include footpath along roadside and tree planting along northern boundary.	2.2
R-05	Low density residential development, to include 10m tree planted buffer along northern boundary.	0.7
R-06	Low density residential development, opportunity for street frontage type development.	1.4

Open Space, Sports, Recreation and Leisure

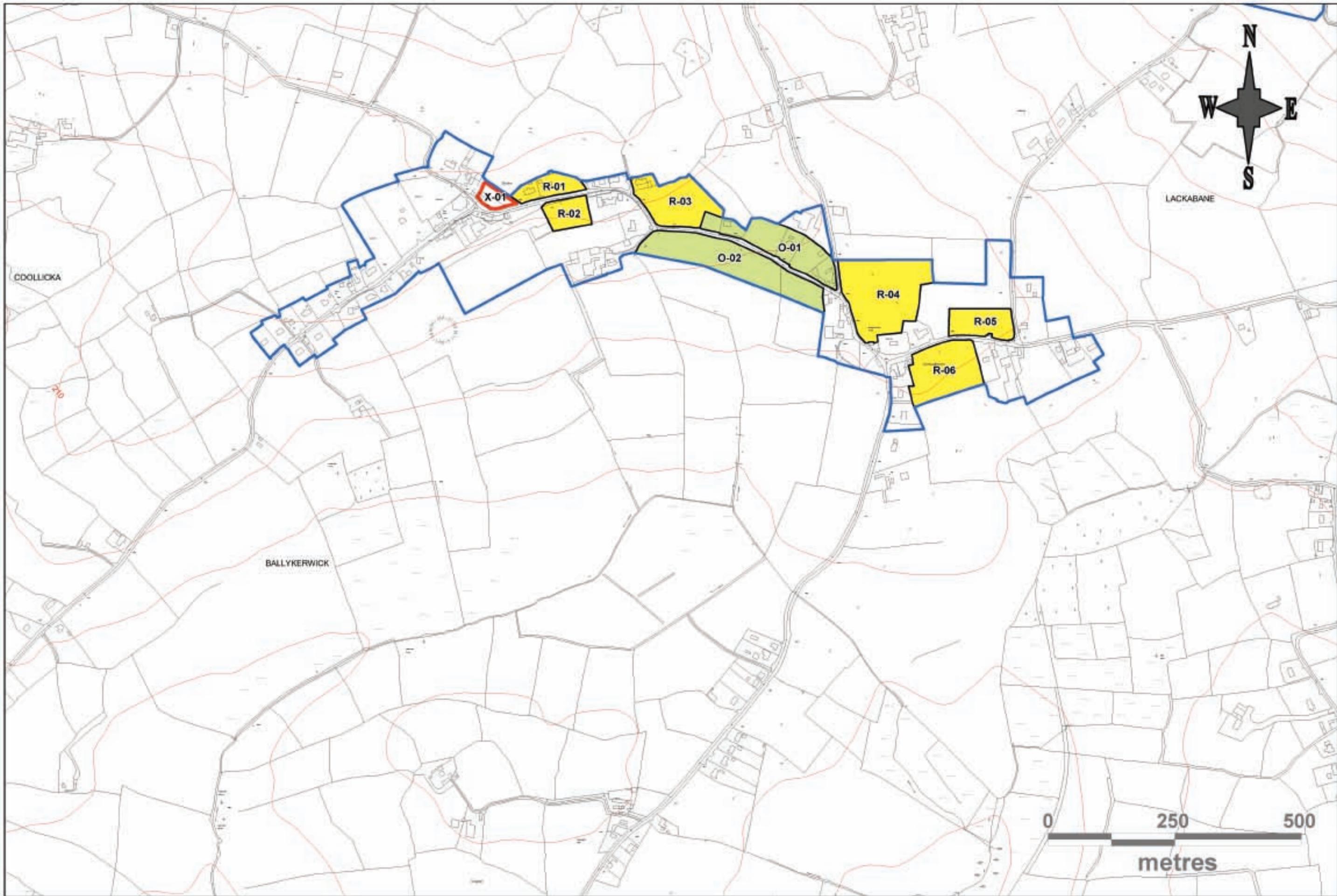
15.5.2. The specific open space, sports, recreation and amenity zoning objectives for Stuake / Donoughmore are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character. This zoning does not preclude small-scale residential development subject to normal proper planning and considerations and consistency with the policies and objectives of the plan.	1.4
O-02	Lands to remain predominantly open in character. This zoning does not preclude small-scale residential development subject to normal proper planning and considerations and consistency with the policies and objectives of the plan.	2.1

Special Zoning Objective

15.5.3. The specific mixed use and special use objective for Stuake/ Donoughmore is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
X-01	Opportunity site, redevelopment of derelict site, may be suitable for mixed-use development incorporating commercial and residential units.	0.2



Legend for Zoning Maps :

LAND USE CATEGORIES

Established Areas

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

New Areas

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

OTHER SYMBOLS

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

VILLAGE NUCLEI

Ballinagree

Bealnamorive

Canovee

Carrigadrohid/Killinardrish

Carriganimmy

Coolea

Farnanes

Farnivane

Fornaght

Kilbarry

Lissarda

New Tipperary

Reananerree

Rusheen

Tooms

Toon Bridge

16 Ballinagree

16.1 BALLINAGREE IN CONTEXT

16.1.1. Ballinagree is located at the foot of the Boggeragh Mountains, just north of the River Laney, approximately 8 km north east of Macroom.

16.1.2. In the overall strategy of this Local Area Plan, Ballinagree is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage development, 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.

16.1.3. Ballinagree is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

16.1.4. Ballinagree is a small rural settlement with a number of important services and community facilities including a national school, church, shop and pubs.

16.1.5. Although Ballinagree is located only 8 km from Macroom it has experienced relatively little development. However, construction has recently commenced on a development of 22 houses on the southern side of the village, served by its own treatment system.



16.1.6. The village nucleus has access to a public water supply, however should any substantial development occur within the village nucleus the supply would need to be upgraded.

16.1.7. Ballinagree currently has a septic tank serving the village. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to provide a new waste-water treatment plant to replace the septic tank.

16.2 PLANNING PROPOSALS

16.2.1. The village boundary established for Ballinagree defines the existing extent of the built up area, whilst allowing some expansion for development.

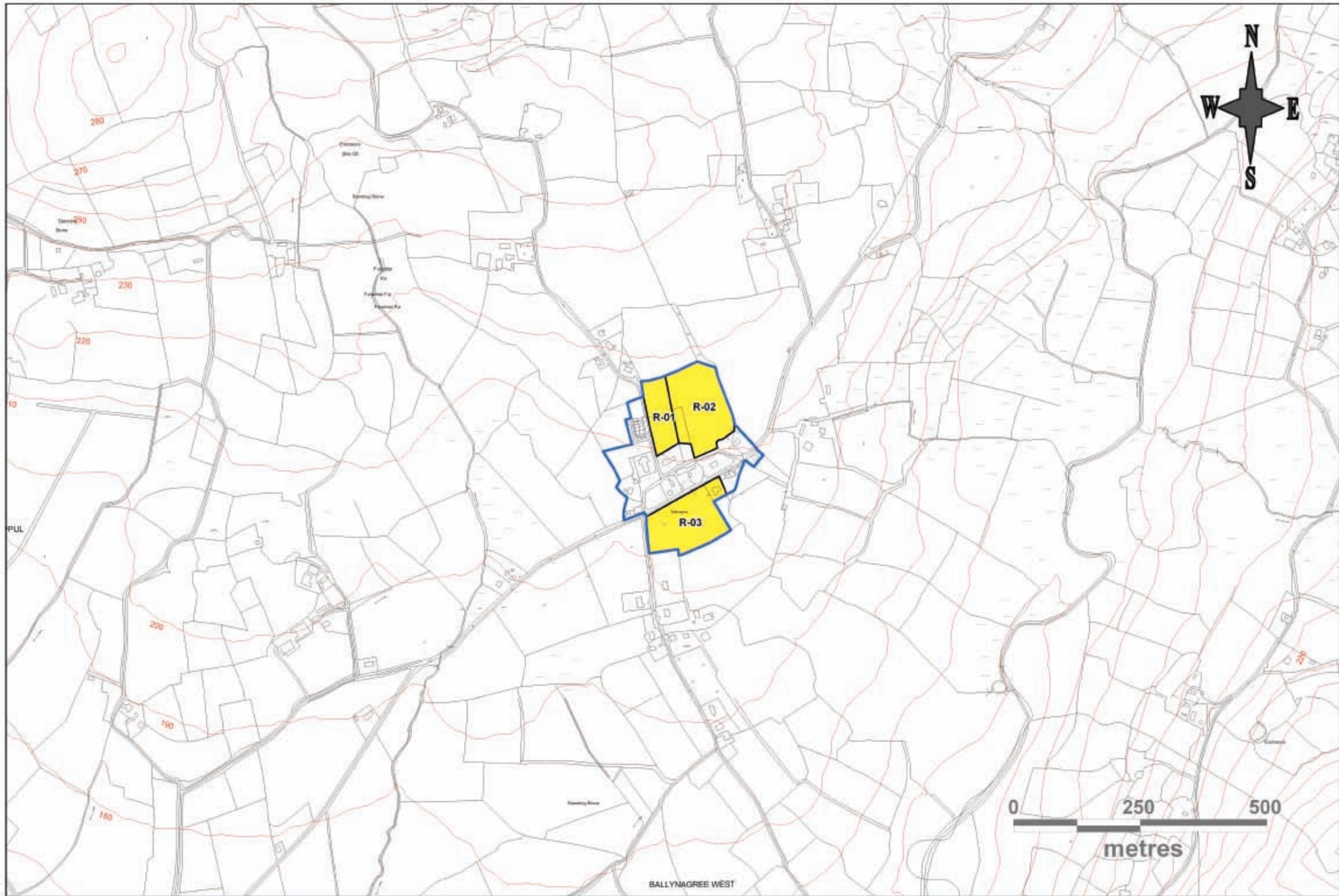
16.2.2. Three sites have been identified within the development boundary for low density residential development.

16.3 SPECIFIC ZONING OBJECTIVES: BALLINAGREE

Residential Areas

16.3.1. The specific residential zoning objectives for Ballinagree are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, individual serviced sites.	0.7
R-02	Low density residential development, including tree planting along eastern boundary.	1.7
R-03	Low density residential development, to include the provision of village scale street frontage.	1.6



17 Bealnamorive

17.1 BEALNAMORIVE IN CONTEXT

17.1.1. Bealnamorive is located approximately 8 km east of Macroom in an attractive setting along the Glashagarriff River Valley.

17.1.2. In the overall strategy of this Local Area Plan, Bealnamorive is designated as a **village nucleus**. The strategic aims for the village nucleus are to retain and build upon the existing services and community facilities.

17.1.3. Bealnamorive is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

17.1.4. The village nucleus is located in a rural area, immediately to the north of the Rural Housing Control Zone. In this area which is primarily agricultural, it is an objective to support the economic viability of primarily agricultural areas and to retain existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

17.1.5. Bealnamorive is a rural village nucleus, with a number of services and community facilities including a national school, church, pub and shop.

17.1.6. Lough Gal to the west of the village nucleus and part of the Glashagarriff River to the east are identified as proposed Natural Heritage Areas (pNHAs). Part of the Aghinagh Way, which consists of an archaeological drive and cycle tour through the parish of Aghinagh, passes through Bealnamorive, using Macroom as a base.

17.1.7. Bealnamorive does not have access to a public water supply or a public sewer. However, the Glashagarriff River flows through the village nucleus.

17.1.8. It should be noted that the assimilative capacity of the River Glashagarriff may be an issue for any future development.

17.2 PLANNING PROPOSALS

17.2.1. Bealnamorive is located in a narrow valley, with land rising to the north and south of the village nucleus limiting scope for development within the village nucleus.

17.2.2. A new development boundary has been established, within which there may be some potential for low density residential development subject to normal proper planning considerations.



