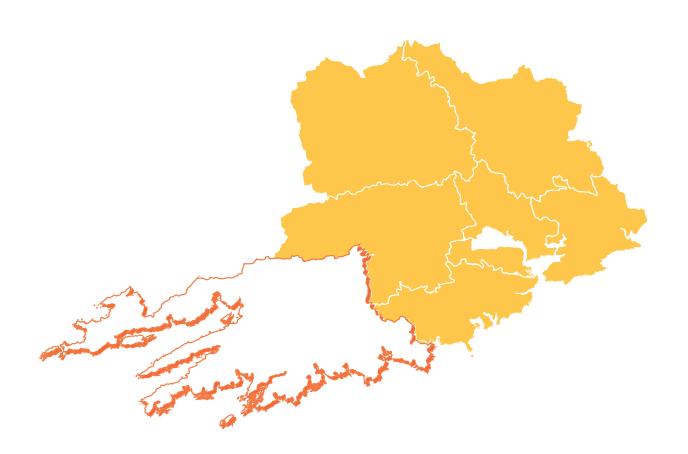


Public Consultation Document 14th December 2015





West Cork Municipal District

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Section 1 Introduction

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1.1 The Purpose of this Document

- 1.1.1 Cork County Council sets out its land use planning strategy for the development of the towns and villages of the county in a series of Electoral Area Local Area Plans. The most recent Local Area Plans were adopted in 2011. The Plans have a six year life and the Council is now commencing the process of reviewing the plans so that new plans will be in place by August 2017.
- 1.1.2 Following the re-organisation of local government in 2014 and the abolition of the Town Councils, the electoral structure of the County is based on eight Municipal Districts; see Table 1.1 and Figure 1.1. A new Local Area Plan will be prepared for each of the eight Municipal Districts in the County. The plans will set out the detail of the planning strategy and land use zoning as appropriate for each town and village in each Municipal District. The main purpose of this document is to provide a basis for consultation with the public on those aspects of the current LAP that are considered likely to change in the new draft plan to be prepared in 2016.
- 1.1.3 Clonakilty and Skibbereen Town Councils were abolished in 2014. Currently the Clonakilty Town Development Plan 2009 and the Skibbereen Town Development Plan 2009 remain in force pending the making of the next Cork County Development Plan in 2020. Government has indicated that it intends to introduce legislation which would allow the Town Development Plans to be superseded by a Local Area Plan, and on this basis, it is proposed to include the former Town Council administrative areas within the Local Area Plan review. Parties with an interest in lands within the former Town Councils administrative areas should consider the need to make a submission to the County Council as part of this consultative process.

	Table 1.1: Municipal Districts in County Cork					
N			Population Main Towns			
1	Ballincollig - Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5		
2	Bandon - Kinsale	42,454	Bandon, Kinsale	34		
3	Blarney - Macroom	43,398	Blarney, Macroom	53		
4	Cobh	53,544	Carrigtwohill, Cobh, Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)	24		
5	East Cork	42,399	Midleton, Youghal	30		
6	Fermoy	42,226	Charleville, Fermoy, Mitchelstown	29		
7	Kanturk - Mallow	47,305	Buttevant, Kanturk, Mallow, Millstreet, Newmarket	46		
8	West Cork	56,530	Bantry, Castletownbere, Clonakilty, Dunmanway, Schull, Skibbereen.	67 & 7 Inhabited Islands		

1.1.4 This document relates to the West Cork Municipal District Local Area Plan and highlights the main areas of change proposed by the Council in the next Local Area Plan, relative to the Local Area Plan adopted in 2011, the Clonakilty Town Development Plan 2009 and the Skibbereen Town Development Plan 2009. The document focuses on identifying the critical planning issues and choices now faced taking account of the amount of growth envisaged in each area, the available land supply, availability of the infrastructure required to facilitate development and the need to protect and conserve the environment.



Figure 1.1 Cork Municipal Districts

- 1.1.5 The publication of this document marks the commencement of the public consultation process in relation to matters that should be addressed in the preparation of the new plan. This document has been prepared in order to promote and generate interaction and feedback. It is intended that it will act as a tool to stimulate, guide and encourage debate and discussion on the current issues impacting upon the community, to flag important factors, and to encourage and assist the public in making submissions / observations to the Planning Authority in respect of the proposed Local Area Plan. The Council is inviting feedback and suggestions in relation to the issues raised in the document and in relation to any other matters not specifically mentioned, which the public / stakeholders consider relevant to the future planning strategy for the area.
- 1.1.6 Any formal submissions received by the Council during the consultation process will be considered in the preparation of the formal Draft Local Area Plan. This Plan is expected to be published for public consultation n November 2016, at which point people will have a further opportunity to comment and make submissions on the specific proposals contained in the Draft Plan. A more detailed timeline of the plan making process is set out in Table 1.2.

1.2 Structure of Document

- 1.2.1 This document is set out in four sections. *Section One* provides an introduction to the process of preparing the new Local Area Plan and sets out the scope of this document.
- 1.2.2 Section Two of this report provides an overview of the Municipal District and outlines the strategy for the future development of the Municipal District, its towns and villages, in line with the Core Strategy set out in the County Development Plan 2014.
- 1.2.3 Section Three deals in detail with the Main Towns of the Municipal District and outlines the main issues which need to be considered in the formulation of the new Local Area Plan. Where changes to the zoning of land are being considered by the Planning Authority this is highlighted for each town. Where the potential need for changes to the zoning of land has been identified by the Planning Authority this is highlighted for each town. It is important to note that this is not a definitive list of changes and as the review process continues other changes may arise. It is intended that the new plan will provide more detailed guidance on some issues such as the development of the town centre and proposals in this regard are also discussed in Section 3.
- 1.2.4 Section Four of the report deals with issues in relation to the need for SEA and HDA of the new plan.

1.3 Other Issues Affecting the Preparation of the New Local Area Plan

- 1.3.1 Flood Risk Management: the Government issued Guidelines to Planning Authorities on the "The Planning System & Flood Risk Management" in 2009 and the subsequent Local Area Plans made by the County Council in 2011 were subjected to Flood Risk Assessment broadly in accordance with the guidelines. The County Council used information from the following sources to carry out that assessment:
 - Draft River Lee Catchment Flood Risk Assessment and Management Study (Lee CFRAMS) (OPW);
 - Floodmaps.ie (OPW); and
 - Flood Hazard Mapping for fluvial and tidal area commissioned by Cork County Council from Consultants JBA Associates.
- 1.3.2 Since 2011, OPW have commissioned new detailed CFRAMS studies for several locations in the County and, once complete, will be used by the County Council to supersede the JBA Associates Flood Hazard Mapping used by the County Council in the making of the 2011 LAP's, in the locations where the information is available. Although these new CFRAMS studies are at an advanced stage, their final outputs were not available when this document was prepared. Therefore, in this document, references to flood risk are based on the flood risk data used in the preparation of the 2011 Local Area Plans. It is anticipated that the new CFRAMS studies will be available to inform the preparation of the draft plans themselves in 2016.
- 1.3.3 Because the 2011 Local Area Plans were subjected to a detailed flood risk assessment in line with the Government's guidelines to planning authorities, the majority of zonings in those plans are not affected by significant flood risks and can therefore be considered for inclusion in the new Draft Local Area Plans in 2016, if appropriate. However, a small number of zonings from the 2011 Local Area Plans and some of zonings originating in Town Council Development Plans carry a residual element of flood risk. Where possible, it is intended to draw attention to those zonings in this document so that the justification for their inclusion in the new Draft Local Area Plan in 2016 can be re-assessed.

- 1.3.4 Habitats Directive Assessment: Similarly, because the 2011 Local Area Plans were subjected to a detailed Habitats Directive assessment in line with the Government's guidelines to planning authorities, zonings in those plans are unlikely to be considered as posing risks to the integrity of Natural 2000 sites through their inclusion in the new Draft Local Area Plan in 2016. However, some of zonings originating in Town Council Development Plans were not subjected to Appropriate Assessment when those plans were made. Where possible, it is intended to draw attention to those zonings in this document so that the justification for their inclusion in the new Draft Local Area Plan in 2016 can be re-assessed.
- 1.3.5 **Approaches to Zoning**: Many existing town development plans use 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an 'existing built up area' classification. In preparing the new local area plans this approach will be applied to the developed areas within the former town council administrative areas.
- 1.3.6 Approach to Housing Density: Housing Density policy is set by the County Development Plan 2014. Lands for development in this Municipal District would generally fall within the Medium Density B category within the range of 12-25 dwellings per hectare. Lower standards of public open space provision may be considered where larger private gardens are provided. In addition a broad housing mix will normally be required including detached/ serviced sites unless otherwise specified by the Local Area Plan. On some town centre sites high density development may be appropriate which is defined as a minimum of 35 units. Such densities normally require the development of apartments in order to deliver on the density standard.
- 1.3.7 The market for higher density housing is greatest in the areas closest to the City where it is considered appropriate to provide a range of house types and sizes and opportunities for infill developments in order to meet the demands generated by the existing population and its age structure to encourage more balanced communities across the area.
- 1.3.8 It is important to broaden the range of housing units to provide accommodation for the changing needs of the area's population. Nationally, demographics highlight that we need to plan for a higher proportion of suitable accommodation for the elderly which needs to include both sheltered housing and assisted living accommodation. It is important that policy considers the specific locational needs of this type of housing as reduced mobility means that town centre locations close to services should be a priority.

1.4 Process of Making a Local Area Plan

1.4.1 The legal process for making a local area plan is set out in Section 20 of the Local Government Planning and Development Act 2000, as amended. The main stages of the process of making a Local Area Plan are summarised in Table 1.2.

1	Table 1.2: Summary of Local Area Plan Review Pro	cess
Stage	Actions	Timeframe
Preliminary Stage This is the stage we are at now.	 Briefing of Elected Members at Development Committee. Briefing Planning Special Policy Committee. Briefing of Municipal District Committees. Publish Consultation Documents. Invite submissions and observations from the public and interested bodies. Present Chief Executive's report on Submissions Received to Municipal District Committees / Development Committee. 	September 2015 to March 2016
Draft Local Area Plan Stage	 Prepare proposed Draft Plans. Brief Members on Proposed Draft Plans. Commence Formal Public Consultation on Draft Plans. Invite submissions and observations from the public and interested bodies. Issue Chief Executives Report to Members. Members consider Chief Executive's Report. 	April 2016 to March 2017
Draft Local Area Plan Amendment Stage	 Consider need to Amend plans. Publication of Amendments as appropriate. Commence Formal Public Consultation on Amendments. Invite submissions and observations from the public and interested bodies. Issue Chief Executives Report to Members. Consideration of Issues by members and Adoption of Local Area Plans. 	April 2017 to July 2017 Adopted Monday 24th July 2017.

- 1.4.2 Throughout the preparation / review of this electoral area plan, the Acts state that the Elected Members of the Council are restricted to considering only the following matters:
 - The proper planning and sustainable development of the area;
 - The statutory obligations of any local authority in the area; and
 - Any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

1.5 How to make a submission

- 1.5.1 The West Cork Municipal District Preliminary Consultation Document is available from the Council website at www.corkcoco.ie. If required, a hard copy of the document may be inspected between the hours of 9.30 a.m. and 4.00p.m, from Monday 14th December, 2015 to 4.00p.m on Monday 25th January, 2016 at the following locations:
 - Planning Department, Floor 1, County Hall, Cork.
 - Planning Department, Norton House, Skibbereen, Co. Cork.
 - · Cork County Council Offices, Mallow.
 - Public Libraries Please check libraries regarding opening times and availability.
- 1.5.2 CD copies of the documents may be requested by phone (Tel: 021-4285900) or collected from the Planning Department, Floor 1, County Hall between the hours of 9.30am and 4.00pm during the above period.
- 1.5.3 Submissions or observations regarding the Preliminary Consultation document are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties during the period **Monday 14th December, 2015 to 4.00p.m on Monday 25th January, 2016.**
- 1.5.4 Submissions may be made in either of the following two ways:

On-line via www.corkcoco.ie following the instructions provided,

OR

In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork.

1.5.5 All such submissions lodged within the above period and prior to the close of business at <u>4.00pm on Monday 25th January, 2016</u>, will be taken into consideration in the preparation of the West Cork Municipal District Draft Local Area Plan.

The Council regrets that for technical reasons, submissions by email CANNOT be accepted.



Section 2 Planning Strategy

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2.1 Local Area Plan Context

- 2.1.1 It is a requirement of the Planning and Development Acts that Local Area Plans must be consistent with the objectives of the development plan for their County. In County Cork, the County Development Plan 2014 sets out the overall strategy for the proper planning and sustainable development of the County including population targets for each of the main towns and the amount of new housing required to meet the needs of the population, and is consistent with national targets issued by the Department of the Environment, Community and Local Government and the Regional Planning Guidelines for the South West Region. The Plan also sets out county-wide objectives for the housing, social and community, economy and employment, town centres and retail, energy and digital economy, transportation and mobility, water services, heritage, green infrastructure and the environment and zoning and land use.
- 2.1.2 The new Local Area Plans will be informed by the current plans adopted in 2011 and by changes in national planning policy, legislation, government guidelines etc which has taken place in the interim and by changes in local circumstances, needs etc.
- 2.1.3 In considering the future development of this Municipal District, proposals must be consistent with the Core Strategy for the County as set out in, Chapter 2 and Appendix B in Volume 1 of the Cork County Development Plan 2014, which details the population growth targets for each municipal District, the expected growth in households and the corresponding amount of new housing required within the settlement network and rural areas to meet the growth target.

