

Variation to 1996 County Development Plan: Inchydoney

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The Cork County Council at its meeting on 13 January 2003 resolved that the 1996 County Development Plan be varied for the Inchydoney Island by the following:

Delete the paragraphs 6.2.1 to 6.2.6 inclusive and Map 6.4 of the West Cork volume of the County Development Plan and replacing them with the following text and Maps A, B and C.

1.0 Land Use Zoning Statements

The following are the Land Use Zoning Objectives for Inchydoney Island and are represented on Map A.

- ID INFILL DEVELOPMENT:** To provide for infill development so as to consolidate the existing development pattern
- D GENERAL DEVELOPMENT ZONE:** To provide for general development, subject to the physical development policies outlined in section 2.0.
- LRD LIMITED AND RESTRICTIVE DEVELOPMENT ZONE:** To be considered for Eco-Tourism, Agri-Tourism, Sports and Recreation, and Agricultural Uses dependant on the landscape, with a specific restriction on residential activity and holiday accommodation and limitations on the number, range and form of buildings and other structures so as to maintain rural character.
- NA NATURAL AMENITY ZONE:** To protect and maintain areas of natural amenity.
- HB HISTORICAL BUILDING AND SURROUNDINGS:** To provide protection of the existing building and surrounding lands for historical interest.
- AH: AGRICULTURE WITH OPTION FOR HIGH DENSITY HOLIDAY HOUSES** on the lower half of the site. The remainder of the site (not less than 50% of the site area) shall remain open space.

2.0 Policies and Objectives

2.1 Physical Development:

It is an **objective** of the Local Authority to:

- To encourage and facilitate infill development on the south facing slopes overlooking Muckcross Strand.
- Examine the legal process of compulsory acquisition where appropriate, so as to provide clear title to sites and facilitate infill development.

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- To discourage development on all visually vulnerable areas and ridge tops, with the exception of carefully sited infill development, which help to consolidate the existing piecemeal and random development pattern.
- Prohibit development on excessively steep slopes over 40 degrees.
- Encourage well-designed development, which respect landscape elements and topography and which help consolidate the existing fragmented pattern and form of development.
- Encourage social and tenure mixing and in particular maintain a balance between the provision of holiday/tourist accommodation and year round living accommodation
- Consider the existing provision of community and commercial facilities available in Clonakilty when determining the need for new facilities on the Island.
- To monitor the extent and proportion of holiday accommodation provided on the Island so as to ensure it's balanced with long term and year round residences.
- Maintain coastal areas and headlands free from development and discourage future development (other than agricultural related) on all lands east of Virgin Mary Point.
- On Sites 1 and 2 (as shown on Map A) no development will be permitted above the 95-metre contour on the northern slopes, as marked on the Clonakilty Area Engineers contour survey map (Map C). Dwellings shall be single storey with a maximum ridge height of 6.3metres. The ridge and high areas may be used as associated open space and should be planted with a minimum width of 20 metres of deciduous trees.
- Site 3 (as shown on Map A) contains the building (Villa Maria) and its surroundings, which shall be considered for inclusion in the Record of Protected Structures (RPS).
- Site 4 (as shown on Map A) Development on these lands should be subject to the submission of detailed flood attenuation measures to be agreed with the Cork County Engineering Department.
- Site 5 (as shown on Map A) shall only be developed on the flat portion (of that site) adjacent to the public road and only to a maximum of two dwellings. No roof ridgeline shall exceed the height of the ridgeline of the existing dwelling immediately to the west of the site.

Physical Development Objectives

It is an **objective** of the Local Authority to carry out the following physical developments as shown on Map B:

- PD1.** Investigate the removal of unauthorised temporary structures and facilitate their replacement with more permanent holiday accommodation.
- PD2.** Investigate the removal of derelict temporary structures.

2.2 Natural Environment and Amenities:

It is **policy** of the Local Authority to:

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- Retain and incorporate key landscape features, such as significant hedgerows, tree groups, wetlands, and stonewalls, into open space and landscape plans of new developments.
- Develop a coastal walk from Muckcross Strand to the eastern part of the Island, having regard to the fragility of the dune system and its associated ecosystems.
- Support the designation of Natural Heritage Areas (NHA's), Special Areas of Conservation (SAC's) and/or Special Protection Areas (SPA's) by the Department of Arts, Heritage, Gaeltacht and the Islands and to inform the National Parks and Wildlife Service of any developments likely to alter sites so designated and to consider their recommendations.
- Ensure that no building or development (including caravans and temporary dwellings) occurs below 3m O.D. or within 50 metres from the HWM (high Water Mark) or along 'soft shorelines'.
- Restrict any further development between coastal roads and the sea.
- Monitor the impact of coastal erosion, storm damage and coastal flooding along the coastal lands and in the vicinity of the public roadway system.
- Control and monitor access to dunes and coastal areas, so as to minimize erosion in these areas and maintain biological diversity and productivity of coastal ecosystems.
- Control and direct at specific location, activities likely to cause or exacerbate coastal erosion, such as pony/horse riding or excessive pedestrian activity and examine initiatives to manage the coastal environment, such as the protection and fencing of dunes, the provision of walkways using railway sleepers or other appropriate materials, and/or 'rotation of access'
- Protect and promote the habitat and species diversity found on the Island.

Objectives for the Natural Environment

It is an **objective** of the Local Authority to implement the following objectives as shown on Map B:

- NE1:** Consider Tree Preservation Orders for those groups of trees shown on Map B
- NE2:** Protect the natural characteristics of Beamish's Wetland.
- NE3:** Maintain views as shown on Map B.
- NE4:** Examine the provision of a walkway through the dunes so as to reduce erosion, using railway sleepers or other suitable materials.

2.3 Tourism and Heritage

It is **policy** of the Local Authority to:

- Facilitate the development of all year round recreational activities, such as outdoor pursuits, nature activities, eco-tourism, water-sports, and other

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Adopted 13/01/2003. See also pages 96,97,98,100.

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