17.3 SPECIFIC ZONING OBJECTIVES: BEALNAMORIVE

Open Space, Sports, Recreation and Amenity

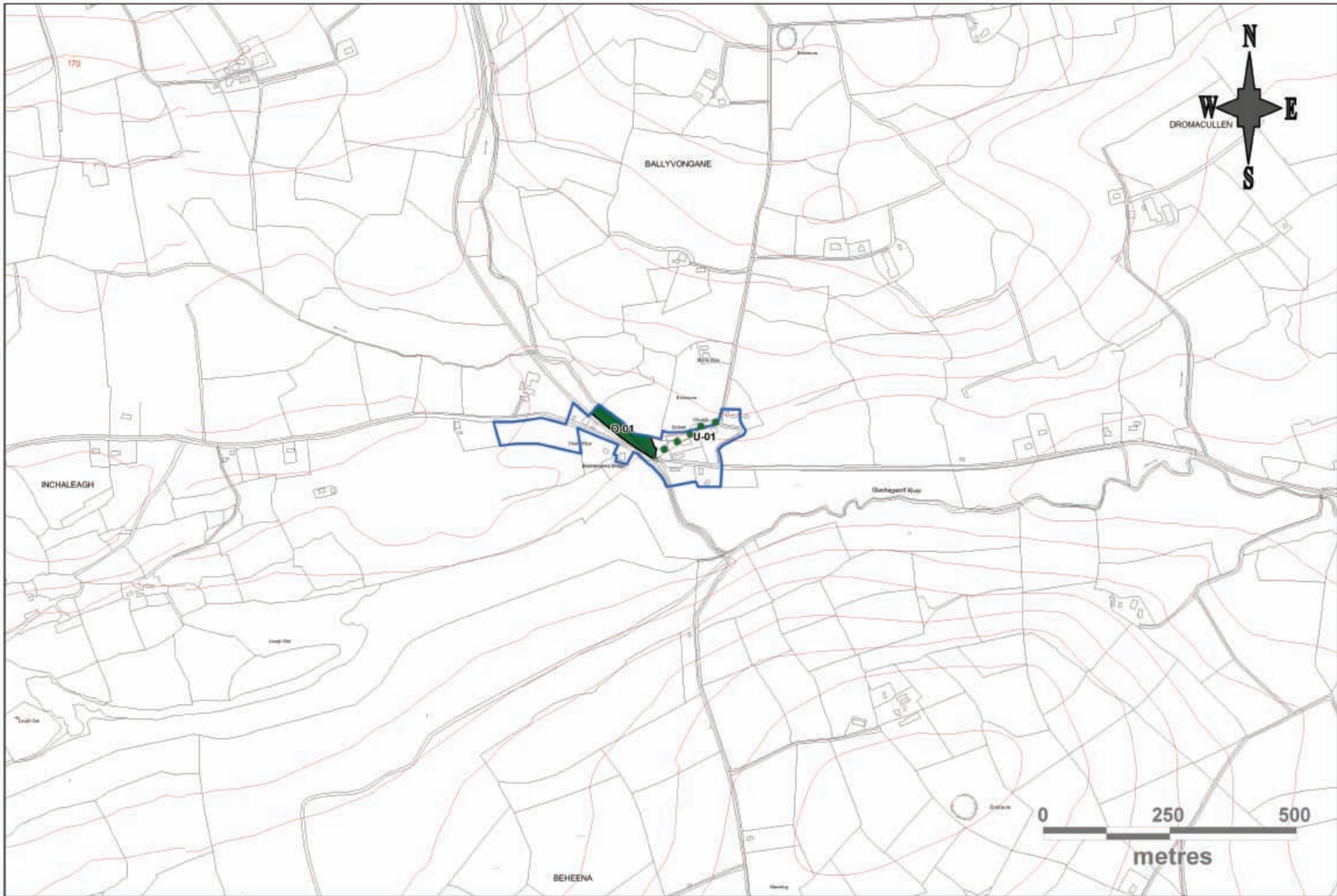
17.3.1. The specific open space, sports, recreation and amenity zoning objective for Bealnamorive is outlined in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive or Active open space.	0.4

Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Provide pedestrian link.	-



18 Canovee

18.1 CANOVEE IN CONTEXT

18.1.1. Canovee is a small settlement situated approximately 1.5 kilometres to the south of Carrigadrohid/Killinardrish and 6.5 kilometres to the southwest of Coachford. There are attractive views of the Lee Valley area to the northwest of Canovee.

18.1.2. In the overall strategy of this Local Area Plan, Canovee is designated as a **village nucleus** within the Macroom Electoral Area. The strategic aims for the settlement are to consolidate the settlement, to protect elevated lands within the settlement and to promote sympathetic development in tandem with the provision of services.

18.1.3. The lands that surround Canovee are within the Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied), where it is an objective generally to restrict individual urban generated housing. This restriction is relaxed in principle for local rural housing needs.

18.1.4. There is a primary school, church and few dwellings in Canovee. An old primary school is located immediately to the east of and in front of the new primary school.



18.2 PLANNING PROPOSALS

18.2.1. The overall strategy for Canovee aims to consolidate the village nucleus as a provider of local services, ensure the provision of small-scale sympathetic development and protect the landscape setting of the settlement.

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

18.2.3. The development boundary for Canovee facilitates some additional small-scale development in the settlement, subject to normal planning considerations.

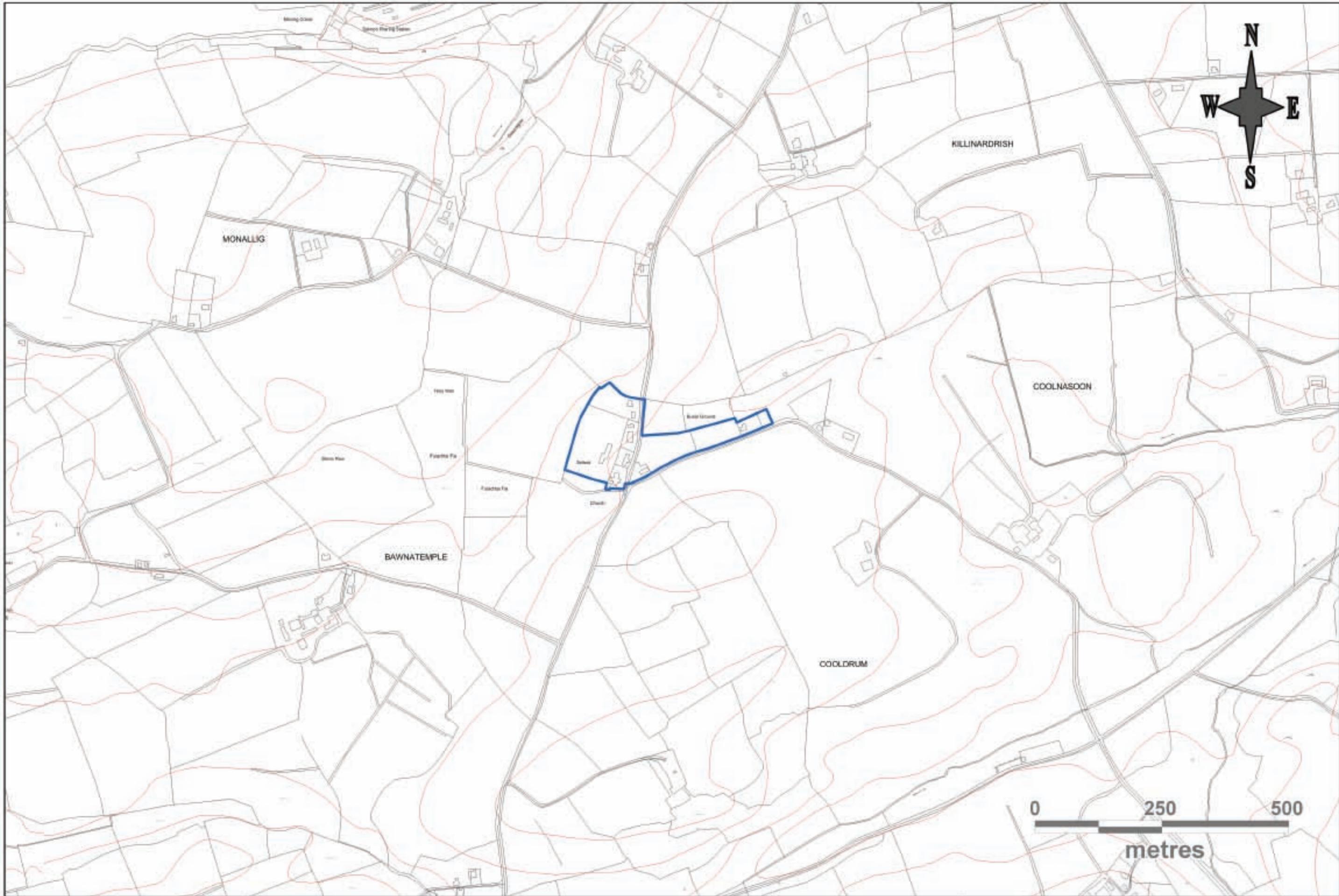
18.2.4. It is important that any residential development is complimented by the maintenance of, and where possible, improvements to existing community facilities and infrastructure within the village nucleus.

18.3 SPECIFIC ZONING OBJECTIVE: CANOVEE

General Objective

18.3.1. The general objective for Canovee 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 in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.



19 Carrigadrohid / Killinardrish

19.1 CARRIGADROHID / KILLINARDRISH IN CONTEXT

19.1.1. Carrigadrohid / Killinardrish is an attractive settlement with a unique architectural and landscape character. Carrigadrohid / Killinardrish straddles the River Lee and lies approximately 4.5 kilometres to the east of Coachford. The Regional Road, the R618 runs through the settlement and links Coachford with Macroom.

19.1.2. In the overall strategy of this Local Area Plan, Carrigadrohid/Killinardrish is designated as a **village nucleus** within the Macroom Electoral Area. The strategic aims for the village are to encourage the consolidation of the settlement, to protect the unique character and heritage of the settlement and to promote sympathetic development in tandem with the provision of infrastructure and services.

19.1.3. To the east of the settlement there is an area of scenic landscape, part of the Lee Valley area, as designated in the Cork County Development Plan, 2003 (as varied). This area of scenic landscape together with other lands to the west of Carrigadrohid / Killinardrish, in close proximity to the River Lee, are prone to flooding.

19.1.4. The R618, which runs through the settlement of Carrigadrohid / Killinardrish is part of a scenic route, the A38, as designated in the Cork County Development Plan 2003 (as varied).

19.1.5. The lands that surround the village are designated as Rural Housing Control Zone in the Cork County Development Plan, 2003 (as varied). In the Rural Housing Control Zone it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

19.1.6. Carrigadrohid / Killinardrish has a number of structures entered in the Record of Protected Structures including Killinardrish House, Carrigadrohid Bridge, Carrigadrohid Castle and a Disused Apple Store. The Protected Structures add significantly to the character and heritage of the settlement.

19.1.7. Facilities in Carrigadrohid / Killinardrish include a shop incorporating a post office and petrol station, a public house and playing pitches. To the south of the settlement there is also a horticultural nursery. There is an attractive small amenity area to the northern side of the River Lee, a short distance to the north of Carrigadrohid Castle. The GAA club have recently constructed

training pitches to the west of the village. Part of this development included the provision of a children's playground.

19.1.8. Carrigadrohid / Killinardrish is served via a public water supply, which is an extension of the Macroom water supply. There are no public sewerage facilities in the village.

19.1.9. It should be noted that water quality in the adjoining Inniscarra Lake on the River Lee is currently an issue in the receiving waters of this settlement.

19.1.10. There are limited areas of footpaths and limited public lighting in Carrigadrohid / Killinardrish.

19.1.11. In the 1996 County Development Plan (as varied) a number of stoplines were identified for the settlement and a pocket of land within the village was also zoned as agriculture with housing option for high quality design cluster housing and frontage tree belt. However, no significant development has taken place within the village since 1996 and the area of land zoned in the 1996 County Development Plan (as varied) has not been developed.



19.2 PLANNING PROPOSALS

19.2.1. The village's rural character, unique heritage, architecture and environmental setting should be protected from insensitive large-scale development, which could seriously undermine the attractiveness of the village nucleus.

19.2.2. Consolidation of Carrigadrohid / Killinardrish as a provider of local services, the provision of small-scale sympathetic development and the protection of the environmental and architectural setting and character of the settlement are considered important.

19.2.3. The lack of a public sewer limits the area to small-scale development in the near future, with dwellings being served via

individual septic tanks, individual treatment units or a single communal treatment plant.

19.2.4. It is important that any residential development is complimented by improvements to and the maintenance of existing community facilities within the village nucleus. Improvements to public lighting and footpath provision are also desirable.

19.2.5. The development boundary for Carrigadrohid / Killinardrish is largely determined by topography. This boundary defines the existing extent of the built up area, whilst allowing some additional small-scale development in the village, subject to normal planning considerations. Lands that are liable to flooding within or in close proximity to the development boundary of the settlement are avoided.

19.3 SPECIFIC ZONING OBJECTIVES: CARRIGADROHID / KILLINARDRISH

Residential Areas

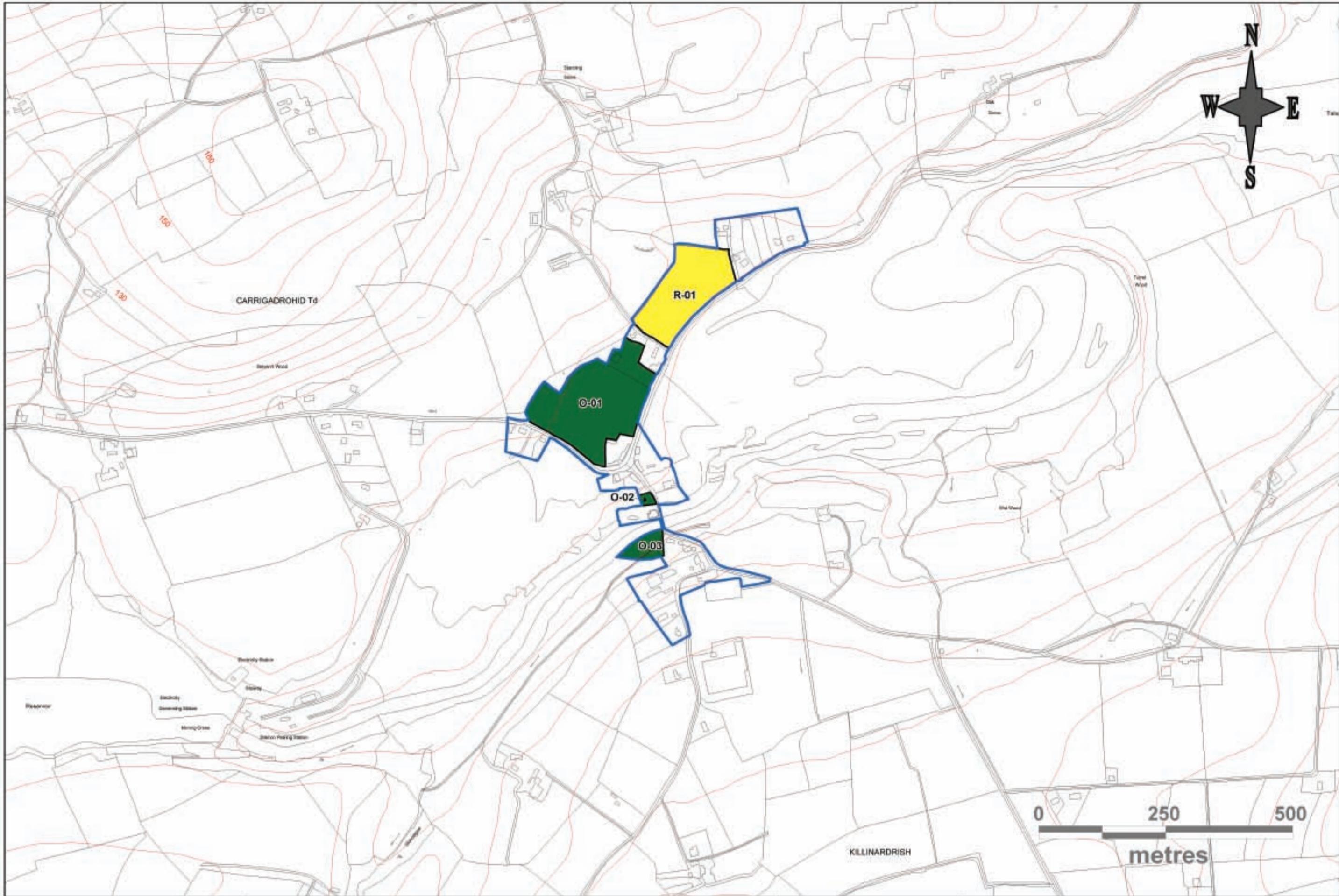
19.3.1. The specific residential zoning objective for Carrigadrohid / Killinardrish is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development to include the maintenance of natural boundaries and based generally on a single entrance from the public road.	2.2