2.2 County Development Plan Strategy for West Cork Municipal District

- 2.2.1 This Municipal District including all the Main Towns is located largely within the West Cork Strategic Planning Area with a small area in the north east around the small settlements of Tooms and Terelton located within the Greater Cork Ring Strategic Planning Area. In support of the development of the West Cork Municipal District, the County Development Plan seeks to:
 - a) Recognise the importance of the role to be played by Clonakilty as a 'West Cork Strategic Employment Centre'; to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities and provide the necessary infrastructure to ensure that this can be achieved while protecting the environmental quality of Clonakilty Bay.
 - b) Recognise the importance of the Strategic Transport Improvement Corridor to the development of Clonakilty, the overall economic potential of the West Strategic Planning Area and the facilitation of a balanced economic strategy for the County as a whole;
 - c) Establish an appropriate balance in the spatial distribution of future population growth so that Bantry, Castletownbere, Dunmanway and Skibbereen, can accelerate their rate of growth, in line with this Core Strategy and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;
 - d) Recognise the international importance and the importance to the region's tourism economy, of the scenic and landscape qualities of the coastal and upland areas, particularly along the peninsulas in the southwest and to protect these landscapes from inappropriate development;
 - e) Facilitate the development of the villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;
 - f) Encourage a vibrant and well populated countryside, recognising the need to strengthen and protect the rural communities of the area by encouraging sustainable and balanced growth in both urban and rural populations, maintain traditional rural settlement patterns in rural areas and the islands, protecting agricultural and fishery infrastructure and productivity and focusing other employment development in the main towns and key villages;

- g) Recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy both through the protection of the area's natural and built heritage and by encouraging appropriate new forms of employment development;
- h) Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the areas environment;
- i) Protect and enhance the natural heritage of the areas coast including the West Cork Islands;
- j) Protect and enhance the natural and built heritage assets of the towns and villages from inappropriate development and
- k) Recognise the role to be played by Castletownbere and its deepwater port facilities in the future growth of the fishing and tourism industry and to promote its future development and potential for other port related activities subject to the requirements of the Habitats, Birds, Water Framework, SEA and EIA Directives.

2.3 The West Cork Municipal District

- 2.3.1 The West Cork Municipal District is located south west of Cork City and in 2011 the population of the area stood at 56,530. This population is spread across a network of settlements including 6 Main Towns, 67 smaller settlements, 7 West Cork Island Communities and the open countryside, as detailed in Table 2.1. Outside the main towns the district is largely rural / agricultural in character with over 56% of the population of the Municipal District lives in the open countryside i.e. not within a settlement.
- 2.3.2 Clonakilty is the largest town within the Municipal District with a population of 4,721 in 2011. The other Main Towns populations are Bantry (3,348), Skibbereen (2,670), Dunmanway (1,585), Castletownbere (912) and Schull (658).

Table 2.1: Distribution of population within the West Cork Municipal District 2011						
	Settlements					
Towns(6)	Bantry (3,348), Castletownbere (912), Clonakilty (4,721), Dunmanway (1,585), Schull (658) and Skibbereen (2,670).	13,894	25%			
Key Villages (11)	Baltimore, Ballineen/ Enniskeane, Ballydehob, Courtmacsherry, Drimoleague, Durrus, Glengarriff, Leap, Rosscarbery, Timoleague, Union Hall.					
West Cork Island Communities (7)*	Bere Island, Dursey Island, Heir Island, Long Island, Oilean Chleire, Sherkin Island, Whiddy Island.					
	Allihies, Ardgroom, Castletownshend, Crookhaven, Drinagh, Eyeries, Glandore, Goleen, Kealkill, Kilcrohane, Shannonvale,					
Villages (28)	Ahakista, Ardfield, Ballinascarthy, Ballingurteen, Ballylickey Ballynacarriga, Butlerstown, Cappeen, Castletownkenneigh, Clogagh, Kilmichael, Lissavard, Rathbarry (Castlefreke) Reenascreena, Ring, Rossmore, Teerelton.	10,793**	19%			
Village Nuclei (18)	Village Nuclei (18) Adrigole, Caheragh, Church Cross, Connonagh, Coomhola, Drombeg, Dromore, Johnstown, Kilcoe, Lislevane, Lowertown, Lyre, Pearson's Bridge, Rathmore, Rossmackowen/ Waterfall, Togher, Toormore, Urhan.					
Other Locations (10)	Ardnegeeehy Beg, Ballinglanna, Barleycove, Darkwood, Darrara Rural Model Village, Inchydoney, Lisbealad, Ownahinchy, Poundlick, Tragumna.					
Rural Areas**		31,843**	56%			
Total Population	56,530					
* Rural Areas figure includes West Cork Island Communities population ** Village and Rural Populations are estimated figures						

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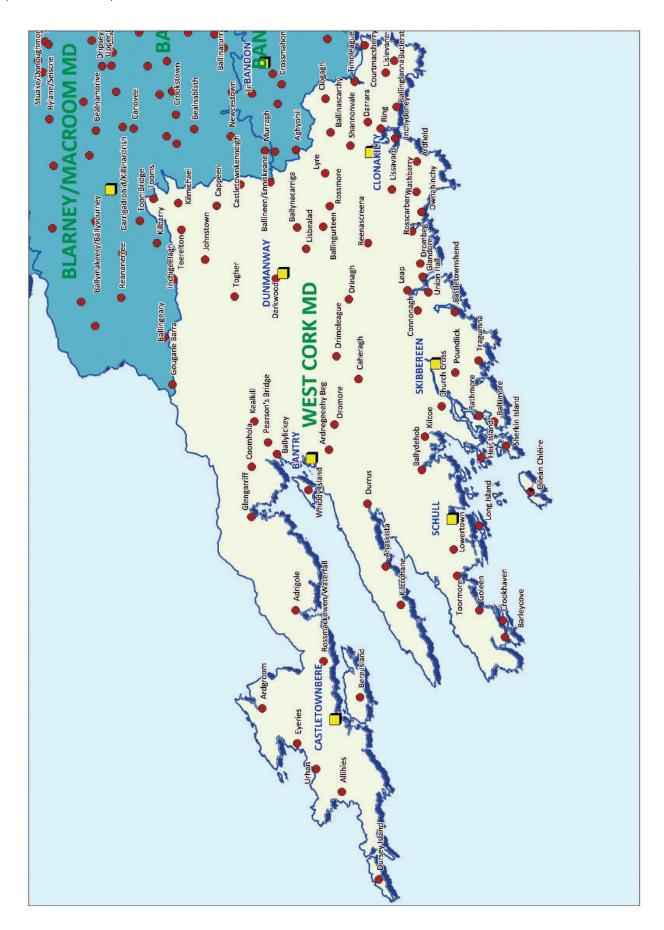


Figure 2.1 West Cork Municipal District Settlements

2.4 Growth Strategy

- 2.4.1 Within the West Cork Municipal District the County Development Plan provides for growth in population of 6,951 persons. The number of households is expected to grow by 6,151 leading to a net requirement for 6,896 new houses within the Municipal District. The County Development Plan indicates that 208ha of residentially zoned land is required.
- 2.4.2 The population growth target will require the provision of 6,896 new housing units, with at least 3,741 units allocated to the 6 Main Towns. Housing growth of 1,944 units is also planned for the villages.

Table 2.2: West Cork Municipal District							
		Housing	g Requirement	Housing Supply			
	Census Population New Units Net 2011 Target Required Estimated Requirement (ha)		Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)			
Bantry	3,348	5,484	1,241	69	103.85	1,393	
Castletownbere	912	1,439	309	17	37.75	443	
Clonakilty	4,721	7,218	1,500	83	94.53	1,600	
Dunmanway	1,585	1,976	273	15	36.84	593	
Schull	658	748	87	5	12.60	205	
Skibbereen	2,670	3,035	332	18	75.33	1,300	
Main Towns	13,894	19,900	3,741	208	360.90	5,534	
Villages	10,793	14,867	2,531			1,944	
Rural	31,843	28,713	623				
Total Villages and Rural	42,636	43,581	3,155			1,944	
Total Municipal District	56,530	63,481	6,896	208	360.90	7,478	

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 154Ha Source: Cork County Development Plan 2014- Volume One. Appendix B, Table B 13

2.5 Housing Requirements, Land Supply and Water Services

As outlined in Table 2.2, there is a net requirement within the towns of the Municipal District for 3,741 new dwelling units and capacity, in terms of the current provision of zoned lands, to accommodate 5,534. Therefore, there is a potential surplus of zoned residential land within the towns with the capacity to accommodate in the order of 1,793 units. At this stage in the local area plan review process there is no need to add to the overall land supply as it provides a current estimated strategic land reserve (headroom) for the Municipal District of 42%. The greatest number of new dwellings is planned in Clonakilty (1,500) with significant new growth also planned in Bantry (1,241).

Water Services infrastructure

- 2.5.2 Water services of the all the infrastructure requirements needed to facilitate new development is the most critical, as in the absence of it, little development can take place. Since January 2014, Irish Water is responsible for the operation of public water services (drinking water and wastewater) including management and maintenance of existing water services assets. Those intending to carry out development must now obtain consent to connect to Irish Water Infrastructure for new development. Irish Water also has responsibility for planning for future infrastructure needs and for the delivery of new infrastructure and future decisions in relation to investment in new water services infrastructure will be made by Irish Water. Developers must also satisfy themselves that Irish Water will make adequate services available in order to meet the needs of any development they propose.
- 2.5.3 The Cork County Development Plan, 2014 and the new Municipal District Local Area Plans are important documents that Irish Water should take into account in formulating its plans and programmes. As part of the review of the Local Area Plans it is proposed to prepare a companion document outlining the Water Services Infrastructural Investment needs in each Municipal District.

Approach to Water Services Provision

- 2.5.4 Within this Municipal District as illustrated in Table 2.4, the water services infrastructure needed to deliver the 2011 housing targets in the Main towns is not fully in place. So far as the villages are concerned, in many cases (see Table 2.5) the water services infrastructure needed to deliver the 2011 housing requirements is often not in place either.
- 2.5.5 In general the Councils approach to this, which is summarised in Table 2.3, is that where Irish Water already have water services infrastructure in a town or village then Irish Water will need to upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement.

	Table 2.3: Strategy for Water Services Provision					
	Normally Expected level of Water Services	Policy Approach				
Towns	Public Drinking Water					
Key Villages	and Waste Water Treatment	Adequate water services infrastructure to be prioritised.				
Villages	Public Drinking Water	Adequate drinking water services to be prioritised.				
	Public Waste Water	Adequate waste water treatment facilities to be prioritised for villages which already have some element of public infrastructure.				
	Treatment	For smaller villages where services are not available or expected, development will be limited to a small number of individual houses with their own treatment plant.				
Village Nuclei	Public Drinking Water	Where already present, adequate drinking water services to be maintained. In the absence of public drinking water, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.				
	Public Waste Water Treatment	In these smaller settlements within no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.				

- 2.5.6 Therefore, while the current water services infrastructure may not immediately be able to deliver the scale of growth set out in the local area plan, the proposal generally is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water.

 Settlements in this category are denoted by the letter 'R' in the final column of Table 2.4.
- 2.5.7 In some areas where water services infrastructure is not available, nor likely to be available, it may be necessary to adjust the scale of growth and limit development within such settlements to individual houses. Settlements in this category are denoted by the letter 'A' in the final column of Table 2.4.
- 2.5.8 In some settlements, typically village nuclei, the scale of growth set out in 2011 is already quiet low in recognition of the lack of water services infrastructure and therefore it may be possible to retain this as it is.

	Table 2.4: West C	ork Municipal Dis	trict – Suggested	Scale of Dev	elopment	
Name	Existing Number of Houses Q1 2015 (Geo directory)	Outstanding Planning Permissions Q1 2015 (No. of houses)	Scale of Development (CDP 2014 and LAPs 2011)	Drinking Water Status	Waste- Water Status	Suggested Scale of Development
Main Towns						
Bantry	-	-	1,241			Target as per CDP 2014
Castletownbere	-	-	309			Target as per CDP 2014
Clonakilty	-	-	1,500			Target as per CDP 2014
Dunmanway	-	-	273			Target as per CDP 2014
Schull	-	-	87			Target as per CDP 2014
Skibbereen	-	-	332			Target as per CDP 2014
Total Main Towns	-	-	3,741			
Key Villages (11)						
Baltimore	485	8	85			R
Ballineen/ Enniskeane	344	125	195			R
Ballydehob	189	9	39			R
Courtmacsherry	417	40	155			R
Drimoleague	246	27	137			R
Durrus	196	1	100			R
Glengarriff	191	1	60			R
Leap	149	0	55			R
Rosscarbery	409	40	91		_	R
Timoleague	167	3	73			R
Union Hall	206	-	80		_	R
Total Key Villages	200	-	1,070			Л
Villages (28)						
Allihies	94	2	35			R
Ardgroom*	60	-	29			R
Castletownshen d	162	70	70			R
Crookhaven	104	1	40			R
Drinagh	52	-	20			R
Eyeries*	77	2	25			R
Glandore	114	10	50			R
Goleen	120	19	40			R
Kealkill	103	12	60			R
Kilcrohane	94	18	40			R
Shannonvale	79	11	40			R
Ahakista	52	5	15	None	None	Α
Ardfield	55	9	25		None	Α

Name	Existing Number of Houses Q1 2015 (Geo directory)	Outstanding Planning Permissions Q1 2015 (No. of houses)	Scale of Development (CDP 2014 and LAPs 2011)	Drinking Water Status	Waste- Water Status	Suggested Scale of Development
Ballinascarthy	53	1	60	None		Α
Ballingurteen	20	1	30			Α
Ballylickey	37	1	23		None	Α
Ballynacarriga	-	-	11	None	None	Α
Butlerstown	31	-	15		None	Α
Cappeen	16	-	10		None	Α
Castletownkenn eigh	15	-	5		None	R
Clogagh	10	-	7	None	None	R
Kilmichael	94	18	3	None	None	R
Lissavard	39	-	15		None	Α
Rathbarry (Castlefreke)	24	4	10		None	А
Reenascreena	10	2	5		None	R
Ring	21	-	10		None	Α
Rossmore	19	-	14	None		Α
Teerelton	22	-	16	None	None	Α
Total Villages			723			
Village Nuclei (18)						
Adrigole	34	1	15		None	A
Caheragh	27		15		None	Α
Church Cross	13		7		None	R
Connonagh	12		3		None	R
Coomhola	11		13	N.	None	A
Drombeg	8	1	4	None	None	R
Dromore	24		12		None	A
Johnstown	16		5		None	R
Kilcoe	11	1	6		None	R
Lislevane	14	1	5		None	R
Lowertown	10	1	10		None	Α
Lyre			8		None	A
Pearson's Bridge	30		10		None	A
Rathmore	12		5		None	R
Rossmackowen/ Waterfall	13	2	10		None	Α
Togher*``	17		10	None	None	A
Toormore	23	1	6		None	R
Urhan	6		7		None	R
Total Village Nuclei			151			
Overall Total			5,685			
Water Services			/ adequate existing w			

	Table 2.4: West Cork Municipal District – Suggested Scale of Development						
Name	Existing Number of Houses Q1 2015 (Geo directory)	Outstanding Planning Permissions Q1 2015 (No. of houses)	Scale of Development (CDP 2014 and LAPs 2011)	Drinking Water Status	Waste- Water Status	Suggested Scale of Development	
Кеу	None – no existing I	rish Water Services					
Suggested	R=It is intended to b	roadly retain the ove	erall scale of growth a	as set out in the	current 201	1 Local Area Plan.	
Approach Key	A = The overall scale of growth as set out in current 2011 Local Area Plan will need to be adjusted to reflect available water services capacity. Development will be limited to a small number of individual houses with their own treatment plant.						

- 2.5.9 In relation to the Villages the County Development Plan 2014 indicates that, in the villages of this Municipal District, provision has been made for 1,944 dwelling units. An analysis of water services capacity in the villages indicates that without further investment in Water Services, it may only be possible to deliver 1,251 housing units.
- 2.5.10 Within the village network it is suggested that the new local area plan should maintain the scale of growth established in the 2011 Local Areas Plans in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure. Ample land is available within the development boundaries of the villages to accommodate the expected level of growth and at this stage of the process it is not intended to alter the development boundaries of any of the villages. The main factor constraining development in the villages is likely to be inadequate water services infrastructure. As outlined above, there is enough land available within the towns within the Municipal District to accommodate any development which cannot take place within the villages due to lack of infrastructure.
- 2.5.11 In relation to the West Cork Island Communities of Bere Island, Dursey Island, Heir Island, Long Island, Sherkin Island, Oilean Chleire and Whiddy Island, it is proposed to continue with the strategy as set out in the current Local Area Plan adopted in 2011.
- 2.5.12 The Settlement network of this Municipal District includes twelve 'Other Locations' Ardnegeeehy Beg, Ballinglanna, Barleycove, Darkwood, Darrara Rural Model Village, Inchydoney Lisbealad, Ownahinchy, Poundlick and Tragumna -. County Development Plan Strategy recognises 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. No changes are proposed to the strategy for 'Other Locations' as part of the review of the Local Area Plans.

2.6 Summary of the proposed Development Strategy for Villages

- 2.6.1 In relation to the villages of this Municipal District the suggested approach for the new local area plans is as follows:
 - a) Maintain growth at the level already provided for in the current 2011 Local Area Plans. The main factor constraining development in the villages is likely to be inadequate water services infrastructure and for this reason, the scale of growth provided for in some settlements may need to be adjusted downwards to reflect this.
 - b) It is not intended to alter the development boundaries of any of the villages.
 - c) Key Villages: In some key villages the current water services infrastructure cannot immediately accommodate the scale of growth envisaged by the 2011 Local Area Plan and further investment will be required by Irish Water. However, it is proposed to retain the scale of growth envisaged for Key Villages at the level established by the 2011 Local Area Plan with the expectation that the infrastructure will be delivered over time by Irish Water.
 - d) **Villages**: There are 28 villages in this Municipal District. Of these, 17 do not have both Irish Water drinking water and waste water treatment services. For those that have Irish Water Infrastructure (see Table 2.4), it is proposed that the new LAP will retain the scale of growth as set out in the current 2011 LAP.
 - In those locations where public (Irish Water) waste water treatment infrastructure is not available, and is not expected to be provided (see Table 2.4), consideration should be given to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant. In this context the scale of growth envisaged for Castletownkenneigh, Clogagh, Kilmichael and Reenasceena are probably acceptable but those for Ahakista, Ardfield, Ballinascarthy, Ballingurteen, Ballylickey, Ballynacarriga, Butlerstown, Cappeen, Lissavaird, Rathbarry, Ring, Rossmore and Terelton may need to be adjusted.
 - e) Village Nuclei: Village Nuclei are the smallest settlements in the network and the CDP 2014 indicates that they are only intended to cater for individual dwellings (i.e. not housing estates). There are eighteen village nuclei in this Municipal District and none have both Irish Water / public waste water treatment facilities. In this context, the scale of growth envisaged for Adrigole, Caheragh, Coomhola, Dromore, Lowertown, Lyre, Pearson's Bridge, Rossmackowen / Waterfall and Togher may need to be adjusted.

2.7 Employment

- 2.7.1 Analysis of Census 2011 data for the Municipal District provides information in relation to the jobs that are located within the Municipal District and on the place of employment for the people who live within the Municipal District. Each "place of work" represents a single job and there were 14,595 'places of work' / jobs in the District in 2011. This includes 3,000 home workers. Excluding home workers there are 11,595 "Places of Work"/ jobs in the District.
- 2.7.2 Jobs located within the Municipal District fall into the following key categories:
 - > 25.8% Wholesale, Retail, Transportation and Storage, Accommodation and food service activities:
 - 22.2% Education, Human health and Social Work Activities;
 - > 10.3% Manufacturing, mining /quarrying, Electricity/Gas /Water Supply / waste management;
 - ➤ 15.6% Agriculture, forestry or fishing;
 - > 12.4% Information / Communication, Financial, professional administration etc.

- 2.7.3 Census data also provides information in relation to the number of people within the District who are working, where they work and how they travel to work etc. Key findings of the analysis include the following:
 - The total number of employees (people at work) who live within the District is 20,973. This includes home, mobile and 'uncodeable' workers and corresponds to just 37% of the population of the District.
 - Of the employees living in the District, the main categories of employment are as follows:
 - ➤ 22% are employed in wholesale, retail, Transportation and Storage, accommodation and food service activities;
 - ➤ 19.1% are employed in Education, Human health and Social Work Activities;
 - ➤ 10.7% are employed in Manufacturing, mining /quarrying, Electricity/Gas /Water Supply / waste management;
 - ➤ 16.2% are engaged in Agriculture, forestry or fishing;
 - > 11.7% are engaged in Information and communication, Financial, professional administration etc
 - Of the 20,973 employees living in the District:
 - > 12,893 or 61.5% work within the Municipal District (including 3,000 home workers);
 - > 1,061 or 5% work within Cork City;
 - ➤ 666 or 3% work within the County Metropolitan area;
 - ➤ 1,022 or 4.87% work within the Greater Cork Ring area;
 - > 22 or 0.1% work within the North Cork area;
 - > 314 or 1.49% work outside Cork County.
 - A total of 56.9% of employees who live within the District travel to work by car (as a driver). A further 13.8% drive a van, lorry or other vehicle while approximately 3% travel as a passenger in a car.
 - In terms of sustainable modes of transport for employees who live within the District only 8.6% travel to work on foot, 0.8% by bicycle and 0.6% by bus.

Key Conclusions

- 2.7.4 61.5% of the total employees residing within the Municipal District work within the Municipal District.
- 2.7.5 Over 70% of persons from West Cork Municipal District travel to work by Car, Van, Lorry or Motorcycle.
- 2.7.6 88.3% of the total places of work in the West Cork Municipal District are (including Home workers) are employees who reside within the Municipal District.

Employment Land Supply

- 2.7.7 Clonakilty is the largest centre of employment within the area. The 2011 Census recorded a daytime working population within Clonakilty town of 2,314 people. The equivalent figure for Bantry was 1,929, Dunmanway 750 and Skibbereen 1,566. This would indicate that of the 20,973 jobs within the Municipal district 6,559 of them are located within the four main towns. Apart from farm based jobs a wide dispersal of employment opportunities outside of the main towns will make it more difficult for people to access employment opportunities and increase reliance on private car transport to access employment.
- 2.7.8 There is a strong supply of employment land within the Municipal District as set out in the current Local Area Plans. The new local Area Plans should seek to ensure that lands identified for employment use can be readily developed for such and address any barriers to development. There may be a requirement for some adjustment to the supply of employment land within the main towns and any suggested changes are highlighted under the individual main town headings in Section Three.

Table 2.5: Employment Land Supply in Current Local Area Plans							
Location	Business(Ha)	Industrial(Ha)	Enterprise(Ha)				
Bantry	52	13.7	-				
Castletownbere	19.2	21.3	-				
Clonakilty	10.9	8.0	11.5*				
Dunmanway	10.3	6.9	-				
Schull	6.9	1.0	-				
Skibbereen	25.6	21	-				
Total	124.9	71.9	11.5				

^{*}Clonakilty Enterprise Park located in Shannonvale Village.

2.8 Strategic Infrastructure Requirements

Table 2.6 Strategic Infrastructure for the West Cork Municipal District			
	Strategic Infrastructure		
Overall	 N 71 (Cork – Clonakilty – Skibbereen and Bantry); 		
	 R 586 (Bandon to Bantry); R 572 (Glengarriff to Castletownbere). 		
Bantry	 New drinking water source and major system upgrade; WWTP upgrade; Relief Road. 		
Castletownbere	 New drinking water source and major system upgrade; WWTP; South eastern relief road. 		
Clonakilty	 WWTP Upgrade; New drinking water source and major system upgrade. 		
Dunmanway	Relocation of WWTP discharge points.		
Schull	New drinking water source and major system upgrade.		
Skibbereen	Completion of Gortnaclohy Relief Road.		



Section 3 Main Settlements

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3.1 Introduction

- 3.1.1 There are six towns in the West Cork Municipal District Clonakilty, Bantry, Skibbereen, Dunmanway, Castletownbere and Schull. This Section outlines some of the key issues in relation to each of the main towns which the new Local Area Plan will address. The section identifies the main areas where changes are being considered relative to the previous local area plan which was adopted in 2011 and which the Council would like to engage with the people / stakeholders on. The key areas under consideration are;
 - Where will people live issues around the location for lands for new housing development.
 - Where can people work the availability of land for new employment uses.
 - Are there sufficient community facilities and public spaces?
 - How can the town centre be strengthened, location of new shops and services.
 - Are the public spaces of the town attractive? Is the public realm of high quality?
 - How to deal with congestion and improve accessibility within the town?
 - What are the water services needs of the town and how can these be delivered?



Section 3.1 Clonakilty

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3.1.1 The Vision for Clonakilty

- 3.1.1.1 Clonakilty is the largest settlement within the West Cork Municipal District and the focus of employment and retail services in West Cork. The town is set within the attractive coastal location and has grown to become a prominent county town with an extensive rural hinterland. It also functions as a nationally regarded tourism centre.
- 3.1.1.2 The vision for Clonakilty, as set out in the Town Development Plan 2009 and the Skibbereen Electoral Area Local Area Plan, 2011 remains the continued promotion of the settlement as a key technology based employment location, the consolidation of its important tourist function and maintaining high quality residential amenities and facilities.
- 3.1.1.3 Within this context the preparation of the new Local Area Plan offers the opportunity to take stock in terms of the vision of what kind of town Clonakilty can be, the lessons learned over recent years and the land-use framework that should be put in place to help us progress towards achieving that vision.

3.1.2 Residential Land Supply

- 3.1.2.1 In the Cork County Development Plan 2014, Clonakilty has been allocated a population target of 7218, representing growth of just over 2497 people on Census 2011 figures (4,721). In order to accommodate this level of population growth, an additional 1,500 housing units will be required. A net housing land requirement of 83 ha has been identified to provide this amount of housing. Currently there is approximately 89 hectares of land zoned for residential use in both the Skibbereen Electoral Area Local Area Plan (47.5) and the Clonakilty Town Council Town Development Plan (41.8 hectares) with an estimated yield in excess of 1,500 units.
- 3.1.2.2 There are extensive lands outside the former Town Council's functional area which were designated for "residential" use in the current Town Council Development Plan. Therefore, the issue arises as to what is the best planning policy response to dealing with these peripheral lands in the new draft local area plan. It is suggested that some of these zoning designations be revised / removed and alternative lands be identified within the former town council functional area (shown as suggested changes in Figure 3.1.1), which could play a role in meeting any additional housing land requirements identified under this review.
- 3.1.2.3 Table 3.1.1 and Figure 3.3.1 details the residential zonings currently in Clonakilty. These have been categorised in terms of the likely time frame within which infrastructure will be available in order to facilitate development. Given the constraints with water supply in Clonakilty, it is not envisaged that significant development can be accommodated within the 0-2 year time frame. Once the Dunmanway Regional Water Supply Scheme is completed, significant residential developments can be delivered.