Open Space, Sports, Recreation and Amenity

19.3.2. The specific open space, sports, recreation and amenity zoning objectives for Carrigadrohid / Killinardrish are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Retain existing playing pitches.	3.3
O-02	Maintain existing amenity area.	0.06
O-03	Develop and maintain amenity area.	0.3



20 Carriganimmy

20.1 CARRIGANIMMY IN CONTEXT

20.1.1. Carriganimmy is an attractive rural settlement located in a pass between two mountain ranges, the Derrynasaggarts and the Boggeraghs, approximately 9 kilometres northwest of Macroom and 10 km south of Millstreet.

20.1.2. In the overall strategy of this Local Area Plan, Carriganimmy is designated as a **village nucleus** outside Metropolitan Cork. The strategic aims for the village nucleus 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 encourage population growth within the village nucleus.

20.1.3. Part of Carriganimmy is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

20.1.4. Carriganimmy is located in a primarily agricultural area where it is an objective of the Cork County Development Plan, 2003 (as varied) to support the economic viability of primarily agricultural areas and to retain existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

20.1.5. Carriganimmy has a number of services and community facilities including a national school, church, post office, curiosity shop and public house. The location along the R582 (Macroom to Millstreet road) provides adequate road access to the village, both from Macroom and Millstreet. Part of the R582 running north and south of Carriganimmy village nucleus is a designated scenic route.

20.1.6. Carriganimmy's location in the valley of the Foherish River and between two mountain ranges provides great opportunities for public recreation and amenities. There are a large number of established walks and archaeological trails in the wider Carriganimmy area, which should be retained and improved during the lifetime of the plan.

20.1.7. Carriganimmy Roman Catholic Church in the centre of the village nucleus is entered in the Record of Protected Structures.

20.1.8. Carriganimmy is not served by a public water supply or public sewer.

20.1.9. To allow the village nucleus to develop in an orderly manner, it is particularly important that adequate sanitary services are put in place, to cater for existing and proposed development within the entire village nucleus.



20.2 PLANNING PROPOSALS

20.2.1. The development boundary for Carriganimmy reflects the extent of existing development and includes some additional land zoned for residential development.

20.2.2. The development boundary is largely determined by topography and infrastructural considerations. The main development proposals included in this plan are focused around the village nucleus. Development is avoided around the valley side to the north, which forms part of the attractive setting of the settlement.

20.2.3. The land, which was zoned for residential development in the 1996 County Development Plan (as varied) has been retained in this Local Area Plan, and additional lands have been included to the east of the settlement. The priority at this stage should be to encourage the development of the zoned land, in tandem with the provision of the appropriate sanitary services and to encourage the re-development of a number of derelict sites within the village centre.

20.2.4. There are a number of derelict buildings in prominent sites within the village nucleus. It is an objective of this Local Area Plan to encourage the redevelopment of these sites in a manner, which is sympathetic to the existing settlement. There are also opportunities for infill schemes along the streetscape.

20.3 SPECIFIC ZONING OBJECTIVES: CARRIGANIMMY

Residential Area

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development including 10 metre wide tree planted buffer along southern boundary to safeguard against flooding and to accommodate provision of amenity walk along river bank. A flood study may be required.	1.7
R-02	Low density residential development to include an appropriately constructed buffer along southern boundary to accommodate an amenity walk along river with provision for a footbridge. A flood study may be required.	1.0
R-03	Low density residential development to include an appropriately constructed buffer along southern boundary to accommodate an amenity walk along river with provision for a footbridge. A flood study may be required.	1.7

Open Space, Sports, Recreation and Amenity

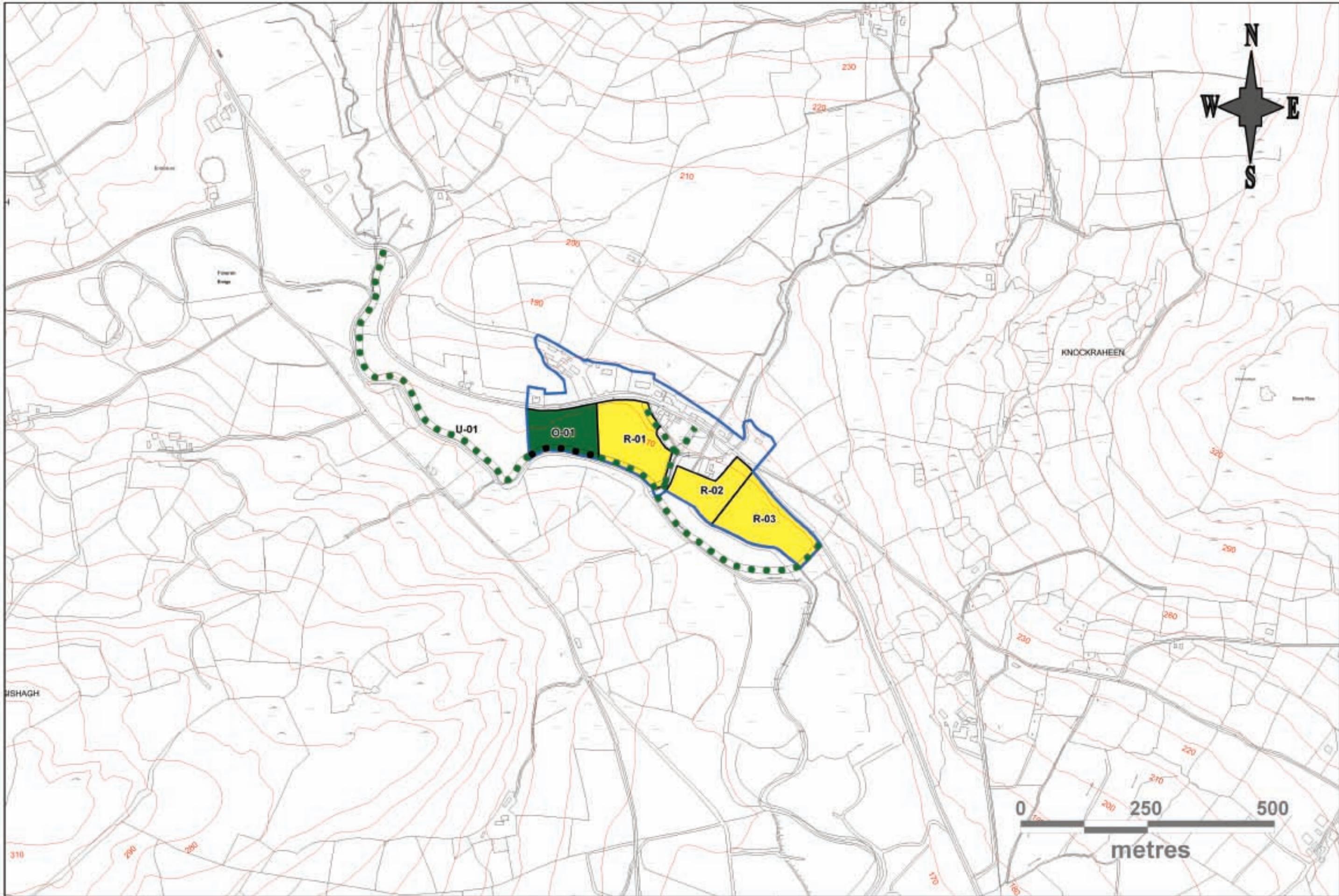
20.3.2. The specific open space, sports, recreation and amenity zoning objective for Carriganimmy is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive Open Space.	1.2

Utilities and Infrastructure

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

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
U-01	Develop pedestrian walk along River Bank, east and west of the village.	-



21 Coolea

21.1 COOLEA IN CONTEXT

21.1.1. Coolea is located approximately four kilometres southwest of Ballyvourney and approximately 19 kilometres west of Macroom.

21.1.2. In the overall strategy of the Macroom Electoral Area Local Area Plan, Coolea is designated as a **village nucleus**. The strategic aims for Coolea are to protect its special character and to encourage small-scale expansion through low density individual or multiple housing and other development.

21.1.3. Coolea is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

21.1.4. Coolea is situated in the heart of the Muskerry Gaeltacht and is renowned for its music tradition, as well as being a popular destination for students attending the Gaeltacht during the Summer months. Coolea also has a wealth of built and natural heritage. To the north of Coolea, a Limekiln and Milleeny Bridge are entered in the Record of Protected Structures. It is also situated on a scenic route, A27, as designated in the Cork County Development Plan 2003 (as varied), which runs west of Coolea to Coom and onwards to the Kerry border.

21.1.5. Coolea has a number of services including a primary school, church and swimming pool. Údarás na Gaeltachta, which promotes industrial development have established an industrial area to the northwest of the village, which offers some valuable employment opportunities.

21.1.6. The 1996 County Development Plan (as varied) identified five sites, which could accommodate some housing development. Just one of these sites has since been developed for housing.

21.1.7. The current water supply to the village is considered adequate.

21.1.8. Cork County Council's "Assessment of Water Services Needs 2004" allows for the provision of a new waste water treatment plant. This will reduce significantly nutrient discharges to the Sullane River.

21.2 PLANNING PROPOSALS

21.2.1. It is an objective in the Cork County Development Plan 2003 (as varied), to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by, amongst other things, encouraging development within the Gaeltacht, which provides employment or social facilities and generally resisting development, which would be likely to erode the cultural heritage.

21.2.2. Complex topography, poor drainage and infrastructural constraints, limit development in Coolea. However, even though the village does not have the infrastructure or wide range of services found in other settlements, given Coolea's location within the Gaeltacht some small-scale development is encouraged in order to build the population base of the village and to act as a support to its rural hinterland.

21.2.3. The overall strategy for Coolea aims to protect its special character and heritage, to promote its potential as a local service centre in the Muskerry Gaeltacht and to encourage additional residential development and community facilities.

21.2.4. During the life of this plan, development will focus mainly on lands close to the village centre. The development boundary established for Coolea, will accommodate a mix of residential and other uses during the life of this plan.