Table 3.1.1: Current Residential Zonings / Land Supply in Clonakilty				
Site Ref.	Area (ha)	Comment	Suggested Approach	
Infrast	Infrastructure available to facilitate development within 0-2 year timeframe			
Site Ref.	Area (ha)	Comment	Suggested Approach	
R-01	0.3	Lands are Undeveloped.	Retain Zoning	
R-02	1.7	Lands are Undeveloped.	Retain Zoning	
R-03	0.8	Lands are Undeveloped.	Retain Zoning	
R-04	2.6	Lands are Undeveloped.	Retain Zoning	
R-05	1.6	Lands are Undeveloped.	Retain Zoning	
R-06	1.2	Lands are Undeveloped.	Retain Zoning	
R-07	0.2	Lands are Undeveloped. Site is at risk of flooding.	Retain Zoning	
R-08	1.5	Lands are Undeveloped.	Retain Zoning	
R-09	1.9	Lands are Undeveloped.	Retain Zoning	
R-10	0.4	Lands are Undeveloped.	Retain Zoning	
R-11	1.1	Lands are developed.	Retain Zoning	
R-12	2.3	Lands are Undeveloped Site is at risk of flooding.	Retain Zoning	
R-13	1.8	Lands are Undeveloped.	Retain Zoning	
R-14	3.1	Lands are Undeveloped.	Retain Zoning	
R-15	12.3	Lands are Undeveloped.	Retain Zoning	
R-16	3.3	Lands are Undeveloped.	Retain Zoning	
R-17	2.0	Lands are Undeveloped.	Retain Zoning	
R-18	1.4	Lands are Undeveloped.	Retain Zoning	
R-19	2.3	Lands are Undeveloped. Site is at risk of flooding.	Retain Zoning	
R-20 (R-01 in LAP)	0	Lands are developed.	Change to "Existing Built Up Area"	
R-21 (R-02 in LAP)	3.6	Lands are undeveloped. Peripheral Location.	Suggest Revise or Remove Zoning	
R-22 (R-03 in LAP)	2	Lands are partially developed.	Retain Zoning	
R-23 (R-04 in LAP)	3.9	Lands are Undeveloped.	Retain Zoning	
R-24 (R-05 in LAP)	14.7	Lands are Undeveloped. Peripheral Location.	Suggest Revise or Remove Zoning	
R-25 (R-06 in LAP)	23.3	Lands are Undeveloped Peripheral Location.	Suggest Revise or Remove Zoning	
Overall Total	89.3			

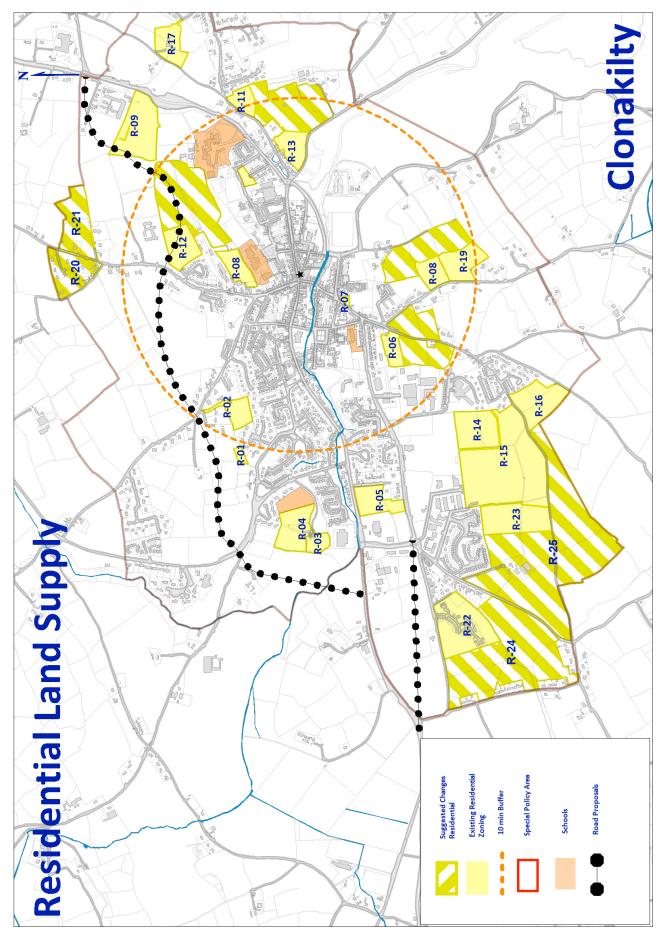


Figure 3.1.1: Residential Land Supply

3.1.3 Employment Land Supply

- 3.1.3.1 Clonakilty is a significant employment centre within West Cork. The Cork County Development Plan 2014 has recognised the regional employment function of Clonakilty in its Employment hierarchy. Results from the 2011 Census show a daytime working population (resident and non-resident of Clonakilty) of 2,172 persons, with commerce and trade being the largest industry.
- 3.1.3.2 In 2011 there were 2,217 persons living in Clonakilty in the labour force and of these 68.8 per cent / 1527 persons were at work, although 54% (824) were working outside the area.
- 3.1.3.3 In addition to the established employment uses within the town, the Clonakilty Technology Park, located in Shannonvale, 3 km's to the north west of Clonakilty is a major source of employment and economic activity for the wider Clonakilty area.

Review of Existing Zonings

- 3.1.3.4 Previous plans for Clonakilty have zoned a number of areas for employment / industrial use. A total of 9 sites were zoned with specific objectives for commercial use in the Town Council Town Development Plan. A further two sites were zoned in the Skibbereen Electoral Area Local Area Plan 2011. Table 3.1.2 sets out the current situation in relation to the land zoned for employment uses.
- 3.1.3.5 Having regard to Table 3.1.2 it is apparent that while a number of sites were zoned for economic related development, only a few of these present viable development opportunities. The available sites are primarily located to the south west of Clonakilty and are zoned for a mix of business and industrial uses. Land is also available within the Technology Park at Shannonvale to accommodate the expansion of the park. Figure 3.1.2 has identified a number of additional sites that meet the criteria set out in the County Development Plan and could potentially be zoned for employment use. These are primarily greenfield sites and are located to the south west of the town.

Table 3.1.2: Review of Employment Zonings in Clonakilty			
Site Ref	Comment	Suggested Approach	
C-01	Site is available but specific objective restricts development to tourism related uses associated with the adjacent hotel. Given the restrictions set out in the specific objective it is unlikely that this site will deliver significant if any employment generating uses.	Remove zoning from site and include within the existing built up area of Clonakilty.	
C-02	Site is available but restricted to use as a garden centre.	Remove zoning and return to existing built up area.	
C-03	Developed as Model Railway village. This site is also at risk of flooding.	Remove zoning and return to existing built up area.	
C-04	Office Development completed.	Remove zoning and return to existing built up area.	
C-05	Developed as hotel.	Remove zoning and return to existing built up area.	
C-06	Mixed use retail and commercial development – available.	Brownfield development opportunity. Remove commercial zoning and replace with Business use.	
C-07	Site is available with specific objective requiring the development of a keynote building. Site has been identified as being at risk of flooding.	Remove zoning and return to built up area.	
C-08	Existing supermarket.	Remove zoning and return to existing built up area.	
C-09	Tourist use – arts and crafts village. Consider removing restrictive specific objective.	Amend zoning to change from commercial to Business use.	
l-01c	Industry- Enterprise use – partly available. Retain the need to have regard to the amenity of surrounding residential areas.	Amend zoning to change from commercial to Business use.	
I-01 (LAP)	Existing transport use on site, 75% of site is available.	Retain zoning.	
B-01 (LAP)	Site is available.	Retain zoning.	
E-01 (Shannonvale)	Site is partly available.	Retain zoning.	

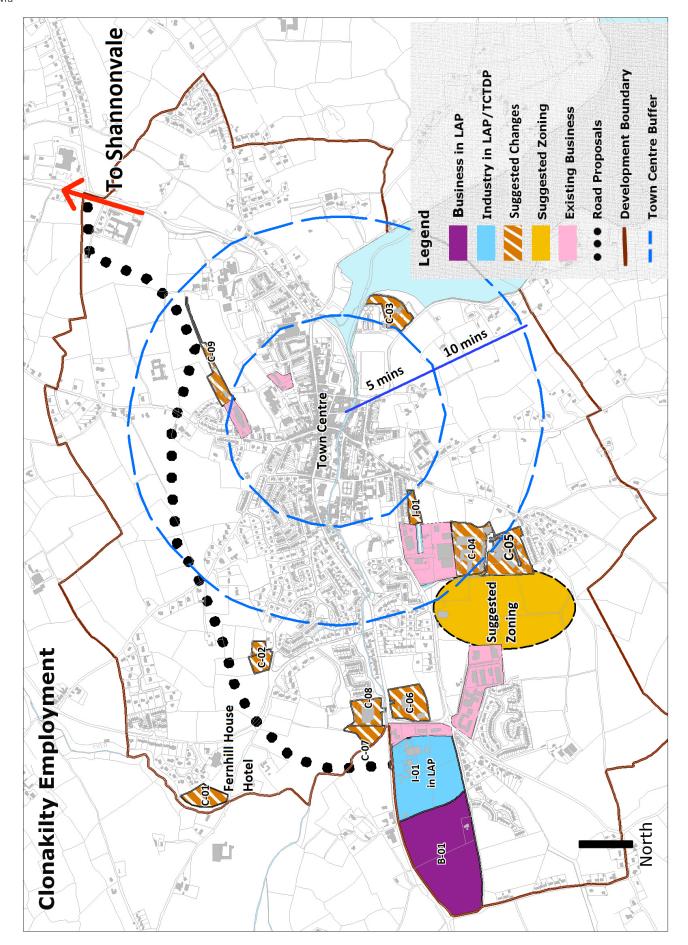


Figure 3.1.2: Employment Land Supply

3.1.4 Town Centre / Retail

- 3.1.4.1 T Clonakilty is the largest service centre in West Cork with a strong convenience retail base and a good range of comparison services, especially in the independent sector. The main convenience anchor stores (Dunnes, Supervalu and Lidl) are located at the edge of the core area. In order to avoid fragmenting the core area and weakening footfall levels, it is essential that future retail development consolidates the core, strengthens the links between the anchor stores and improves pedestrian connectivity.
- 3.1.4.2 In order to enhance the vitality of the town centre, more high quality / destination retailers which generate additional footfall, need to be attracted into the heart of the town centre. Such uses generally seek more modern premises with larger floor plates and a high quality public realm. There are opportunities available within the core of the town and within other town centre zonings where new modern facilities can be provided, either through utilising existing vacant units or through the sympathetic refurbishment or replacement of existing premises. The new Plan will identify these and support the sequential development of the town centre.
- 3.1.4.3 A number of issues have been identified which the plan will seek to address:
 - Providing a town centre strategy which seeks to consolidate and strengthen the core area and prioritises retail, employment and residential led development;
 - Identifying opportunity sites which can help facilitate retail expansion and land/buildings suitable for office-based employment uses and housing, and provide high quality space to attract new retail and employment uses;
 - The Plan will protect existing housing adjacent to the retail core and will encourage a greater proportion of residential use within the town centre to strengthen the vitality of the town centre, beyond business hours;
 - Promoting the heritage and tourism assets of the town. The western end of the town has a distinct
 character that needs to be protected. The Church of Immaculate Conception is recognised as a
 building of national importance on the National Inventory of Architectural Heritage. The area
 around Emmet Square is designated as an Architectural Conservation Area. The area is also of
 historical significance given the associations with Michael Collins;
 - To provide urban design guidance on the provision of shopfronts/ signage, utilities and the use of
 materials within the town centre Architectural Conservation Area to deliver a higher quality
 streetscape and town centre retail environment.
- 3.1.4.4 The area zoned for town centre uses in the current Town Plan is extensive. It extends from Western Road through to the junction of Wolfe Tone Street and the N71 and from the Inchydoney Road to McCurtain Hill. It is the intention of the new Local Area Plan to rationalise this extensive zoning and instead identify the principal retail core and additional town centre zonings that will help focus future retail growth in appropriate locations. Figure 3.1.3 identifies the suggested changes to current town centre zonings.
- 3.1.4.5 The retail core shopping area is that part of the town centre where pedestrian flows are the greatest, competition for representation is greatest and rents are noticeably higher than elsewhere. In the case of Clonakilty, this core area extends along Pearse Street, Ashe Street as far as College Road. It also includes Astna Street and parts of Rossa Street.
- 3.1.4.6 In relation to the town centre, a number of additional areas have been identified for town centre uses.

 These areas are located to the south of the river at Kent Street and Casement Street and between Long Street and Casement Street. Both the Supervalu site to the east of the town and the Lidl Site to the south of the Town are also zoned for town centre use.

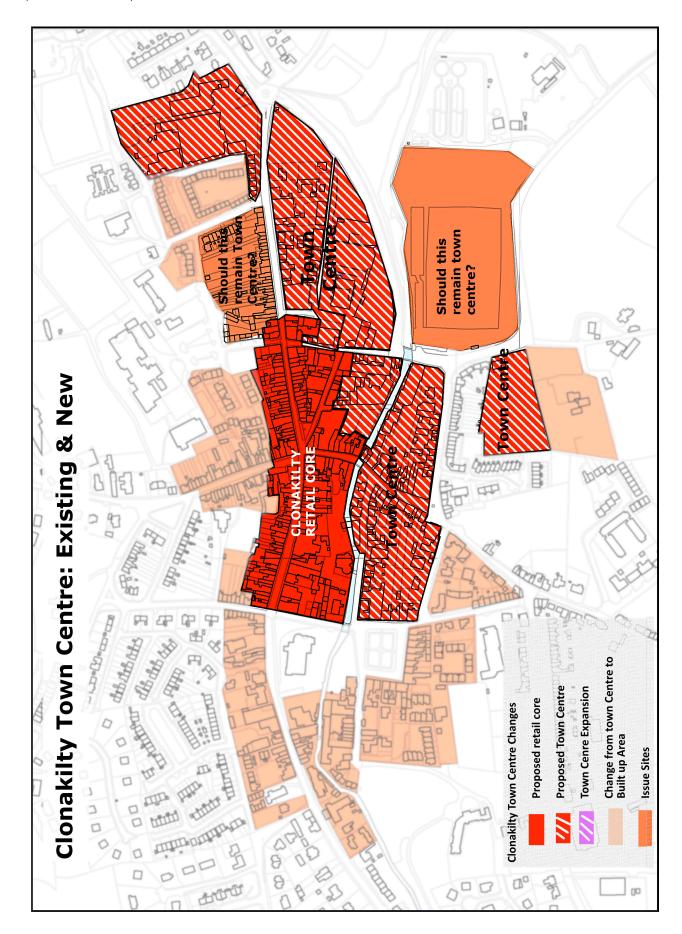


Figure 3.1.3 Town Centre

3.1.5 Community Facilities / Green Infrastructure

- 3.1.5.1 CThe scale of growth predicted for Clonakilty in this plan will place significant new demands on social and community infrastructure (schools, recreational facilities, healthcare etc.) It is important that new community infrastructure is delivered in a timely fashion as the town grows so that it continues to perform as an attractive convenient town offering a good quality of life. In this context, significant investment will be required in community infrastructure to meet the needs of the growing population.
- 3.1.5.2 Community facilities are located throughout the town including a library, Garda station and numerous places of worship. Healthcare facilities including the Community Hospital are all located on the periphery of the town and can be difficult to access, especially for the elderly or those without access to a car.
- 3.1.5.3 Education facilities are largely focussed to the east of the town centre close to established residential areas. Given the concentration of future residential growth to the west of the town, the provision of additional educational facilities in this area will need to be considered.
- 3.1.5.4 The town has a limited supply of active and passive open spaces. The new GAA complex is located to the west of Clonakilty in an out of town location with limited pedestrian and cycle connectivity. There is an attractive green area around Emmet Square with a children's playground on Park road. The lack of open spaces is somewhat offset by its coastal location and the close proximity of Inchydoney beach.
- 3.1.5.5 Cork County Council has undertaken significant improvement works in Clonakilty. The new public square at the junction of Ashe Street and Astna Street has resulted in the creation of a vibrant public space that places the pedestrian at its core. Further improvements could be made, particularly within the retail core to enhance the public space for pedestrians. Public realm improvements will need to be targeted towards Astna Street, Seymour Street, Clarke Street, College Road and Long Quay should the town centre expand to the south-east of the town.

3.1.6 Transport and Mobility

- 3.1.6.1 Clonakilty, like many other towns, suffers from an over reliance on the private car resulting in congestion and other road safety concerns, particularly in relation to movement of HGV's. A number of specific concerns exist in Clonakilty:
 - The concentration of second level educational facilities on the eastern side of the town results in localised traffic congestion particularly at the start and end of the school day.
 - The existing town bypass does not take traffic out of the town; this road carries high volumes of traffic, including HGVs; it is difficult for pedestrians to cross with particular problems near the Wheel pump junction with closely-spaced junctions and poor visibility.
 - There is a tension between improving the town centre environment and maintaining the economic vitality of the town centre. The town centre would be more pleasant without the on-street parking, the narrow pavements, and the queuing traffic with associated noise. There is a concern that the removal of parking from Pearse Street would favour those out of town centres with ample parking provision.
 - The provision of parking during the peak holiday season is a concern. During this period the carpark at the Church of the Immaculate Conception is used as a public car-park.
 - The need to improve road safety for vulnerable road users, particularly for cyclists and for those pedestrians who have some impairment of mobility or vision.

- 3.1.6.2 Given the ambitious population and employment targets for Clonakilty over the coming years, it is envisaged that a number of key interventions are required to address traffic concerns in Clonakilty.
- 3.1.6.3 One of the key aims of the local area plan will be to deliver a high-quality town centre network of footpaths, pavements and pedestrian crossings, which links the key generators/attractors of short-distance walking trips schools, main shopping streets, churches, car parks to each other and to nearby residential areas.
- 3.1.6.4 One consideration that the Local Area Plan should explore is the possibility of pedestrianisation schemes within the town centre. Significant work has already been undertaken particularly at the junction of Ashe and Astna Street. Building on this, the partial pedestrianisation of Pearse Street, Rossa Street, Bridge Street and parts of Astna Street should be explored. Such a scheme would provide pedestrianised streets connecting to the most centrally located short-term car parks.
- 3.1.6.5 Cycling, as a sustainable mode of travel to and from the town centre, should be encouraged by provision of cycle lanes on appropriate streets and bicycle stands at convenient locations. Suggested locations are:
 - In the vicinity of Astna Square,
 - In the Church car park, near the Bridge St entrance,
 - In the Kent St car park.
- 3.1.6.6 In terms of longer distance routes, a number have been identified in the Clonakilty Traffic and Transportation Study 2011 including;
 - The town centre to the Technology park,
 - The town centre to Inchydoney and
 - From town centre to new residential development to the south west of the town.
- 3.1.6.7 In relation to road improvements, the Cork County Development Plan 2014 has identified improvements to the N71 as a key regional priority. A key improvement in Clonakilty would be the removal of through traffic, particularly HGV's, from the town. The Traffic and Transportation Study assessed a number of options that would take through traffic out of part or the entire town road network. The preferred option of a northern relief road was identified in both the previous Town Council Development Plan and the Skibbereen Electoral Area Local Area Plan. The provision of this route, while improving journey times and reducing traffic volumes in the town, would allow for the possibility of further pedestrianisation in the town centre.

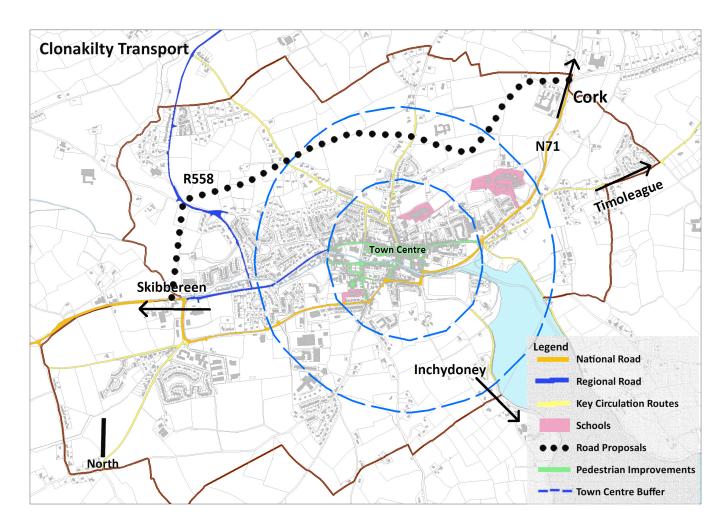


Figure 3.1.4: Transport and Mobility

3.1.7 Water Services Infrastructure

Water Supply

3.1.7.1 The source of the drinking water for the town is the Argideen River. The Clonakilty Water Supply is at its limit and the watermain network is poor. The provision of new source and treatment via proposed Dunmanway Regional Water Supply and upgrading of watermains is required prior to any further development in Clonakilty.

Wastewater

3.1.7.2 Clonakilty WWTP has been completed with a design capacity of 20,500 p.e. New sewers and storm sewers are being provided.

Surface Water

3.1.7.3 Any new development will require provision of separate storm and foul sewers and should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Flooding

3.1.7.4 Parts of Clonakilty have been identified as being at risk of flooding. The areas at risk follow the path of the River Feagle through the town to Clonakilty Bay. National Guidelines on Flooding require future development to avoid areas at risk of flooding and this may have an impact on existing zonings within the defined "risk" area.

Lands zoned for Agricultural use

3.1.7.5 There are extensive lands outside the existing built up area of Clonakilty but within the former Town Council's functional area which were designated for "agricultural" use in the current Town Council Development Plan. Therefore, the issue arises as to what is the best planning policy response to dealing with these lands in the new draft local area plan. Some of these lands adjoining the existing built up area of the town could play a role in meeting any additional housing/employment land requirements identified under this review while other lands could be included in the town green belt..

3.1.8 Key Issues for the Draft Local Area Plan – Clonakilty

3.1.8.1 The following is a list of possible suggested changes to be considered in the preparation of the Clonakilty Section of the Draft Local Area Plan.

Table 3.1. 3 Suggested Changes				
Торіс	Suggested Approach			
Overall	Consider future use of lands currently zoned for agricultural use which could play a role in meeting any additional housing/employment land requirements identified under this review.			
	Retain existing residential zonings.			
Residential Land Supply	Consider R-02, R-05 and R-06 (2011 EA LAP) sites in view of their which have a peripheral location.			
	Consider identifying alternative lands within the former Town Council area for Residential use.			
	Retain existing Employment land zonings			
Employment Land Supply	Consider returning lands (C-01, C-03, C-07 and C-08) to the "Existing Built Up Area".			
	Consider identifying new land (possibly to the south-west of the town) for business/industrial use.			
Town Centre/Retail	Consider adjusting the town centre zonings to remove substantial parts which are predominately residential in character.			
	Identify a Core Retail Area within the existing Town Centre.			
	Consider alternative uses for town centre expansion areas which were identified as being at risk of flooding.			
	Identification of possible area to the rear of Mardyke Street Co-op site as a possible location for the expansion of the town centre.			
Transport and	Consider how to address traffic congestion in the town centre by implementing a series of traffic management and improvement measures.			
Mobility	Consider how best to prioritise the provision of a relief road to the north of the town.			
Flood Risk	Take account of the latest flood study.			
Water Services Infrastructure	The upgrading of the water supply will assist the town in meeting its population targets.			
Approaches to Zoning	The existing town development plans use 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an 'existing built up area' classification. This approach may be applied to the developed areas within the former town council administrative area.			



Section 3.2 Bantry

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3.2.1 The Vision for Bantry

- 3.2.1.1 Bantry functions as a large market town providing commercial, retail and tourism/leisure facilities for an extensive coastal and inland catchment area. The town is an established tourism destination located on the Wild Atlantic Way route. The N71 National Route passes through the settlement taking traffic from Cork City to Killarney. The town is located at the head of a narrow inlet on the eastern shore of Bantry Bay. This inlet is enclosed by steep slopes that provide natural shelter and a dramatic and attractive landscape setting for the town centre. Much of the sloping and elevated land around the town centre is unsuitable for development either because of servicing difficulties or because of the contribution that the land makes in its open state to the setting of the town. Bantry House and Estate is of particular importance to the setting of the town. The town centre contains architectural and urban design features of considerable importance. Wolfe Tone Square is a dominant public space and the most important townscape feature.
- 3.2.1.2 The strategic objective for County Towns like Bantry in the Core Strategy of the County Development Plan 2014 is
- 3.2.1.3 "to provide a better balance of development between each town and its rural hinterland and fulfil their role as economic and employment centres providing for the needs of their extensive rural hinterlands, so that they can become the location of choice for most people especially those with an urban employment focus".
- 3.2.1.4 The preparation of the new Local Area Plan offers the opportunity to refine and update these goals as necessary.

3.2.2 Residential Land Supply

- 3.2.2.1 Bantry has been allocated a population target of 5,484 representing growth of over 2,000 people over the Census 2011 figures (3,348). In order to accommodate this level of population growth, an additional 1,242 new housing units will be required. A net housing land requirement of 69ha has been identified to provide this amount of housing. The existing Local Area Plan for Bantry has made provision for a residential net land supply of approx 104 ha with the capacity to provide approximately 1,393 units. The new Local Area Plan for Bantry will need to set out a strategy that will support the orderly and sustainable delivery of the residential land supply.
- 3.2.2.2 Table 3.2.1 details the residential zonings currently in Bantry. These have been categorised in terms of the likely time frame within which infrastructure will be available in order to facilitate development. Given the constraints with water supply in Bantry, it is not envisaged that significant development can be accommodated within the 0-2 year time frame, with a 2-6 year time frame being a more realistic target to deliver 1,393 units. The upgrading of Bantry Water Supply including new source, watermains and new high level reservoir will remove this constraint and allow residential development to be delivered.

	Table 3.2.1: Current Residential Zonings / Land Supply in Bantry			
Site Ref.	Area (ha)	Comment	Suggested Approach	
	Infrastructur	e available to facilitate deve	lopment within 0-2 year timeframe	
	Infrastructur	e available to facilitate deve	lopment within 2-6 year timeframe	
Site Ref.	Area (ha)	Comment	Suggested Approach	
R-01	0.8	Lands are Undeveloped.	Retain zoning.	
R-02	19.5	Majority of lands are Undeveloped. A small portion of this site is located within the area at risk of flooding and is unsuitable for residential development.	Retain zoning.	
R-03	17.3	Lands are Undeveloped Any future development should make provision for U-02 Access Road.	Retain zoning.	
R-04	9.1	Lands are Undeveloped.	Retain zoning.	
R-05	3.5	Lands are Undeveloped.	Retain zoning.	
R-06	7.7	Lands are Undeveloped.	Retain zoning.	
R-07	14.25	Lands are Undeveloped.	Retain zoning.	
R-08	5.1	Lands are Undeveloped. Adequate access to the site should be provided.	Retain zoning.	
R-09	1.8	Lands are Undeveloped.	Retain zoning.	
R-10	(4.1)	Lands are Undeveloped. Part of the site has been identified as being at risk of flooding.	Incorporate parts of R-10 within the X-01 site with the rest include in the "Existing Built Up Area"	
R-11	6.4	Lands are Undeveloped.	Retain zoning.	
R-12	0.2	Lands are Undeveloped.	Retain zoning.	
R-13	4.0	Lands are Undeveloped.	Retain zoning.	
R-14	2.3	Lands are Undeveloped.	Retain zoning.	
X-01	(10.5)	Lands are Undeveloped. Lands include former convent site.	Consider re-examining the Masterplan Designation to incorporate an alternative mix of land uses. Incorporate parts of the R-10 within the X-01 zoning.	
Overall Total	91.95ha (105.85ha)			