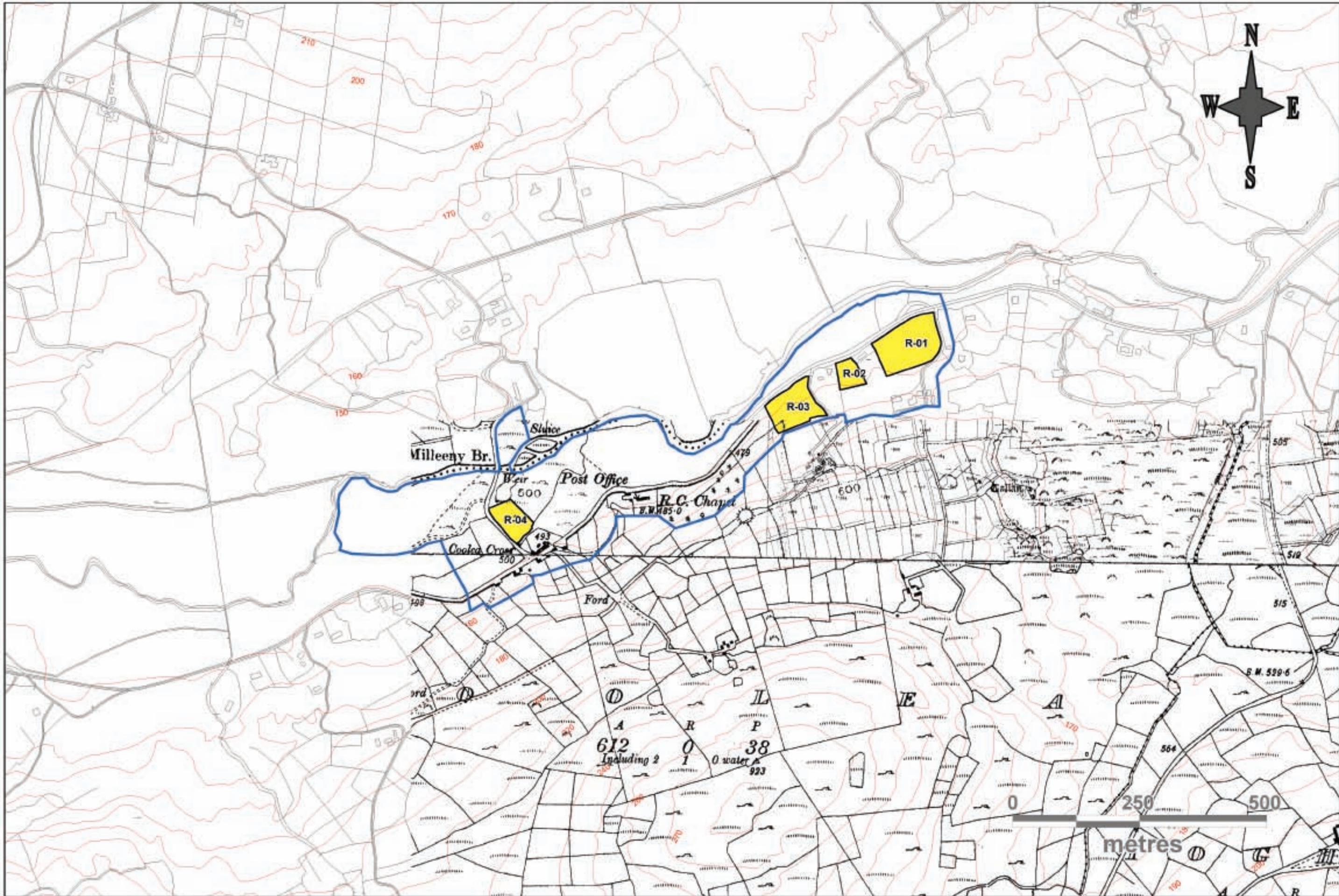


21.3 SPECIFIC ZONING OBJECTIVES: COOLEA

Residential Areas

21.3.1. The specific residential zoning objectives for Coolea are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development.	1.1
R-02	Low density residential development.	0.2
R-03	Low density residential development.	0.7
R-04	Low density residential development.	0.4



22 Farnanes

22.1 FARNANES IN CONTEXT

22.1.1. Farnanes fronts onto the old Cork to Macroon road, the Regional Road, the R619 and a minor county road, which adjoins the R619. The National Primary Road, the N22 lies to the immediate south of the settlement. Farnanes lies in an attractive location and there are large areas of mature woodlands in the vicinity, particularly, to the north of the settlement, which add greatly to its environmental setting. There is a mature wooded hillside to the north of the settlement, clearly visible from the N22, which provides a very attractive steeply sloping backdrop to the settlement. Farnanes is also located approximately 2 kilometres to the north of Cloughduv and 3 kilometres to the northwest of Crookstown.

22.1.2. In the overall strategy of this Local Area Plan, Farnanes is designated as a **village nucleus** within the Macroon Electoral Area. The strategic aims for the village nucleus are to encourage the consolidation of the settlement, to maintain and where possible increase community facilities, to protect the unique setting of the settlement and to allow for small scale sympathetic development.

22.1.3. Farnanes is located within the Rural Housing Control Zone, as designated in the Cork County Development Plan, 2003 (as varied) where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

22.1.4. Community facilities in Farnanes include a garda station, public houses and bed and breakfast accommodation. A post office, which did operate in the settlement, has recently ceased operation. There is also an oil depot within the settlement.

22.1.5. Farnanes is largely characterised by a ribbon of one off dwellings that front directly onto the R619, predominantly located on the northern side of the road.

22.1.6. To the south of the N22 and in close proximity to Farnanes there are two structures entered in the Record of Protected Structures, Ryecourt Bridge and Rye Court House – Lodge and outbuildings.

22.1.7. There are no public sewerage facilities available in Farnanes at present and all existing dwellings are served by septic tanks or individual treatment units.



22.2 PLANNING PROPOSALS

22.2.1. The development boundary for Farnanes is largely determined and influenced by topography, the line of the existing N22 and the selected route corridor for the proposed new N22. The boundary will facilitate some additional small-scale sympathetic development in Farnanes, subject to normal proper planning considerations.

22.2.2. Any proposals for development outside the development boundary should be discouraged in order to preserve the wooded hillside to the north and to avoid compromising the route of the N22.

22.2.3. The village's rural character should be protected from insensitive development, which could seriously undermine the attractiveness of the village nucleus.

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

22.2.5. It is of importance that any residential development is complimented by improvements to and the maintenance of existing community facilities within the village nucleus. An opportunity site has been identified within the settlement, which includes the former post office. This site affords some opportunity for a new commercial/retail use in the settlement.

22.3 SPECIFIC ZONING OBJECTIVES: FARNANES

Special Zoning Objective

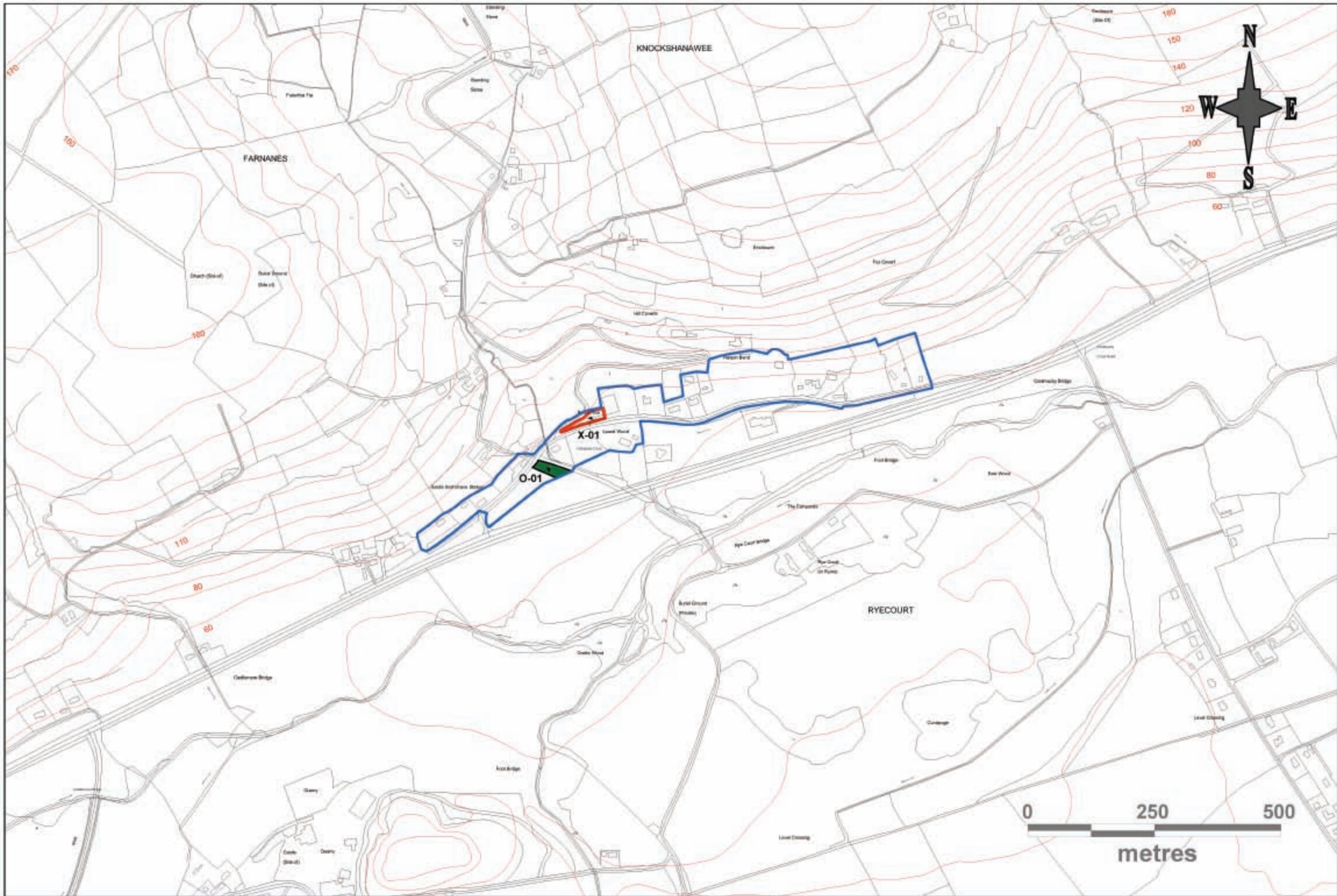
22.3.1. The specific mixed use and special use objective for Farnanes is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Opportunity site with potential for mixed use development incorporating retail and residential use.	0.1

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing amenity area.	0.1



23 Farnivane

23.1 FARNIVANE IN CONTEXT

23.1.1. Farnivane is located approximately 6 kilometres to the northwest of Bandon and 5 kilometres to the east of Newcestown.

23.1.2. In the overall strategy of this Local Area Plan, Farnivane is designated as a **village nucleus** within the Macroom Electoral Area. The strategic aims for the village nucleus are to encourage the consolidation of the settlement and to allow for sympathetic development within the village.

23.1.3. Farnivane is located in an area which is primarily agricultural and where it is an objective of the Cork County Development Plan, 2003 (as varied) to support the economic viability of primarily agricultural areas and to retain existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

23.1.4. It is also an objective of the Plan to recognise the special needs of rural communities and to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

23.1.5. There is a church in Farnivane. A short distance to the west of the church there was a post office, however, this has ceased operation. There are no public sewerage or water facilities in Farnivane.



23.2 PLANNING PROPOSALS

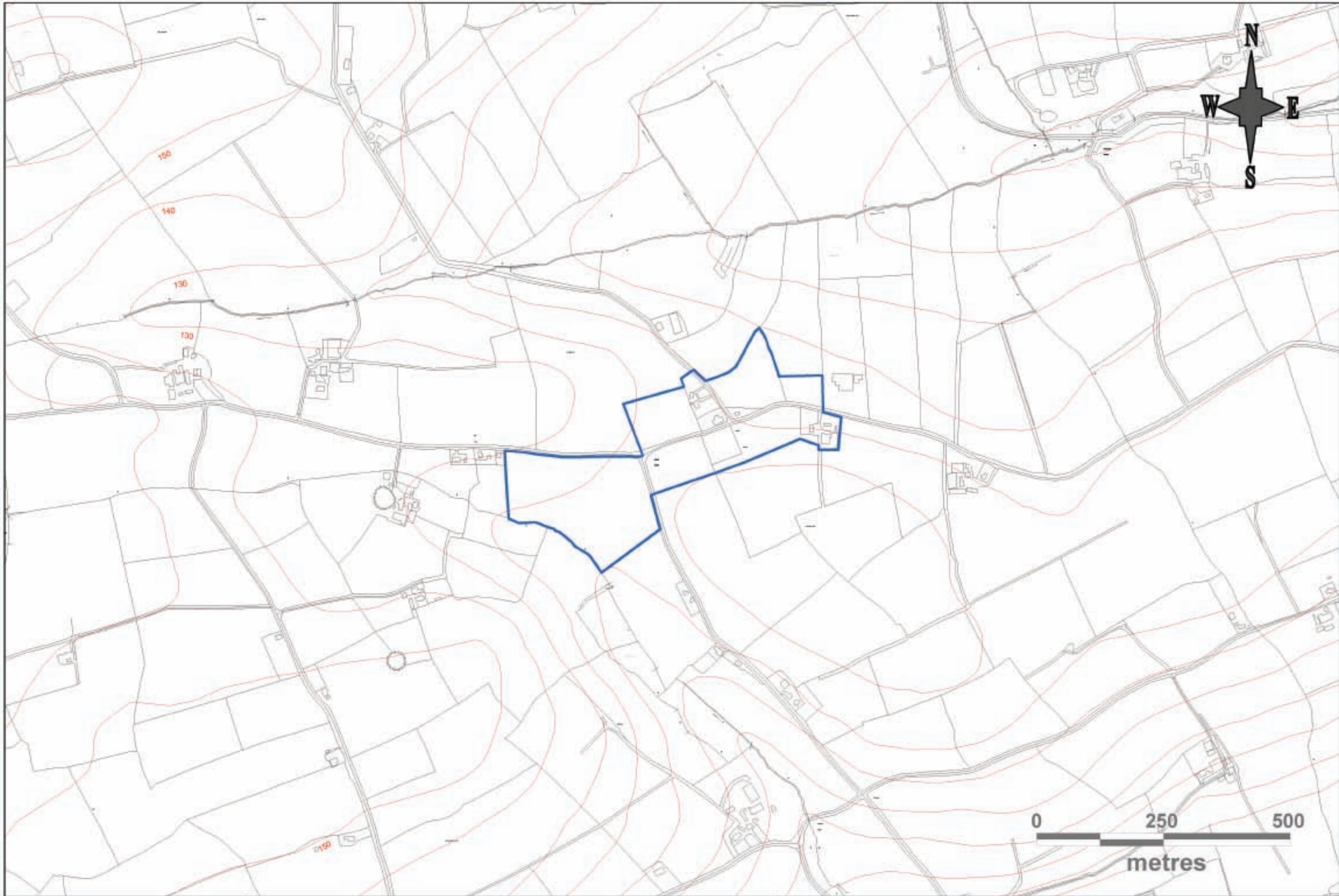
23.2.1. The development boundary established for Farnivane defines the existing extent of Farnivane and also allows for some expansion for residential development.

23.3 SPECIFIC ZONING OBJECTIVES: FARNIVANE

General Objective

23.3.1. The general objective for Farnivane 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 in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.



24 Fornaght

24.1 FORNAGHT IN CONTEXT

24.1.1. Fornaght is located approximately 16 kilometres northwest of Cork City, south of the Shournagh River. It is located at the eastern edge of the Macroom Electoral Area and the settlement is adjacent to Firmount in the Blarney Electoral Area, which is to the northeast.

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

24.1.3. The settlement consists of a number of services including a pub and church with other services including a shop, national school, Co-op store and public house to the north of the Shournagh River in Firmount which is in the Blarney Electoral Area. Public lighting and a footpath link the church to the school.

24.1.4. Fornaght was not included as a settlement in the 1996 County Development Plan (as varied) and therefore did not have a development boundary. This Local Area Plan establishes a development boundary for Fornaght.

24.2 PLANNING PROPOSALS

24.2.1. Fornaght 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.

24.2.2. A development boundary has been established to the south of the river. 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.

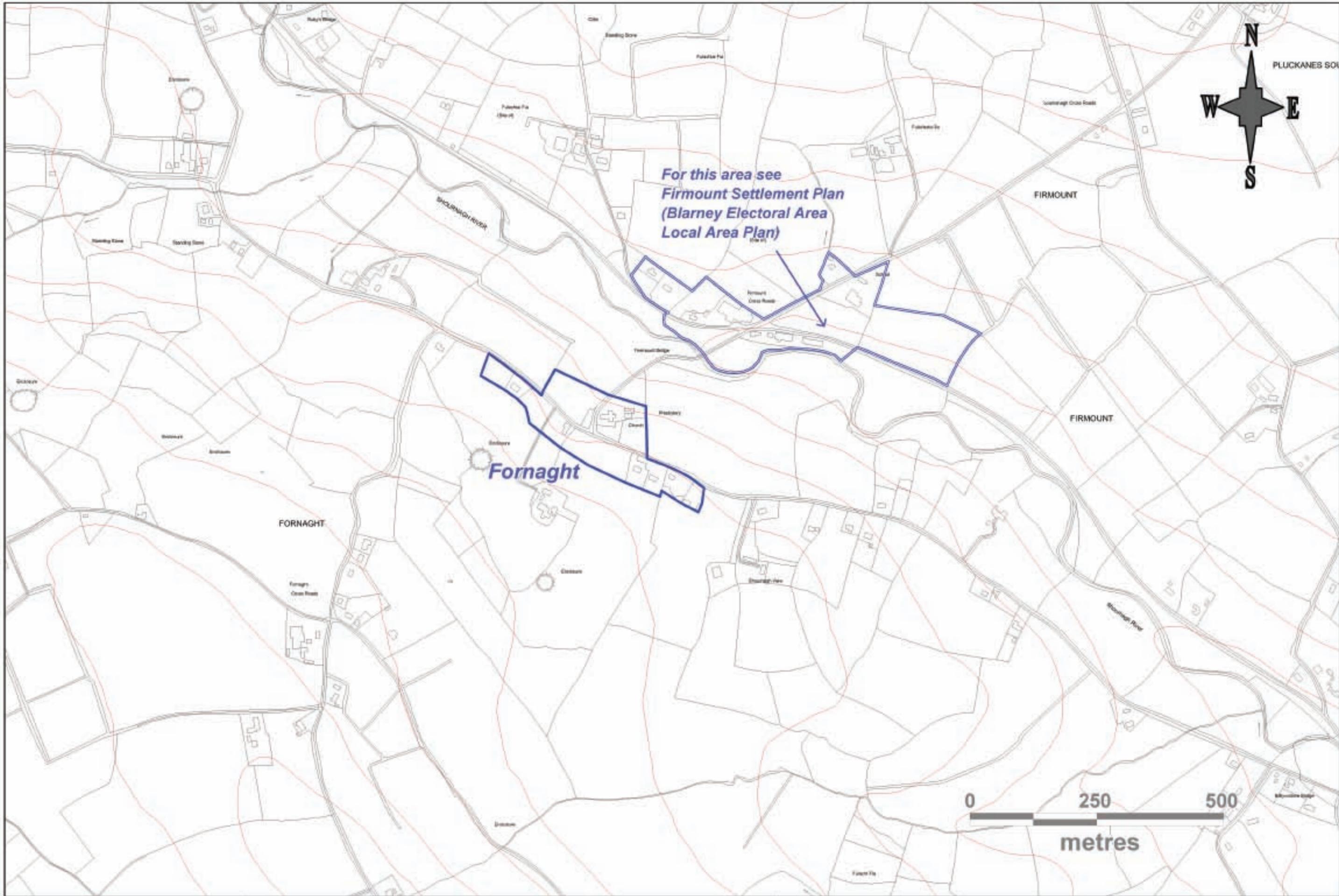
24.2.3. The land to the north of the village between Fornaght and Firmount should remain undeveloped so as to protect the gap between the two settlements. This land is also not suited to development due to its sloping nature.

24.3 SPECIFIC ZONING OBJECTIVES: FORNAGHT

General Objective

24.3.1. The general objective for Fornaght is set out in the following table:

Objective No.	<u>General Objective</u>
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.



25 Kilbarry

25.1 KILBARRY IN CONTEXT

25.1.1. Kilbarry is situated on the R584 regional route, approximately 10 kilometres southwest of Macroom.

25.1.2. In the overall strategy of this Local Area Plan, Kilbarry is designated as a **village nucleus**. The strategic aims for the Kilbarry area are to retain existing services and to encourage a limited amount of small-scale development subject to adequate access and waste disposal.

25.1.3. Services in Kilbarry include a primary school, shop and post office, while a daily bus service operates between Ballingeary and Macroom. There are no public services in Kilbarry.



25.2 PLANNING PROPOSALS

25.2.1. During the life of this Local Area Plan, some small-scale development may be appropriate as an alternative to dispersed one off housing and in order to support existing services and build on the population base of Kilbarry. It is important that the scale and nature of any proposed development, respects the rural character of the area and does not compromise traffic safety, particularly along the R584 regional route.

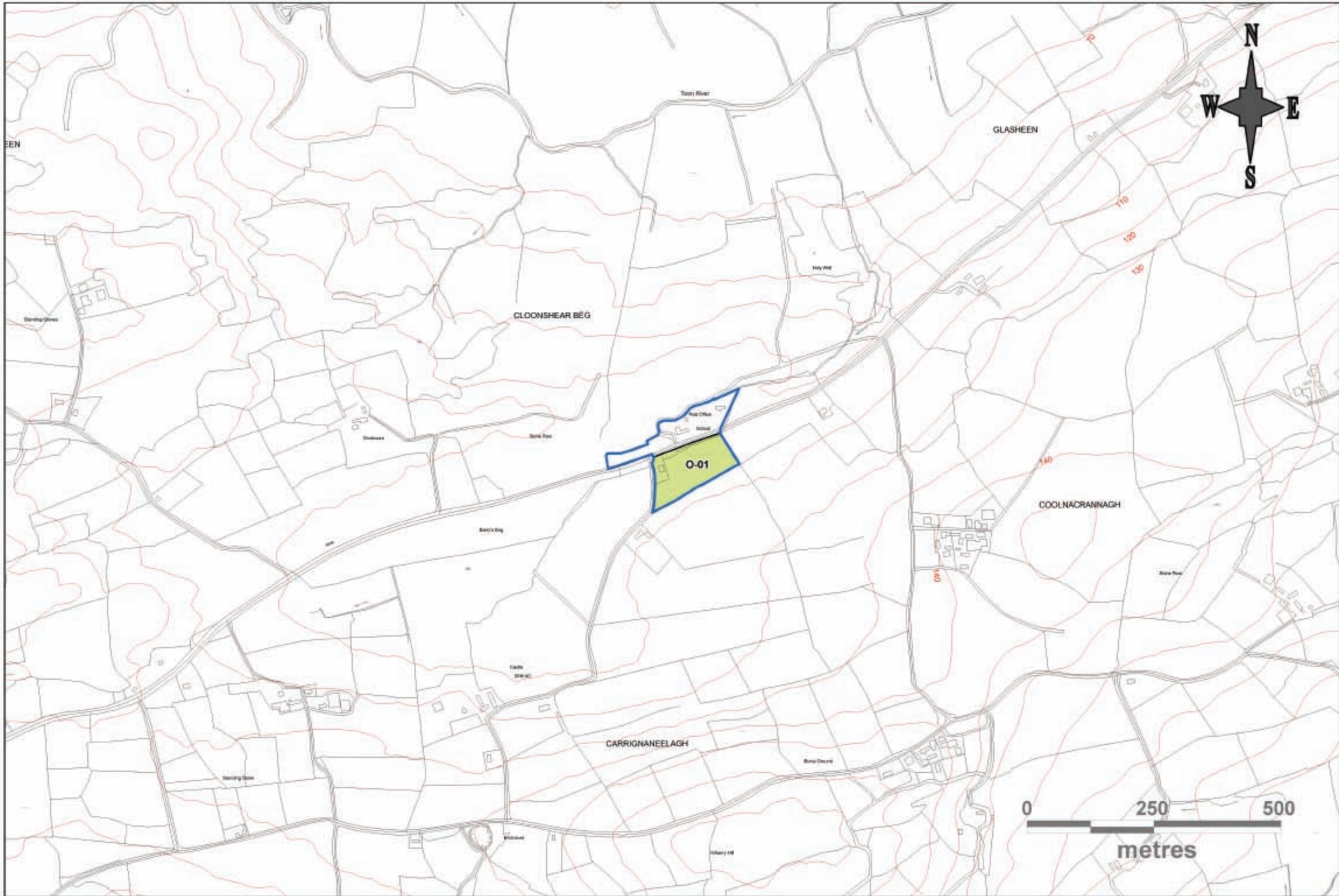
25.2.2. A development boundary is included in this Local Area Plan, the purpose of which is to define the most suitable location for development in Kilbarry over the lifetime of the plan.

25.3 SPECIFIC ZONING OBJECTIVES: KILBARRY

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme with provision for retaining hedgerows. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based generally on a single entrance from the public road.	1.4



26 Lissarda

26.1 LISSARDA IN CONTEXT

26.1.1. Lissarda is a linear development that fronts directly onto the National Primary Road, the N22 and is located approximately 1.5 kilometres to the northeast of Kilmurry and 3 kilometres to the northwest of Crookstown. Within the settlement ground levels rise to the northern and southern sides of the N22. There are a number of mature trees within the settlement, particularly on the northern side of the N22, which add to it's character and environmental setting.

26.1.2. In the overall strategy of this Local Area Plan, Lissarda is designated as a **village nucleus** within the Macroom Electoral Area. The strategic aims for the village nucleus are to encourage the consolidation of the settlement, to protect the environmental setting of Lissarda and to allow for small scale sympathetic development within the village.

26.1.3. Lissarda has a number of important local facilities including a public house, garage, petrol station, garden centre and restaurant. A new petrol station with associated shop is under construction within the settlement. There are also some small-scale industrial developments within Lissarda.

26.1.4. Lissarda is located a short distance outside and to the west of the Rural Housing Control Zone. In this area, which is primarily agricultural, it is an objective to support the economic viability of primarily agricultural areas and to retain existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

26.1.5. It is also an objective of the Cork County Development Plan 2003 (as varied) to recognise the special needs of rural communities and it is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

26.1.6. There are no public sewerage facilities in Lissarda and all existing dwellings/commercial uses are served by septic tanks or individual treatment units.

26.1.7. There are footpaths and public lighting in Lissarda.

26.1.8. At present the preferred route option for the realignment of the N22 Ballyvourney-Macroom-Ballincollig route proposes a new road to the south of Lissarda. If the N22 is to be realigned, the existing settlement of Lissarda would be bypassed and the existing

N22 running through the village would no longer be a national primary road.



26.2 PLANNING PROPOSALS

26.2.1. Consolidation of Lissarda as a provider of local services and the protection of the setting of the settlement are priorities for this plan.

26.2.2. The development boundary for Lissarda is largely determined by topography. The boundary facilitates some additional small-scale residential development in Lissarda, subject to normal planning considerations. Development on elevated lands or on lands that are currently wooded is avoided.