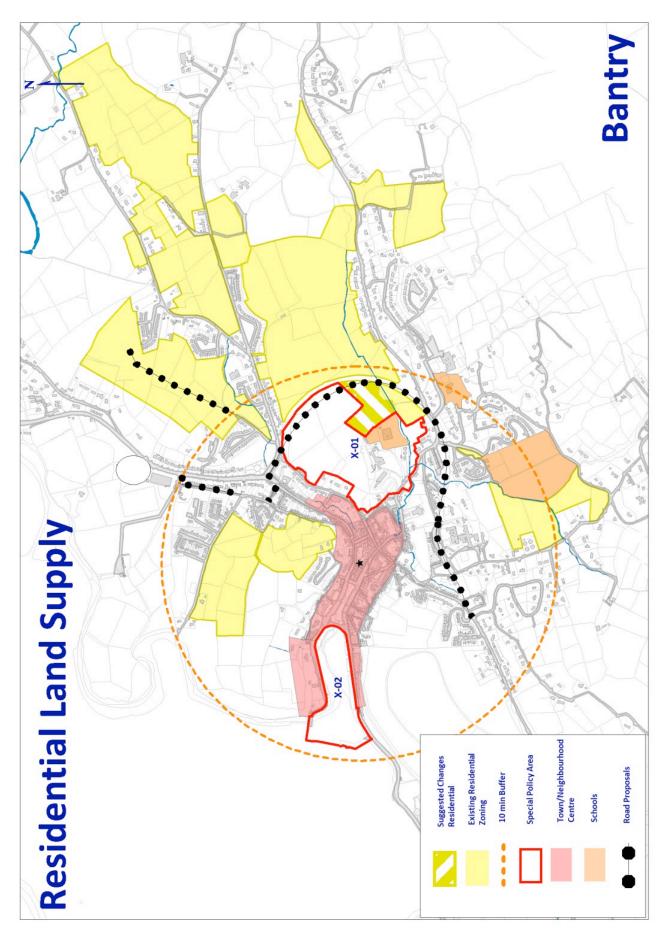


Figure 3.2.1: Residential Land Supply

3.2.3 Employment Land Supply

- 3.2.3.1 Bantry is an important employment centre within West Cork. Results from the 2011 Census show a daytime working population (resident and non-resident of Bantry) of 1,929 persons, with professional services being the largest industry. In 2011 there were 1,500 persons in Bantry in the workforce and of these, 80.1% or 1,202 persons were at work, although 265 persons were working outside the area.
- 3.2.3.2 Within the County Development Plan 2014 Employment Hierarchy, the overall strategy for Bantry is to focus on local catchment employment with an infrastructure programme to service identified supply of land for future employment development focused on medium to small business/industry.
- 3.2.3.3 Previous plans for Bantry have zoned a number of areas for Business/Industrial use. Five sites were zoned for Business use and one site for Industry use in the previous plan. Table 3.2.2 sets out the current situation in relation to the land zoned for employment uses. It is considered that there is adequate land zoned for employment purposes in the plan.

Table 3.2.2: Review of Employment Zonings in Bantry			
Site Ref Current Status		Suggested Approach	
B-01	Part of this site is developed. Portion of land identified as being at risk of flooding.	Retain Zoning.	
B-02	Part of this site is developed. Portion of land identified as being at risk of flooding.	Retain Zoning.	
B-03	Part of this site is developed.	Retain Zoning.	
B-04	Site is available.	Retain Zoning.	
B-05	Part of this site is developed.	Retain Zoning.	
I-01	Part of this site is developed.	Retain Zoning.	

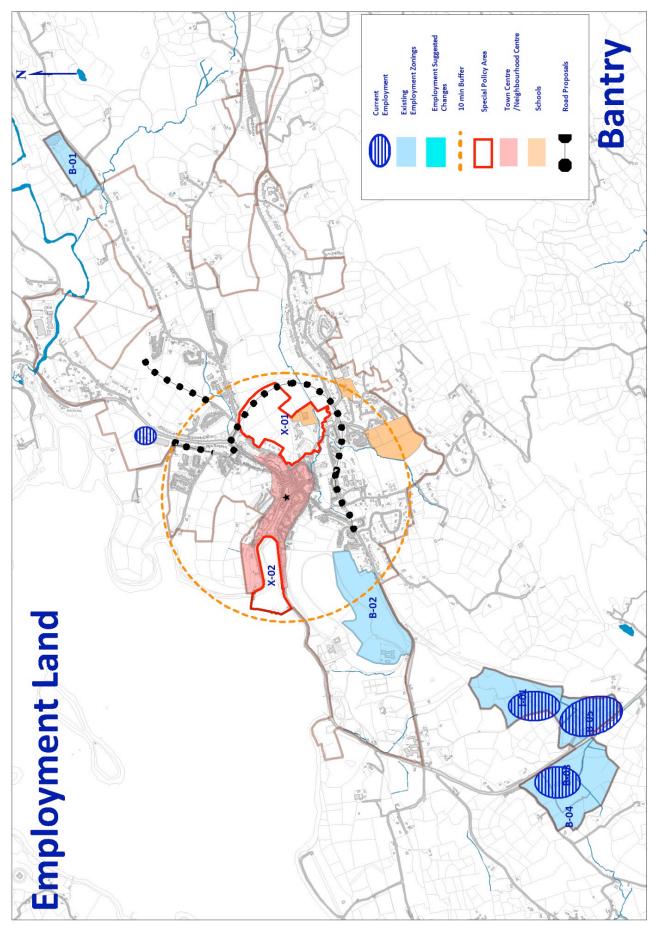


Figure 3.2.2: Employment Land Supply

3.2.4 Town Centre / Retail

- 3.2.4.1 Bantry is an important market town providing commercial, retail and tourist facilities for the wider hinterland. The Retail Network in the Cork County Development Plan 2014 identifies Bantry as a Large County Town with the objective to support the vitality and viability of the town to ensure it provides an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
- 3.2.4.2 Research carried out in preparation for the County Development Plan indicates the following:
 - There is a population of approximately 25,000 within a 30min catchment of the town.
 - The town centre has relatively low overall vacancy rates at 14% compared to other towns in the County.
 - The dominant uses within Bantry Town Centre are comparison shops and in particular leisure services.
 - There is a higher predominance of Independent Units in the Town Centre (Approx) 91%.
- 3.2.4.3 Bantry town has a significant convenience floorspace shortfall which has lead to substantial retail leakage to other centres. The predominant convenience anchor store (SuperValue) is located within the town centre area. The variety of smaller retail units within the existing town contributes significantly to the comparison floorspace level and this contributes to the vitality and viability of the existing town centre. The town centre continues to remain the most appropriate location for future retail development and it is important that its vitality and viability is maintained. In order to enhance the vitality of the town centre more high quality / destination retailers, which generate additional footfall, need to be attracted into the town centre. Such uses generally seek more modern premises with larger floor plates and a high quality public realm.

3.2.5 Community Facilities / Green Infrastructure

- 3.2.5.1 Bantry has a range of community facilities including a General Hospital, Nursing Home, Garda and Fire stations. The town also has a public library, modern cinema, art gallery, community centre and churches. There are four primary schools and a newly built co-educational and multi-denominational Community College in the town.
- 3.2.5.2 There are a number of sporting facilities and clubs in Bantry including the GAA, Rugby, Soccer, Sailing and Golf. The town is popular for marine leisure activities and is also well catered for in terms of passive recreation with coastal walking routes. The existing local area plan designated substantial areas of open space for active and informal public recreation. This plan will seek to place greater emphasis on the development of recreational amenities, particularly the development of new pedestrian walks, cycles ways and connections with open space areas and the town centre in order to further optimise the benefits of the towns natural amenities for the people of Bantry.
- 3.2.5.3 The new Local Area Plan will seek to improve the overall environment of Bantry town by protecting and enhancing the local character of the town, its buildings and streetscapes, protecting its main heritage buildings and features, protecting its landscape setting, open spaces, trees and hedgerows, and ensuring that the development of the town does not have any adverse impacts on environmentally sensitive areas. The plan will seek to develop opportunities for an overall coherent network of public open space through the town.

3.2.5.4 It is recognised that Bantry has several unique attributes that give the town its character and that improvements to the public realm of the town can greatly improve the overall attractiveness of the town centre, enhancing business confidence in the town and the overall public perception of Bantry as a town to visit and explore.

3.2.6 Transport and Mobility

- 3.2.6.1 The N71 National Route passes through Bantry from Cork City to Killarney. Key issues for the Local Area Plan to consider include:
- 3.2.6.2 Bantry town suffers from traffic congestion caused by movement and various turning manoeuvres of vehicles through the compact town centre, including HGV traffic on the N71 which passes through the town. This plan will examine options to address traffic management issues in the town. It has been a long-standing objective in previous plans to remove through traffic from the town via the provision of a relief road and the new plan will continue to pursue this objective. It is particularly important that overnight commuter and tourist bus parking areas should be provided to cater for potential Cruise Liner and other tourist related traffic. The plan will seek to identify appropriate sites for this purpose in conjunction with relevant authorities. There are opportunities to promote cycling and walking as the primary transport modes within the town centre and to further improve footpath provision within the town centre.

3.2.7 Water Services Infrastructure

3.2.7.1 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of growth within Bantry Town. Key issues include:

Water Supply

3.2.7.2 Bantry receives its drinking water from the Bantry Water Supply. At present Bantry Water Supply is at its limit. The existing Bantry Water Supply does not have the capacity and infrastructure to provide an adequate water supply to accommodate proposed development in Bantry and also to provide a supply to the higher areas. Upgrading of Bantry Water Supply including new source, watermains and new high level reservoir is required. The "Bantry Water Supply Scheme – Impoundment, Reservoirs and Network" is presently being reviewed by Irish Water.

Wastewater

3.2.7.3 Wastewater in Bantry is conveyed via a largely combined sewer system to the Bantry Waste Water Treatment Plant (WWTP) (capacity 6000 p.e.). There are issues in relation to the sewer network and existing culverts. Upgrading of the sewer network is required. Some extensions may also be required. While there is spare capacity in the Bantry WWTP upgrading of the Bantry WWTP will be required to provide adequate capacity to cater for proposed development in Bantry. The "Bantry Sewerage Scheme" which deals with sewer/culvert issues is presently being reviewed by Irish Water. There is presently no scheme relating to the upgrading of the Bantry WWTP.

Surface Water

3.2.7.4 There are existing surface water capacity issues with the Mill River and the existing surface water culverts in the town centre need to be upgraded. Any new development will require provision of separate storm and foul sewers and should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Flooding

3.2.7.5 Parts of Bantry have been identified as being at risk of flooding. The areas at risk in particular follow the path of the Mealagh River through the town and include other smaller watercourses and tributaries. Bantry also has a tidal flooding problem with coastal areas identified as at risk. There are also problems with the poor structural condition and flow capacity of culverts in the town.

3.2.8 Suggested Changes to be considered in preparation of the Draft Local Area Plan

3.2.8.1 The following is a list of possible suggested changes to be considered in the preparation of the Bantry Town Section of the Draft Local Area Plan. This is not an exhaustive list and additional items can be added as the local area plan review process progresses.

	Table 3.2.3: Suggested Changes
Topic	Suggested Approach
Residential Land Supply	 Retain existing residential zonings. Suggest incorporate the R-10 site within the X-01 Special Policy Area designation. Consider what is the best land use approach to dealing with the lands currently designated X-01.
Employment Land Supply	Retain existing employment zonings.
Town Centre/Retail	 Suggest no change to the extent of the existing Town Centre area. Identify a Core Retail Area within the existing Town Centre.
Community Facilities/ Green Infrastructure/ Tourism	 Suggest continued support the redevelopment of the Inner Harbour (X-02 site) for a mix of uses. Consider how best to continue to recognise the strategic importance of Bantry House as a key tourist attraction for West Cork and the Region. Consider how best to deliver a high quality, attractive and safe pedestrian environment reflective of its status as a significant tourism destination within the region; Consider targeting the main retail spine and laneways by rationalising parking at key locations, de-cluttering the street of multiple signage/street furniture, improving pedestrian links between key destinations and introducing soft landscaping to enhance the streetscape; Consider improving pedestrian connectivity to key tourism assets and pedestrian crossing facilities within the town centre.
Transport and Mobility	 Suggest continued support for the provision of the relief road (U-05) to the east of the town. Consider options to address traffic management issues to improve traffic circulation and alleviate traffic congestion in the town.
Water Services Infrastructure	 Consider how best to support the upgrading of the Bantry Water Supply which will be required in order for the town to meet its population targets. Consider how best to support the upgrading of the Bantry WWTP which will be required in addition to upgrading of the sewer networks in order for the town to meet its population targets.
Flood Risk	Take account of the latest flood study.



Section 3.3 Skibereen

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3.3.1 The Vision for Skibereen

- 3.3.1.1 Skibbereen is one of the key county towns in the West Cork Municipal District. As a growth/development centre, it performs an important employment, service and social function for an extensive rural hinterland. The Cork County Development Plan 2014 recognises the need to provide a better balance of development in Skibbereen and its hinterland. It stresses the need to put in place the appropriate conditions that will help Skibbereen continue to fulfil its role as an economic and employment centre so that the town can serve as the location of choice for most people especially those with an urban employment focus.
- 3.3.1.2 Given this context, it is the intention of the West Cork Municipal District Local Area Plan to;
 - Strengthen Skibbereen's strategic position and socio-economic function within County Cork having regard to the Cork County Development Plan.
 - Facilitate a sustainable level of residential development in the town,
 - Recognise and protect the unique physical setting of Skibbereen and its importance as a cultural, economic and physical asset.
 - Enhance Skibbereen's socio-economic performance and the key strengths through the provision of a sufficient land supply for a range of economic and employment related developments.