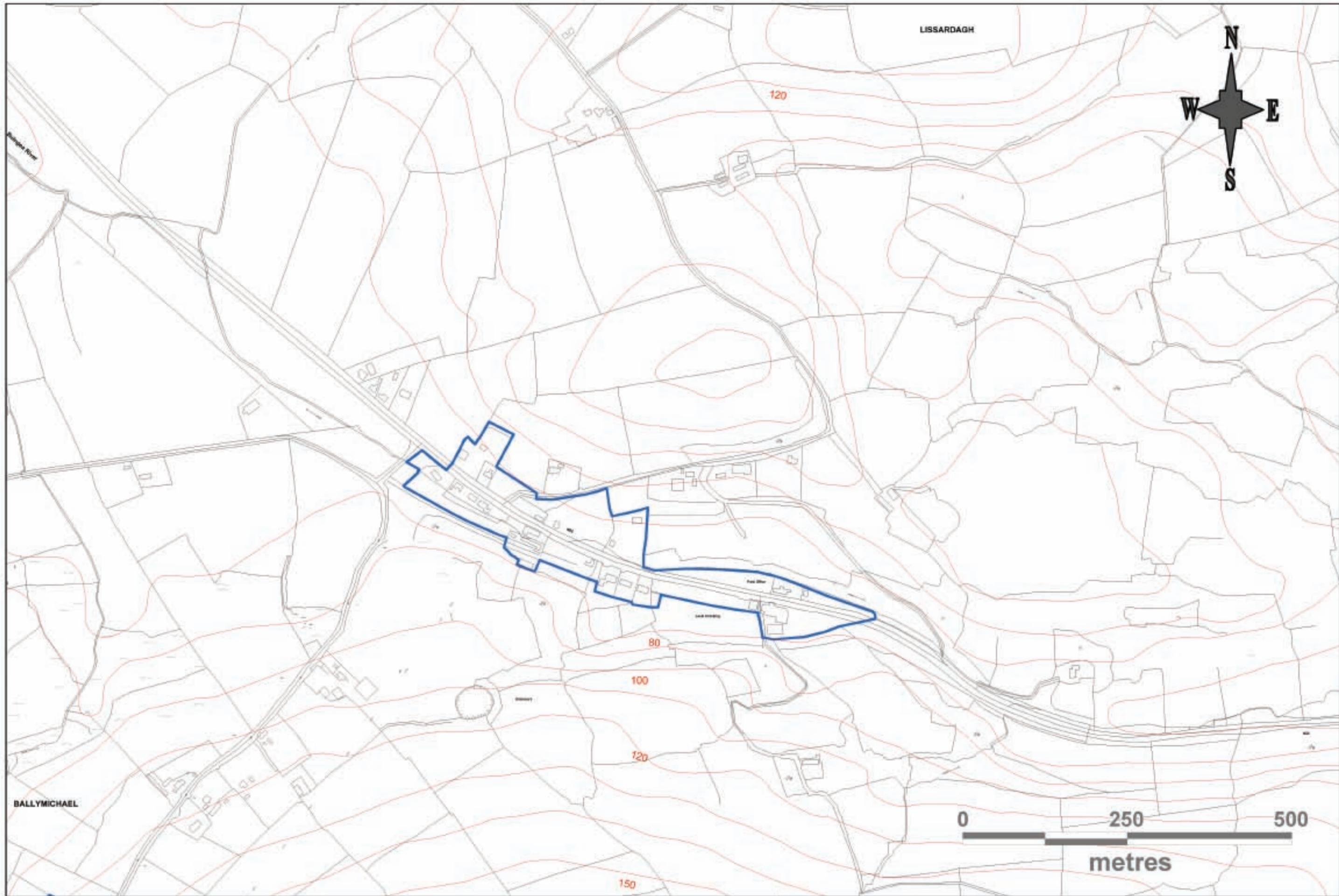
26.2.3. The lack of a public sewer limits the area to small-scale development in the future, with dwellings being served by individual septic tanks or individual treatment units.

26.3 SPECIFIC ZONING OBJECTIVES: LISSARDA

General Objective

26.3.1. The general objective for Lissarda 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 in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.



27 New Tipperary

27.1 NEW TIPPERARY IN CONTEXT

27.1.1. New Tipperary is located approximately 1 kilometre north of Donoughmore along the R619 road from Mallow to Coachford. The village nucleus is located outside of the Rural Housing Control Zone.

27.1.2. In the overall strategy of this Local Area Plan, New Tipperary is designated as a **village nucleus**. The strategic aims for the village nucleus are to retain the existing services and community facilities and to allow for small-scale developments sympathetic to the existing settlement.

27.1.3. New Tipperary is located at a crossroads and has a number of services and community facilities including a hairdresser, petrol pumps, public houses and video/DVD rental shop. The village is served by a daily bus service.

27.1.4. The village nucleus is served by a public water supply, which also serves Stuake/Donoughmore. There is no public sewer serving the village. Part of the regional road, the R619, that runs through the village nucleus has recently been improved.

27.1.5. 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.



27.2 PLANNING PROPOSALS

27.2.1. The countryside around New Tipperary includes large numbers of individual dwellings. It is important to prevent the merging of New Tipperary with Donoughmore. Any further development in this area should be directed towards Stuake / Donoughmore. There may be some limited potential for a small number of dwellings in New Tipperary itself.

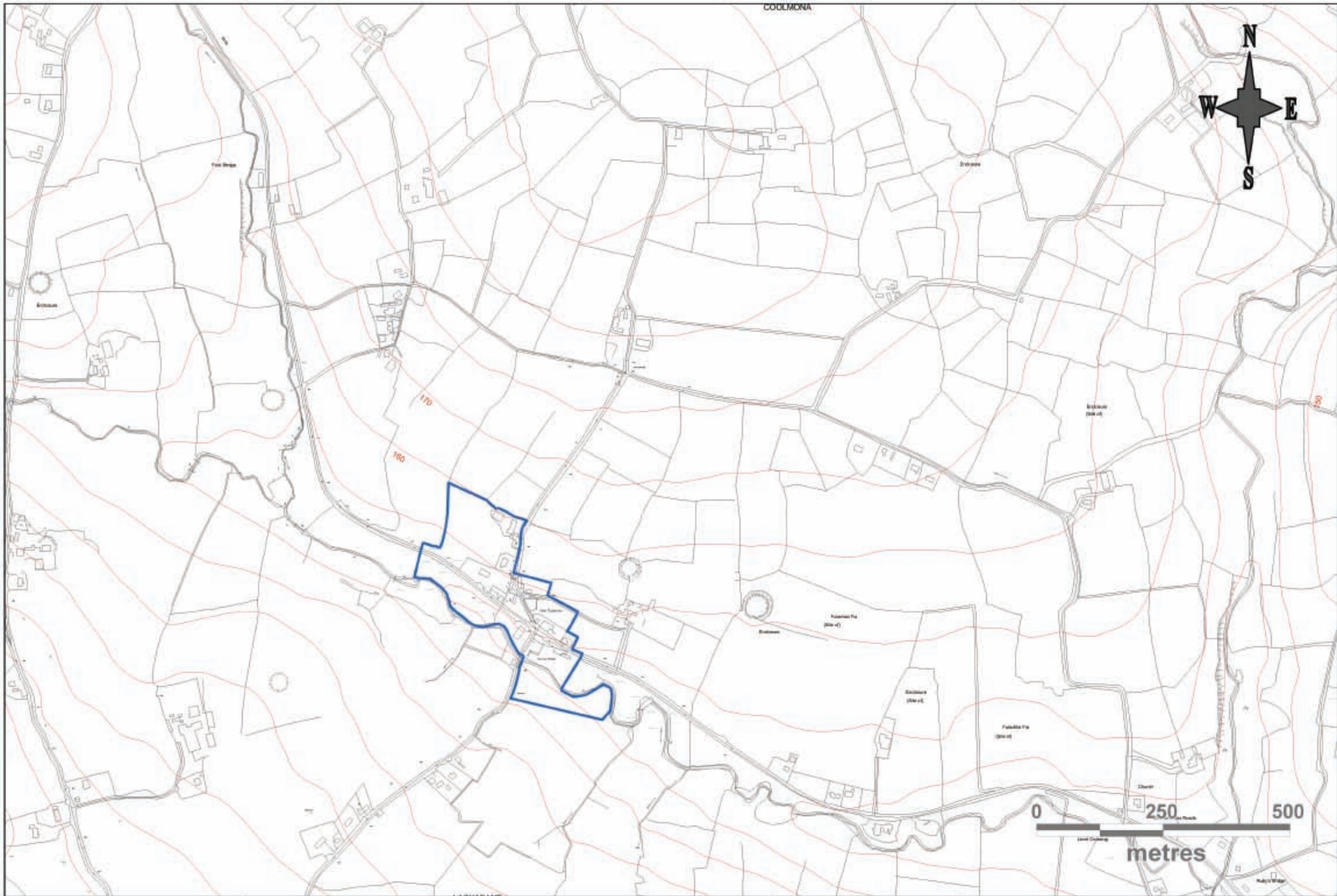
27.2.2. A new village boundary has been established for the village nucleus that defines the extent of the existing village and provides scope for further small scale development. The village nucleus is located along a busy regional road, therefore any development will have to take account of traffic safety when considering future access.

27.3 SPECIFIC ZONING OBJECTIVE: NEW TIPPERARY

General Objective

27.3.1. The general objective for New Tipperary 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 in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.



28 Reananerree

28.1 REANANERREE IN CONTEXT

28.1.1. Reananerree is located approximately 14 kilometres west of Macroom and approximately six kilometres west of Kilnamartyra.

28.1.2. In the overall strategy of this Local Area Plan, Reananerree is designated as a **village nucleus** within the Macroom Gaeltacht. The strategic aims for the village are to consolidate its role as a provider of local services and to allow some small-scale development.

28.1.3. Reananerree is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

28.1.4. Reananerree has a number of important services including a primary school, shop, post office and a church, which is entered in the Record of Protected Structures. Some employment opportunities are located nearby such as the mushroom factory.

28.1.5. Reananerree is situated on a scenic route, the A28, as designated in the Cork County Development Plan 2003 (as varied), which stretches from Lissacresig to the Mouth of Glen. The 1996 County Development Plan (as varied) identified the views and prospects to the south of the village for protection.

28.1.6. In the Cork County Development Plan, 1996 (as varied) Reananerree was identified as a suitable location for housing development. However, development in Reananerree has been limited in recent years, consisting primarily of individual houses.



28.1.7. Development has been constrained in Reananerree because of its location, complex topography and infrastructure deficiencies. However, employment opportunities, and its location within the Gaeltacht area, make the village suitable for development.

28.1.8. Road access in the area is constrained in a number of locations and generally considered unsuitable for large volumes of traffic. Some recent road improvements between Reananerree and Ballyvourney will help ease access to the area. There is no public water supply or waste water treatment available in the area.

28.2 PLANNING PROPOSALS

28.2.1. Population decline is a major issue in the Muskerry Gaeltacht area. Settlements such as Reananerree can play a vital role in stemming population decline, and reversing the decline in other sectors such as employment, services and amenities. It is important that Reananerree continues to develop its role as a provider of employment and local social activities, especially those that appeal to younger people.

28.2.2. Cork County Council will continue to support Údarás na Gaeltachta in developing industry in appropriate locations in the village nucleus.

28.2.3. Even though there are no sanitary services available in Reananerree, due to the range of facilities it provides, employment opportunities and its attractive setting, some additional small-scale development is encouraged within the village nucleus, to act mainly as an alternative to one off housing in the countryside.

28.2.4. The development boundary established in this Local Area Plan defines the extent of development envisaged for Reananerree over the lifetime of the plan. Development to the south is restricted to protect important views in that area.

28.3 SPECIFIC ZONING OBJECTIVES: REANANERREE

Residential Areas

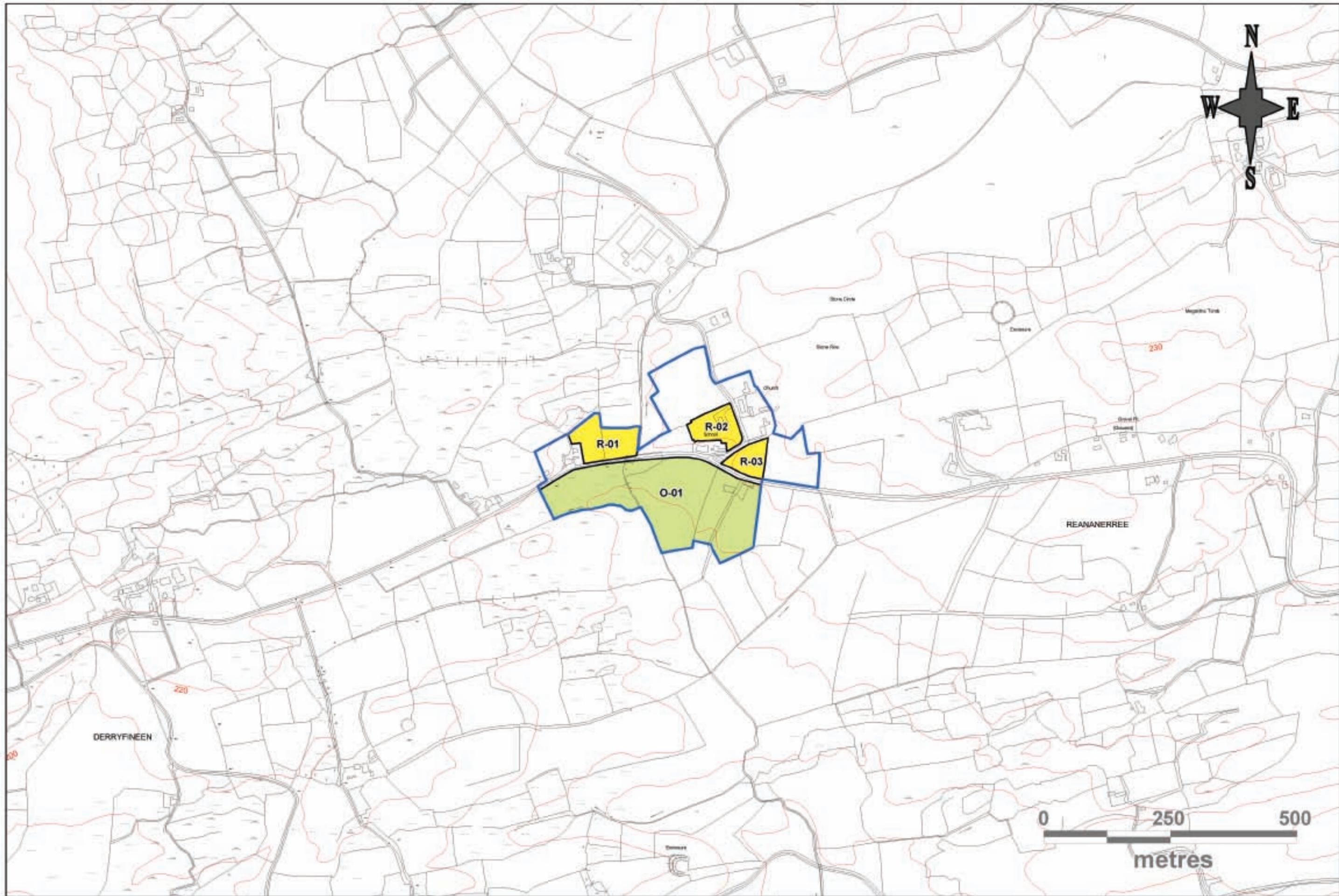
28.3.1. The specific residential zoning objectives for Reananerree are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development.	0.8
R-02	Low density residential development.	0.6
R-03	Low density residential development.	0.4

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should not interfere with views across Toon River Valley to Derrineanig.	5.2



29 Rusheen

29.1 RUSHEEN IN CONTEXT

29.1.1. Rusheen is located approximately 5 kilometres north east of Macroom immediately east of the Clashavoon Stream.

29.1.2. Rusheen is a small settlement, made up of a number of individual dwellings, a GAA pitch, national school, church and shop.

29.1.3. In the overall strategy of this Local Area Plan, Rusheen is designated as a village nucleus. The strategic aims for Rusheen are to retain existing services and community facilities and to encourage small-scale expansion through low density individual or multiple housing and additional facilities within the village nucleus.

29.1.4. Rusheen is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

29.2 PLANNING PROPOSALS

29.2.1. Rusheen has experienced little development in recent years, however there is scope for a limited amount of development around the village nucleus.

29.2.2. The development boundary established for Rusheen reflects the extent of existing development within the village nucleus and makes provision for some small-scale residential development close to the existing services and community facilities.

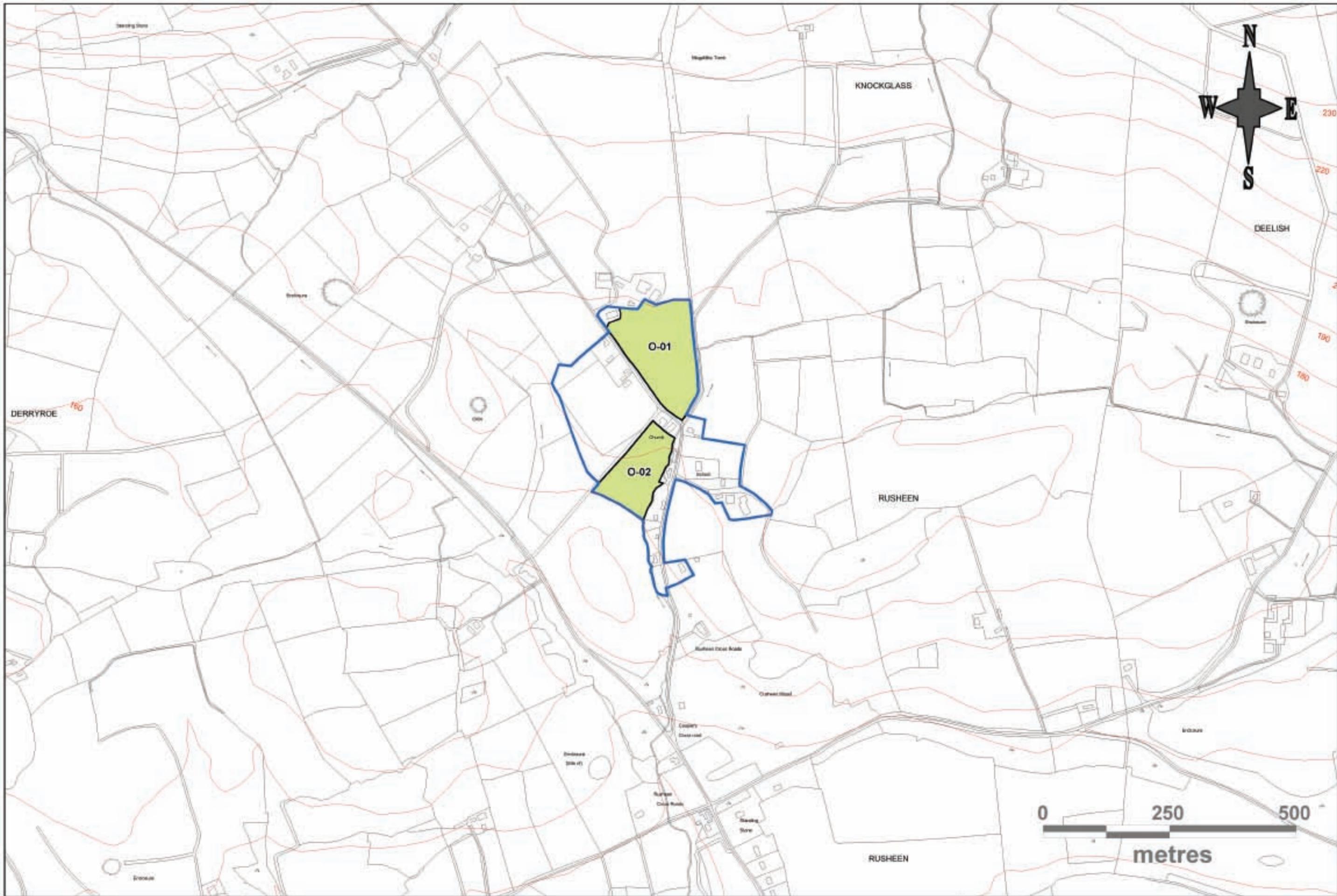


29.3 SPECIFIC ZONING OBJECTIVES: RUSHEEN

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining and strengthening of hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based generally on a single entrance from the public road.	2.6
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining and strengthening of hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based generally on a single entrance from the public road.	1.5



30 Tooms

30.1 TOOMS IN CONTEXT

30.1.1. Tooms is located approximately 6 kilometres south of Macroom. It is situated within an attractive rural area immediately south of the Gearagh, which is a popular recreational area and a designated nature conservation area.

30.1.2. In the overall strategy of this Local Area Plan, Tooms is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage small-scale expansion, through low density individual or multiple housing and other development, and to preserve the special rural character of the area.

30.1.3. In recent years Tooms has lost a number of important community facilities including a shop and post office and facilities are currently limited to a church. There is no public sewer or water supply in the village at present. A number of derelict buildings exist within the area, which detract from the attractiveness of the settlement.

30.1.4. To the east of Tooms is a place known locally as Lower Tooms. Focused on a crossroads, there are a small number of dwellings and a commercial premises dealing with timber products.



30.2 PLANNING PROPOSALS

30.2.1. Even though there are no sanitary services available in Tooms, due to its location and attractive setting, some additional

small-scale development is encouraged within the village, to act mainly as an alternative to one off housing in the countryside.

30.2.2. It is also important that the rural character and landscape setting of the village nucleus is adequately protected. This can be achieved in part, by avoiding development on the steep slopes to the south, which overlook the Gearagh area. The narrow approach roads to the village nucleus makes it difficult to facilitate safe access onto public roads, however an area to the northeast of the church, and two areas to the south of the village nucleus have been identified as potential locations for some small scale development.

30.2.3. The development boundary established for Tooms defines the extent of development for the village nucleus over the lifetime of the plan. The redevelopment of existing buildings, particularly those with historical or architectural interest is an important objective for the area. Development to the north is restricted to protect important views over the Gearagh area.

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

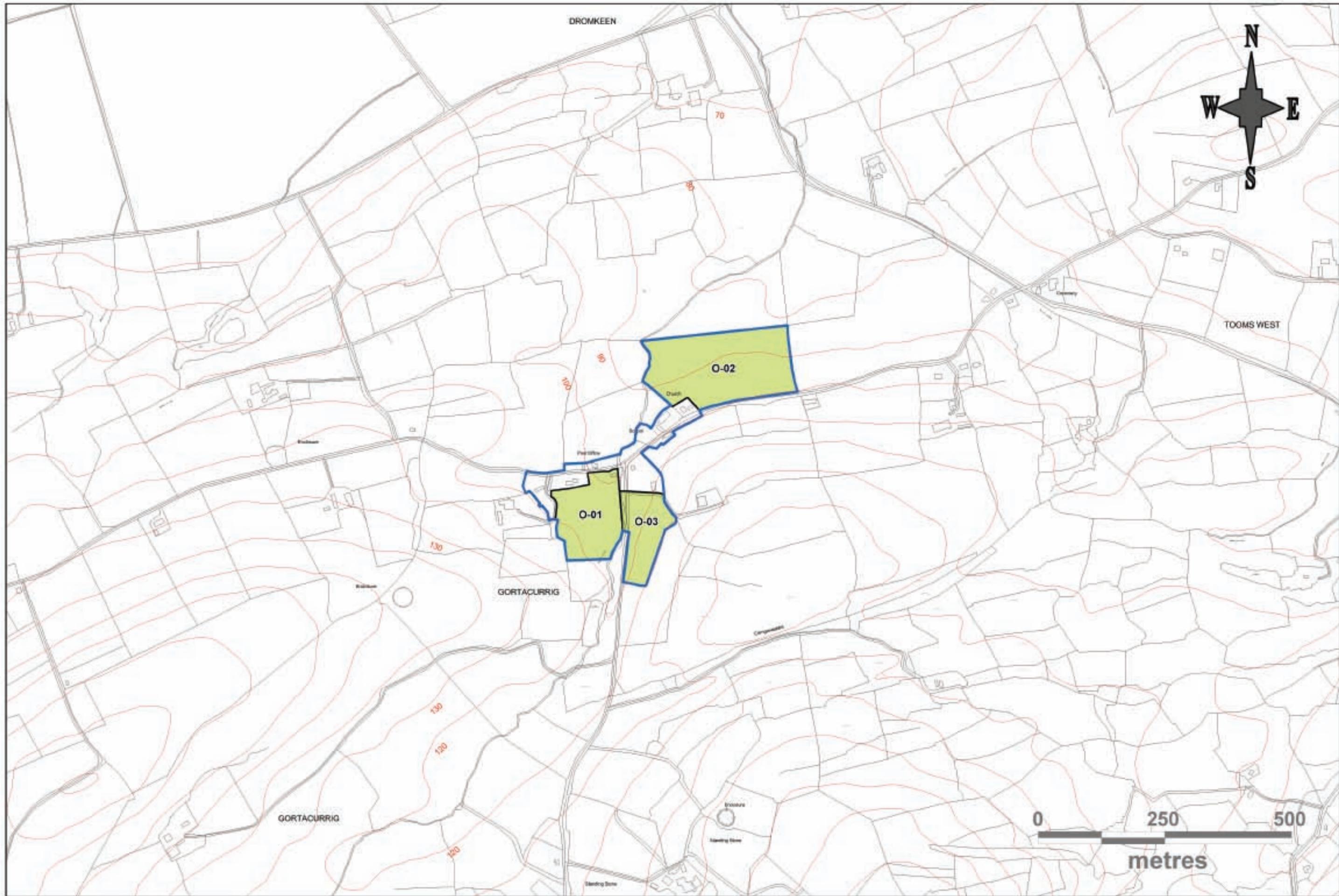
30.3 SPECIFIC ZONING OBJECTIVES: TOOMS

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to satisfactory access and normal proper planning considerations and consistency with the policies and objectives of this plan.	1.9

Objective No.	Specific Objective	Approx Area (Ha)
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme with a high quality informal layout of sites. There should be safe pedestrian access, and an entrance should be based on a single access from the public road.	3.7
O-03	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme with a high quality informal layout of sites. There should be safe pedestrian access, and an entrance should be based on a single access from the public road.	1.3



31 Toon Bridge

31.1 TOON BRIDGE IN CONTEXT

31.1.1. Toon Bridge is located approximately 10 kilometres southwest of Macroom. It is located at the junction of the R584 and the R587 regional routes, which connect Macroom with Bantry and Dunmanway respectively. The Toon River, which is a tributary of the River Lee flows to the north of the settlement.

31.1.2. In the overall strategy of this Local Area Plan, Toon Bridge is designated as a **village nucleus**. The strategic aims for Toon Bridge are to protect the rural and special character of the village nucleus and to promote sympathetic development.

31.1.3. The village is situated within the Toon and Lee Valley, with the confluence of the River Toon and River Lee being located just one kilometre east of the village.

31.1.4. Services in Toon Bridge are limited to a shop and public house. Toon Bridge is served by a daily bus service, which operates between Ballingeary and Macroom.

31.1.5. In the 1996 County Development plan (as varied), Toon Bridge was identified as a settlement suitable for individual houses, which might otherwise locate in the countryside. In recent years, the village nucleus has experienced very little development and much of the land, which was zoned for residential development, remains available for development.

31.1.6. Road access to the village is limited in a number of locations and is generally unsuitable for large volumes of traffic. There is no public sewer or public water supply available.



31.2 PLANNING PROPOSALS

31.2.1. Even though there are no sanitary services available in Toon Bridge, due to its range of facilities, location and attractive setting, some additional small-scale development is encouraged within the village nucleus, to act mainly as an alternative to one-off housing in the countryside.

31.2.2. It is also important that the rural character and landscape setting of the village nucleus is adequately protected. This can be achieved in part, by avoiding development on the floodplain of the Toon River and the forested slopes to the north of the village nucleus and preventing ribbon development on the approaches to the village nucleus.