3.3.2 Residential Land Supply

- In the Cork County Development Plan 2014, Skibbereen has been allocated a population target of 3,035 representing growth of just over 365 people on Census 2011 figures (2670). In order to accommodate this level of population growth, an additional 352 housing units will be required. A net housing land requirement of 18 ha has been identified to provide this amount of housing. Currently there is approximately 77 hectares of land zoned for residential use in both the Skibbereen Electoral Area Local Area Plan (23 hectares) and the Skibbereen Town Council Town Development Plan (54 hectares) with an estimated yield of 1,300 units.
- 3.3.2.2 The new local area plan will need to set out a strategy that will support the orderly and sustainable delivery of the residential land supply. A significant amount of the current residential land supply in Skibbereen is located in the former Town Council administrative area. This land supply is divided into two phases. Phase one lands comprise 30 ha and Phase 2 lands comprises 25 hectares. In addition, there are other significant areas zoned for town centre development/ mixed uses which are expected to yield some residential development. While this total land supply is in excess of that required to meet the development needs of the town over the lifetime of the plan, it is desirable that the town have some capacity to cater for additional growth, where this cannot be catered for within the villages of the electoral area.
- 3.3.2.3 Table 3.3.1 details the residential zonings currently in Skibbereen. These have been categorised in terms of the likely time frame within which infrastructure will be available in order to facilitate development.

Table 3.3.1: Current Residential Zonings / Land Supply in Skibbereen					
Site Ref.	Area (ha)	Comment	Suggested Approach		
Infrastructur	Infrastructure available to facilitate development within 0-2 year timeframe				
Site Ref.	Area (ha)	Comment	Suggested Approach		
R-01 (Zoned in LAP)	1.2	Lands are Undeveloped Site is too far removed from Town Centre. Site is still within a development boundary so residential development can	Consider removing zoning.		
R-02 (Zoned in LAP)	1.7	be accommodated. Lands are Undeveloped	Retain zoning.		
R-03 (Zoned in LAP)	5.2	Lands are Undeveloped	Consider amending zoning from Residential to Business.		
R-04 (Zoned in LAP)	4.8	Lands are Undeveloped	Consider amending zoning from Residential to Business.		
R-05 (Zoned in LAP)	4.1	Lands are Undeveloped	Retain zoning		
R-06 (Zoned in LAP)	3.1	Lands are Undeveloped	Retain zoning		
R-07	0.1	Lands are Undeveloped Site is at risk of flooding.	Consider remove residential zoning and return to existing built up area.		
R-08	0.7	Lands are developed	Consider deleting zoning and return to built up area.		
R-09	12.4	Lands are Undeveloped	Retain zoning		
R-10	1.6	Lands are Undeveloped	Retain zoning		
R-11	0.2	Lands are developed	Consider removing residential zoning and return to existing built up area.		
R-12	1.4	Lands are Undeveloped Site is at risk of flooding.	Consider removing residential zoning and return to existing built up area.		
R-13	0.2	Lands are developed	Consider removing residential zoning and return to existing built up area.		
R-14	1.3	Lands are Undeveloped	Retain zoning		
R-15	1.9	Lands are Undeveloped	Retain zoning		
R-16	1.5	Lands are Undeveloped	Retain zoning		

R-17	3.9	Lands are Undeveloped	Retain zoning
R-18	2.6	Lands are Undeveloped	Consider extending zoning to include additional lands to the east.
R-19	1	Lands are Undeveloped Site is at risk of flooding.	Consider removing residential zoning and return to existing built up area.
R-20	2.5	Lands are Undeveloped. Portion of suggested new zoning adjoining road is within Flood Zone B.	Consider amalgamating with R-23 and extend to the south and east.
R-21	1.5	Lands are developed	Consider removing residential zoning and return to existing built up area.
R-22	0.5	Lands are developed	Consider removing residential zoning and return to existing built up area.
R-23	1.2	Lands are Undeveloped Portion of suggested new zoning adjoining road is within Flood Zone B.	Consider amalgamating with R-23 and extend to the south and east.
R-24	3.5	Lands are Undeveloped	Retain zoning
R-25	4.2	Lands are Undeveloped Site is at risk of flooding.	Consider removing residential zoning and return to existing built up area.
R-26	3.6	Lands are Undeveloped Site is at risk of flooding.	Consider removing residential zoning and return to existing built up area.
R-27	5.9	Lands are Undeveloped Part of site at risk of flooding.	Retain zoning
R-28	0.4	Lands are developed	Consider removing residential zoning and return to existing built up area.
R-29	2.3	Lands are Undeveloped	Retain zoning
Overall Total	74.5		

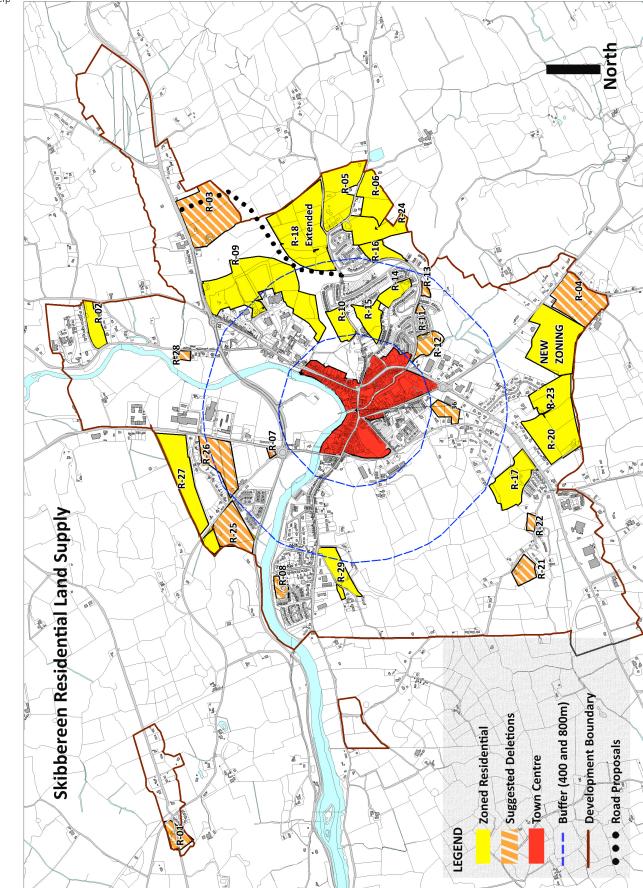


Figure 3.3.1: Residential Land Supply

3.3.3 Employment Land Supply

- 3.3.3.1 Skibbereen serves as an important employment, commercial, retail, health, educational and administrative centre for the surrounding rural hinterland. There are three Industrial / Business clusters located to the north (Marsh Road), west (Upper Bridge Street) and south-east (Castletownsend Road) of the town. The service sector is the largest employer in the town. Manufacturing industry in Skibbereen consists of light engineering, food and dairy products and furniture manufacturing. It is recognised that employment can have a major impact on population trends, as people are attracted to employment growth spots and thus increase population. Thus enhancing, encouraging and facilitating additional employment opportunities over the plan period will be critical to the overall development of Skibbereen.
- 3.3.3.2 Results from the 2011 Census show a daytime working population (resident and non-resident) of Skibbereen of 1471 persons, with non manual being the largest sector. In 2011 there were 1278 persons living in Skibbereen in the labour force and of these 77.2 per cent /987 persons were at work.

Review of Existing Zonings

- 3.3.3.3 Previous plans for Skibbereen have zoned a number of areas for employment / industrial use. The 2011 Electoral Area Local Area Plan zoned 5 sites totalling 46.6 hectares for business and industrial use. A number of sites were also zoned for industrial use in the Skibbereen Town Council Town Development Plan. Table 3.3.2 and Figure 3.3.2 set out the current situation in relation to the land zoned for employment uses.
- 3.3.3.4 The available sites are primarily located to the north east of Skibbereen and are primarily zoned for business use. In addition to the existing zoned land supply, it is proposed to change a number of existing residential zonings (R-03 and R-04) to business use.

	Table 3.3.2: Review of Employment Zonings in Skibbereen			
Site Ref	Comment	Suggested Approach		
I-01	Site is available. Site is currently located in a peripheral location but should be retained as the completion of the proposed link road would facilitate development opportunities on site.	Retain zoning.		
I-02	Site is partly developed, with industrial units provided to the south of the site. A significant portion of this site has been identified as being at risk of flooding.	Consider removing zoning. The developed part of the site should be retained as existing built up area but alternative uses should be considered for the remaining portion of the site should be as it cannot be justified.		
B-01	Site is available. This site is in a peripheral location on the approach road into Skibbereen. A number of watercourses run through the site.	Consider removing zoning and identifying additional lands in a more appropriate location given its peripheral location and the difficulties associated with addressing the watercourses on site.		
B-02	Site is developed.	Consider returning zoning to existing built up area.		
B-03	Site is undeveloped	Retain zoning.		
TCP 1	Site is developed A significant portion of this site has been identified as being at risk of flooding.	Consider removing zoning this site as it cannot be justified.		
TCP 2	Undeveloped site zoned for commercial use.	Consider changing zoning to Business use.		
TCP 3	Undeveloped site zoned for industry / enterprise.	Consider changing zoning to Business use.		
TCP 4	Site is developed Identified as being at risk of flooding.	Consider returning zoning to existing built up area.		
TCP 5	Site is developed Identified as being at risk of flooding.	Consider returning zoning to existing built up area.		
TCP 6	Part of this is developed but the remaining portion has been identified as being at risk of flooding Site zoned for industry and enterprise use.	Consider returning zoning to existing built up area.		
TCP-7	Site is developed	Consider returning zoning to existing built up area.		

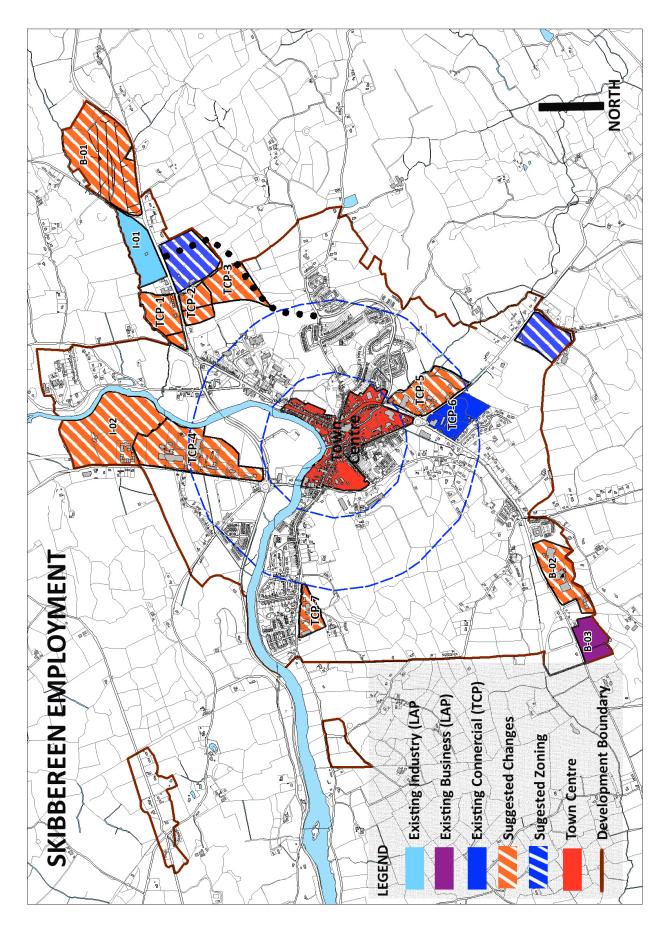


Figure 3.3.2: Employment Land Supply

3.3.4 Town Centre / Retail

- 3.3.4.1 The Skibbereen Town Council Town Development Plan identified a number of deficiencies within the town centre. Significant change is required to regenerate the town centre, which has been identified as an 'economic driver' in West Cork serving a wide rural hinterland. A review of the town plan indicates that the most acute problems in the town centre include an ageing building stock and high vacancy levels; poor quality retail and commercial offer arising from a lack of retailer representation; poor quality physical environment; and poor connectivity and pedestrian permeability. The aim of the Local Area Plan will be to address the perceived and acute problems of the town specifically;
 - Providing a town centre strategy which seeks to consolidate and strengthen the core area and prioritises retail and employment development in appropriate locations;
 - Identifying opportunity sites which can help facilitate retail expansion and land/buildings suitable for office-based employment uses and provide high quality space to attract new retail and employment uses;
 - Protect existing retail operators from competing non retail uses, thereby maintaining vitality in the town centre.
- 3.3.4.2 The area zoned for town centre uses in the current Town Development Plan is extensive. It extends from North Street through to the roundabout at the bottom of Townsend Street and from Bridge Street to Market Street. It is the intention of the new Local Area Plan to rationalise this extensive zoning and instead identify the principal retail core and additional town centre zonings that will help focus future retail growth in appropriate locations. Figure 3.3.3 identifies the proposed changes to current town centre zonings.
- 3.3.4.3 The retail core shopping area is that part of the town centre where pedestrian flows are the greatest, competition for representation is greatest and rents are noticeably higher than elsewhere. In the case of Skibbereen, this core area extends along Bridge Street, Main Street, the southern part of North Street and the northern part of Townsend Street.
- 3.3.4.4 Comprising 1.29 hectares, a major town centre expansion area is located south of Bridge Street and North West of Mardyke Street. Currently used as a public car park this land is predominantly in the ownership of the Town Council although an area of land to the rear (south west) adjoining Rossa Road is in private ownership. Planning permission has been granted for a discount retail unit on site (An Bord Pleanala ref PL76 .242742). The remainder of the site represents a significant development opportunity in the heart of the town. Presently this site has access onto Bridge Street and Mardyke Street and has capacity to accommodate significant town centre uses including extensive retail development.