31.2.3. The development boundary for the village nucleus is based largely upon the boundary from the previous 1996 Cork County Development Plan (as varied). It is important that the scale and nature of any proposed development, respects the rural character of the area.

31.3 SPECIFIC ZONING OBJECTIVES: TOON BRIDGE

Residential Areas

31.3.1. The specific residential zoning objectives for Toon Bridge are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development - street frontage type development.	0.3
R-02	Low density residential development.	0.4
R-03	Low density residential development – individual serviced sites.	2.6
R-04	Low density residential development – individual serviced sites.	0.8

Town Centre / Neighbourhood Centre

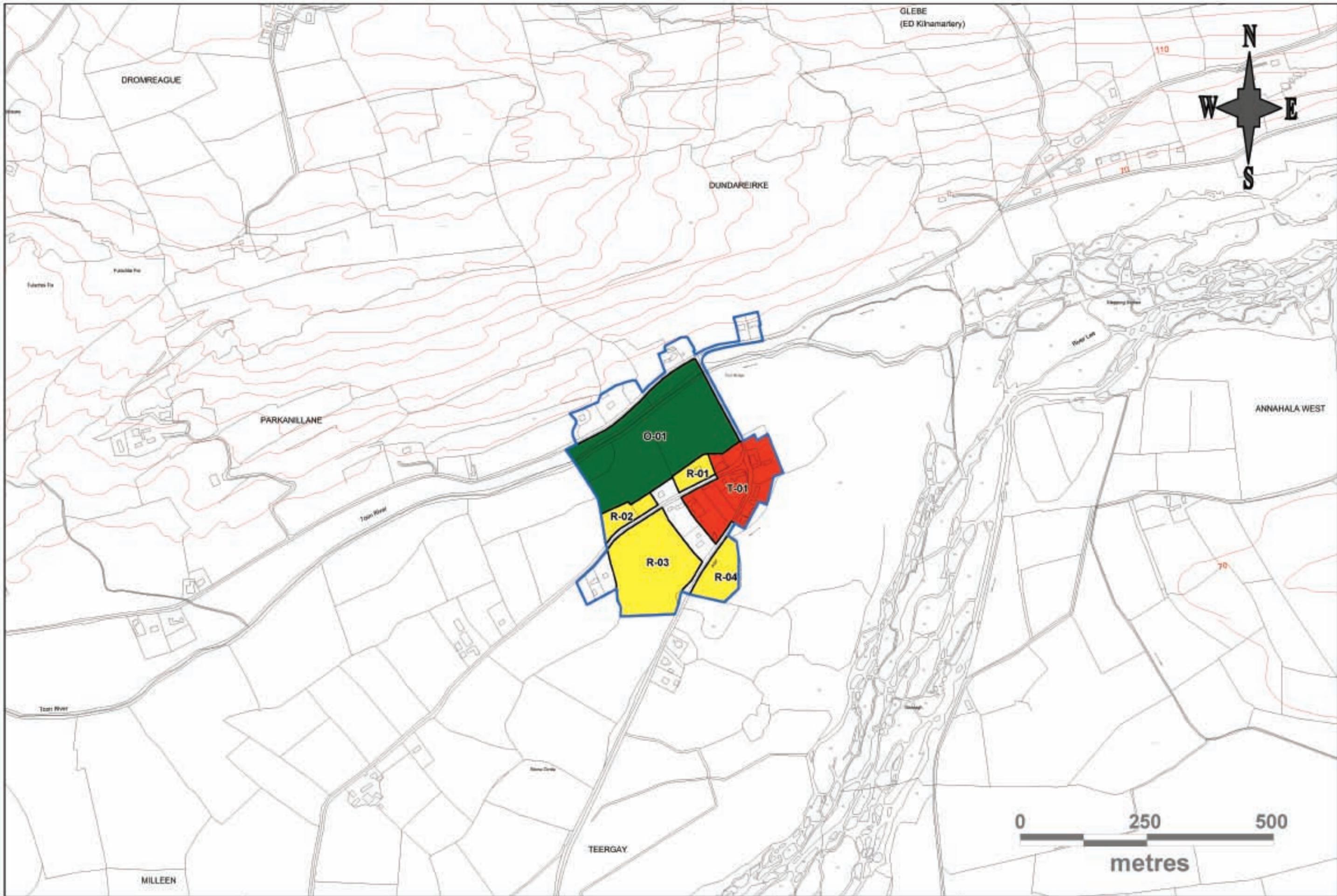
31.3.2. The specific town centre / neighbourhood centre zoning objective for Toon Bridge is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Consolidate existing village centre.	2.2

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	This area is within the floodplain of the Toon River. Lands to remain predominantly open and rural in character, with some opportunities for recreation or amenity type uses.	4.9



Legend for Zoning Maps :

LAND USE CATEGORIES

Established Areas

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

New Areas

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

OTHER SYMBOLS

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

OTHER LOCATIONS

Bealnablath

Farran/Lower Farran

Gougane Barra

Gurranes

Srelane Cross

32 Bealnablath

32.1 BEALNABLATH IN CONTEXT

32.1.1. Bealnablath is located approximately 3 kilometres to the southwest of Crookstown and 4.5 kilometres to the north of Newcestown. Bealnablath is situated in a valley along the River Bride and as a result the settlement is enclosed and the land in places is steeply sloping.

32.1.2. In the overall strategy of this Local Area Plan, Bealnablath is recognised as a centre which provides limited local services. Bealnablath does not have a wide range of services. A very limited amount of further development may be suitable in the vicinity of Bealnablath, subject to normal proper planning considerations.

32.1.3. The lands, which surround Bealnablath are primarily agricultural. In this area it is an objective of the Cork County Development Plan 2003 (as varied), to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

32.1.4. It is also an objective of the Plan to recognise the special needs of rural communities and it is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

32.1.5. Current facilities in Bealnablath include a pub and a shop/petrol station which are located at the crossroads.

32.2 PLANNING PROPOSALS

32.2.1. Bealnablath has very limited facilities and does not have public services available. Any additional development must be in accordance with the objectives of Cork County Development Plan 2003 (as varied) and should be subject to the availability of suitable sites and normal proper planning considerations.

33 Farran / Lower Farran

33.1 FARRAN / LOWER FARRAN IN CONTEXT

33.1.1. Farran / Lower Farran are two individual settlement nodes in the Farran area, lying to the north of the National Primary Road, the N22. There is approximately 1.3 kilometres between Farran and Lower Farran.

33.1.2. Farran is located to the north of the N22 and to the west of Lower Farran. There is a primary school and church in Farran. The road from the N22 to Farran is narrow, winding, steep and poorly aligned. There is also a nursing home a short distance to the south of the church.

33.1.3. Lower Farran adjoins the N22 and facilities in this settlement node include public houses, a shop incorporating a post office and a hairdressers.

33.1.4. In the overall strategy of this Local Area Plan, Farran / Lower Farran is recognised as a location, which provides important community and local services. Within the settlement strategy of this Local Area Plan, a very limited amount of further development may be suitable in the vicinity of Farran / Lower Farran.



33.1.5. The Farran area is characterised by large numbers of one off dwellings, which form ribbons of development, fronting onto the many minor county roads in the wider Farran area. Parts of the Farran / Lower Farran area are situated on a hillside and many of the one off dwellings in the area are clearly visible in the landscape, particularly when viewed from the south.

33.1.6. The Census of Population in 2002 recorded a population of 368 persons in Farran, for part of the electoral division of AGLISH, an increase of 11.2% from the 1996 population of 331.

33.1.7. Farran and Lower Farran are located within the Rural Housing Control Zone as designated in the Cork County Development Plan, 2003 (as varied) where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs subject to normal proper planning considerations.

33.1.8. Farran House, located between Farran and Lower Farran is entered in the Record of Protected Structures. Similarly, Rosemount Country House at Currahaly, a short distance to the west of Currahaly Cross Roads is also entered in the Record of Protected Structures.

33.1.9. There is a high concentration of one off dwellings in the Farran area and as there are no public sewerage facilities in the area, dwellings are served by individual septic tanks or individual treatment units.

33.1.10. There is a Group Water Supply Scheme serving parts of the Farran area, which is to be upgraded, with the provision of a new reservoir and well.



33.2 PLANNING PROPOSALS

33.2.1. Farran / Lower Farran is located within the Rural Housing Control Zone and already has a high level of one off housing development and has limited public services available. Any additional development needs to be in accordance with the objectives of the Rural Housing Control Zone set out in the Cork County Development Plan, 2003 (as varied) and should be subject to the availability of suitable sites and normal proper planning considerations.

33.2.2. Parts of the Farran / Lower Farran area that are situated on prominent hillsides, which form part of the character and rural setting of the area, should be protected from development.

34 Gougane Barra

34.1 GOUGANE BARRA

34.1.1. Gougane Barra is located 6 kilometres west of Ballingeary, adjacent to R584 regional route connecting Bantry and Macroom.

34.1.2. The area is characterised by a large glacial cradle valley and is the source of the River Lee. The area is a popular destination for tourists and day trips, due mainly to its dramatic landscape and its unique natural, built and cultural heritage which includes the remains of sixth century monastic stone buildings as well as an eighteenth century stone oratory.

34.1.3. Much of the area is designated as scenic landscape in the Cork County Development Plan 2003 (as varied), while there are also a number of designated scenic routes in the area. Gougane Barra lake is also proposed as a Natural Heritage Area, due mainly to the unique flora and fauna that exists there.

34.1.4. There are some contemporary tourist facilities in the area, including a hotel, public house, craft shop and convenience shop.

34.1.5. Important issues for Gougane Barra include the protection of its natural and built heritage and the consolidation of existing recreation areas and tourist facilities.



35 Gurranes

35.1 GURRANES IN CONTEXT

35.1.1. Gurranes is located approximately 4 km to the north of Crossbarry, 7 km to the southeast of Aherla and 5 km to the southwest of Killumney / Ovens. Current facilities in Gurranes include a school.

35.1.2. In the overall strategy of this Local Area Plan, Gurranes is recognised as a centre which provides very limited local services. A limited amount of further development may be suitable in the vicinity of Gurranes, provided that it is in compliance with the overall objectives of the Rural Housing Control Zone, established in the Cork County Development Plan 2003 (as varied).

35.1.3. The settlement is located within the Cork Area Strategic Plan study area and the lands that surround Gurranes lie within the designated Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

35.1.4. In the area around the school there are a number of individual dwellings. There are also a couple of small industries in the area.

35.1.5. There is some forestry to the north of Gurranes.

35.1.6. There are no public sewerage or water supply facilities available in Gurranes and there are also problems relating to surface water disposal in the area.

35.1.7. There are no public lighting facilities or public footpaths in Gurranes.

35.2 PLANNING PROPOSALS

35.2.1. As Gurranes is located within the Rural Housing Control Zone, it has limited community facilities, and as it does not have public services and is served by only minor roads, any additional development there needs to be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

35.2.2. Gurranes can benefit from its access and proximity to the settlements of Crossbarry and Killumney / Ovens, both of which have experienced growth in recent years and provide a wider range of services than are available in Gurranes. While it is important that links between Gurranes and nearby settlements exist, strategic gaps between the settlements are also of importance and should be retained.

35.2.3. It is important that any new development in Gurranes maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that any new development will not visually dominate the wider landscape or lead to further increases in the numbers of individual houses fronting directly onto roads in the area.

36 Srelane Cross

36.1 SRELANE CROSS IN CONTEXT

36.1.1. Srelane Cross is located approximately 4 km to the west of Ballinacollig and 2km from Killumney / Ovens. Srelane Cross is located on the N22 Cork to Macroom road. The location of Srelane Cross forms part of the attractive setting of the area on an important tourist route.

36.1.2. Lands in Srelane Cross lie partly within the designated A1 areas of the Cork Metropolitan Green Belt and partly within the Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses and protect the character of rural areas as set out in the Cork County Development Plan 2003 (as varied). In the Rural Housing Control Zone this restriction is relaxed in principle for local rural housing needs. 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.

36.1.3. In the overall strategy of this Local Area Plan, Srelane Cross is recognised as a centre which provides very limited local services. A very limited amount of further development may be suitable within the Rural Housing Control Zone area of Srelane Cross, provided that it is in compliance with the overall objectives of the Cork County Development Plan 2003 (as varied). Similarly, any development permitted within the A1 Green Belt area should only be given consideration if it does not conflict with the overall objectives of the Metropolitan Green Belt, established in the Cork County Development Plan 2003 (as varied).

36.1.4. Currently there are two well established pubs located at Srelane Cross. The majority of existing dwellings in the area are located on relatively small sites and served by individual septic tanks. The presence of a large quarry to the south of Srelane Cross, on the other side of the N22, should also be taken into account in any future development in the area.

36.1.5. There is a very limited public water supply serving Srelane Cross. There is no public sewer in the area.

36.2 PLANNING PROPOSALS

36.2.1. In Srelane Cross any additional development should be in accordance with the objectives for the Metropolitan Green Belt and/or Rural Housing Control Zone, and should be subject to the availability of suitable sites and normal proper planning considerations. The hillside setting of Srelane Cross, which helps define the character of the local area, should be protected.

36.2.2. Any future development located along the N22 should use existing access points, no new access points should be allowed onto the N22.

Legend for Zoning Maps :

LAND USE CATEGORIES

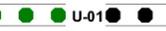
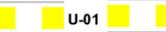
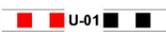
Established Areas

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

New Areas

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

OTHER SYMBOLS

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



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