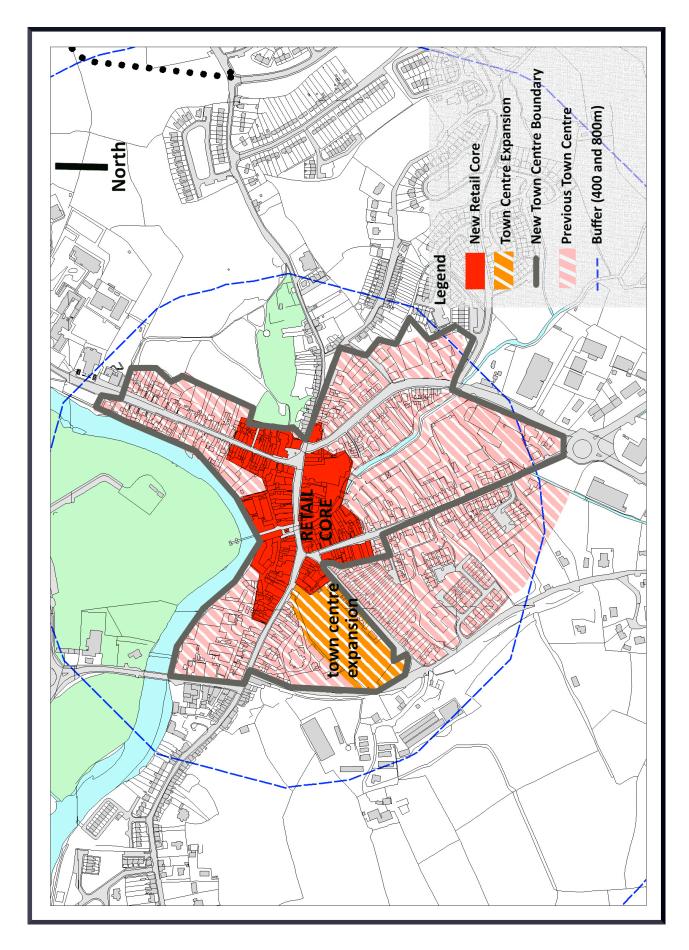


Figure 3.3.3: Town Centre

3.3.5 Transport and Mobility

- 3.3.5.1 The main traffic corridor running through Skibbereen (the N71) provides a strategic link between the town, Clonakilty and Cork City and provides linkages to the rural hinterland further west along the coast. Other regional and local routes connect Skibbereen with the local towns of Baltimore, Schull, and Union Hall and carry significant tourist traffic during summer months.
- 3.3.5.2 Skibbereen functions as a major bus distributor centre for the West Cork region with nine daily bus services linking Skibbereen and Cork City. Although there is no rail connection in the town, the road network and bus services provide a solid infrastructural base. Enhanced transportation infrastructure, in particular improvements to the N71 transport corridor, is seen as a critical component to the future growth and stability of the town as it provides linkages and facilitates commercial synergy with other centres of growth, including Clonakilty.
- 3.3.5.3 The bus depot for Skibbereen is located on the junction of Marsh Road and the N71 and is physically separated from the town centre by the busy road network and roundabout junction. There is a need to integrate and connect the public bus service with town centre activities and therefore consideration needs to be given to a dedicated bus pickup and drop-off point in the town centre.
- 3.3.5.4 Notwithstanding significant enhancement to the local road network, including the N71 relief road constructed through the Marsh which diverts all passing traffic heading west away from the town centre and the construction of the Gortnaclohy Link Road which distributes local traffic from the east away from The Square in the town centre, there still remains heavy traffic flows and congestion through the town at peak periods.
- 3.3.5.5 At the macro level, Failte Ireland has identified Skibbereen as a Category One cycle destination in its strategy for the development of Irish Cycle tourism. According to Failte Ireland, these cycling hub towns, should be accessible by public transport, have an adequate supply of visitor accommodation and be welcoming to cyclists with cycle friendly roads and business.
- 3.3.5.6 In order to develop Skibbereen as a cycle hub, the Local Area Plan aims to promote greater cycle and pedestrian activity not just throughout the town centre but also on the wider road network. Enhancement of the cycle environment would improve the enjoyment of Skibbereen for residents and visitors alike and is crucial for any successful town centre regeneration initiative. Skibbereen is well provided with footpaths throughout the town centre but their condition varies and their provision diminishes with distance from the town centre. Although footpaths are provided within the town centre, there remains a conflict between pedestrians/ cyclists and vehicles arising from parking obstructions, limited footpath widths and erratic pedestrian movements outside of uncontrolled crossing points.
- 3.3.5.7 The Skibbereen Traffic and Transportation study recommended the following interventions;
 - The provision of secure bicycle parking facilities adjacent to the town centre,
 - Improved signing and road markings,
 - Promotion of cycling in schools through the provision of appropriate cycle infrastructure linking areas of population growth with existing and proposed schools,
 - In the longer term, provision should be made for the development of a cycle lane network.

Road Improvements

- 3.3.5.8 According to the traffic and transportation study, traffic congestion in Skibbereen is a concern in the town particularly at the following locations,
 - North Street during school peak times,
 - Main Street and Bridge Street due to on street parking,
 - Bridge Street due to on-street parking and on street bus stops,
 - Ilen Street and Bridge Street junction due to poor visibility.
- 3.3.5.9 In order to address the issue of congestion in the town, promote a more pedestrian orientated town centre and develop the town as a cycling hub, the following interventions could be considered for inclusion in the Local Area Plan.

	Table 3.3.3: Transport Improvement Measures
S1	Provision of school bus set down area off North Street
S2	Signalisation of Bridge St/llen Street
53	Public Realm improvements on Main Street including the provision of loading bays for the town centre
S4	Alignment improvements on Bridge Street
S5	Make lower Market Street two way
M1	Provide link road from 4 Crosses roundabout to Rossa Road to reduce traffic flow on Main Street and Townshend Street
M2	Traffic calming on Townshend Street
L1	Completion of Gortnaclohy Relief Road
L2	Upgrading of "the Cutting" to a two way crossroads signalised junction, which would significantly reduce unnecessary traffic through town centre.
L3	Provision of a contra flow cycle lane on market Street and North Street.

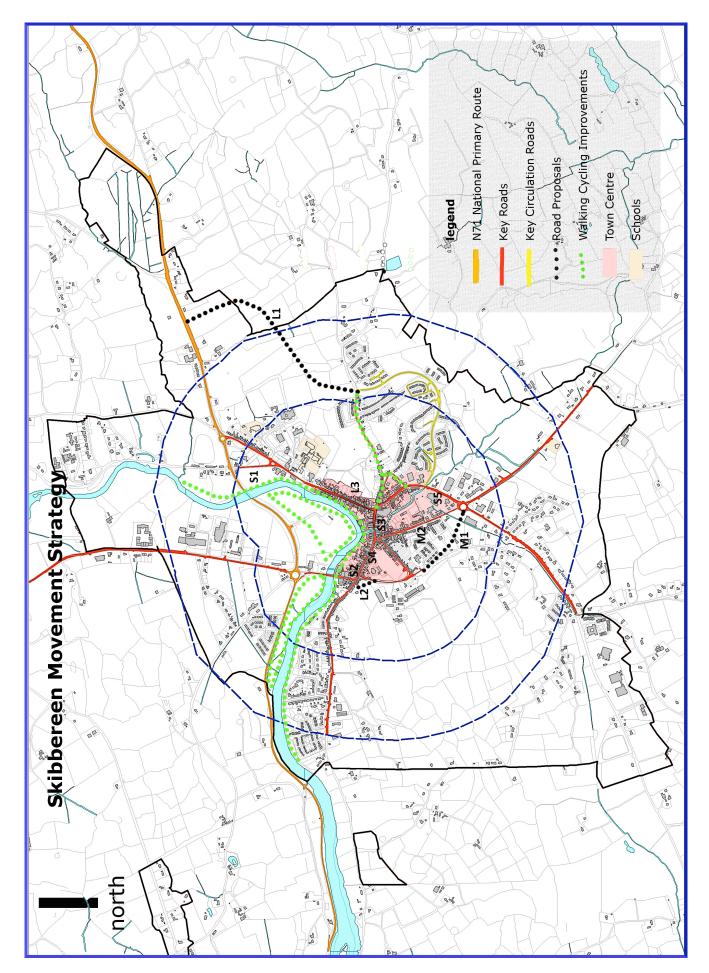


Figure 3.3.4: Transport and Mobility

3.3.6 Community Facilities / Green Infrastructure

- 3.3.6.1 Skibbereen has a range of community and recreational facilities, such as community centres, schools, health centres, crèches, playing fields and recreational facilities. In relation to indoor recreational facilities, Skibbereen is served by the Sports Centre and has a number of local sports clubs, which have access to a limited number of indoor halls. The town also has a strong cultural background, supporting a Heritage Centre, a proposed new cinema under construction, Arts Centre and a Youth Theatre Tourism, Arts and Culture for further details). Skibbereen acts as a local centre of importance in the provision of community services and facilities.
- 3.3.6.2 Sports and recreation facilities in the town include tennis courts, rugby, soccer and GAA pitches (although the provision of facilities for these clubs are very limited), badminton, basketball, rowing, indoor football, karate cycling and gymnastics. However, the provision of outdoor and indoor facilities is generally lacking, with a lot of clubs having to rent land and/or indoor facilities.
- 3.3.6.3 The West Cork Arts Centre was established in 1985 in Skibbereen, Co. Cork. It is a publicly funded arts facility that creates opportunities for the people of West Cork to have access to, and engagement with, local and global arts practice. The new facility was the subject of an International Architectural Design Competition with the Royal Institute of Architects of Ireland (RIAI).
- 3.3.6.4 Skibbereen provides a wide range of educational facilities from primary to post primary level, catering for approximately 1,416 students. It provides for its educational needs through four primary schools, three post primary schools and an adult education facility at Rossa College.

3.3.7 Water Services Infrastructure

3.3.7.1 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of growth within Skibbereen Town. Key issues include:

Water Supply

3.3.7.2 The source of the drinking water for the town is the llen River. The upgrading of the water supply including network extensions may be required to service certain parcels of zoned land.

Wastewater

3.3.7.3 There is capacity available in the wastewater treatment plant but some network extensions may be required to service specific sites. The OPW flood scheme will assist hydraulic capacity.

3.3.8 Surface Water

3.3.8.1 Any new development will require provision of separate storm and foul sewers and should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Flooding

3.3.8.2 Parts of Skibbereen have been identified as being at risk of flooding. The areas at risk follow the path of the llen River through the town. National Guidelines on Flooding require future development to avoid areas at risk of flooding and this may have an impact on existing zonings within the defined "risk" area.

Lands zoned for Agricultural use

There are extensive lands outside the existing built up area of Skibbereen but within the former Town Council's functional area which were designated for "agricultural" use in the current Town Council Development Plan. Therefore, the issue arises as to what is the best planning policy response to dealing with these lands in the new draft local area plan. These lands could be incorporated within the current Town Greenbelt as set out in the current Skibbereen Electoral Area Local Area Plan, 2011. Some of these lands adjoining the existing built up area of the town could play a role in meeting any additional housing/employment land requirements identified under this review.

3.3.9 Suggested Changes to be considered in preparation of the Draft Local Area Plan

3.3.9.1 The following is a list of possible suggested changes to be considered in the preparation of the Skibbereen Town Section of the Draft Local Area Plan. This is not an exhaustive list and additional items can be added as the local area plan review process progresses.

Table 3.3.4: Suggested Changes			
Topic	Suggested Approach		
Overall	Consider incorporating lands currently zoned for agricultural use into the Skibbereen Town Greenbelt with appropriate parts included within the "Existing Built Up Area".		
Residential Land Supply	 Retain existing residential zonings. Consider removing R-01 which will remain within the development boundary. Consider changing residentially zoned land at risk of flooding R-07, R-12, R-19, R-25, and R-26 to "Existing Built Up Area" Consider returning lands (R-08, R-11, R-13, R-21, R-22 and R-28) which are fully developed to "Existing built up area". Consider amalgamating R-20 and R-23 zonings and extend zoning to the south. Consider extending R-18 zoning to the east. 		
	 Consider rezoning R-03 and R-04 for Business use. 		

Table 3.3.4: Suggested Changes		
Topic	Suggested Approach	
	 Consider alternative uses for zoned employment land at risk of flooding (I- 02, TCP 1, TCP 4, TCP 5, and TCP 6). 	
Employment Land Supply	 Consider reviewing the zoning of the B-01 site. Consider returning lands (B-02 and TCP-7) which are fully developed to the 	
,	existing built up area.	
	 Consider rezoning TCP 2 (commercial use) and TCP 3 (Industry / Enterprise use) for business use. 	
Town Centre/Retail	 Consider adjusting the town centre zonings to remove substantial parts which are predominately residential in character. 	
	Identify a Core Retail Area within the existing Town Centre.	
	 Consider alternative uses as town centre expansion areas were identified as being at risk of flooding. 	
	Identification of possible area to the rear of Mardyke Street Co-op site as a possible location for the expansion of the town centre	
	Consider rezoning TCP 2 (commercial use) and TCP 3 (Industry / Enterprise use) for business use.	
Transport and Mobility	 Address traffic congestion in the town centre by implementing a series of traffic management and improvement measures including prioritising the completion of the relief road to the east of the town in order to improve the public realm, promote a more pedestrian orientated town centre and to deliver a higher quality streetscape and town centre retail environment. 	
Water Services Infrastructure	The upgrading of the water supply including network extensions may be required to service certain parcels of zoned land. There is capacity available in the wastewater treatment plant but some network extensions may be required to service specific sites.	
Flood Risk	Take account of the latest flood study.	



Section 3.4 Dunmanway

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3.4.1 The Vision for Dunmanway

- 3.4.1.1 Dunmanway is the principle inland service centre within the West Cork Municipal District. The town which functions as a market centre given its central geographical position within West Cork, has benefited from recent infrastructure improvements and has further potential to strengthen its tourism function. The strategic aims for Dunmanway are to improve the town's important business, administrative and institutional functions which serve a wide hinterland and to promote Dunmanway potential as a rural industrial / employment location.
- 3.4.1.2 The strategic objective for County Towns like Dunmanway in the Core Strategy of the County Development Plan 2014 is "to provide a better balance of development between each town and its rural hinterland and fulfil their role as economic and employment centres providing for the needs of their extensive rural hinterlands, so that they can become the location of choice for most people especially those with an urban employment focus".
- 3.4.1.3 The preparation of the new Local Area Plan offers the opportunity to refine and update these goals as necessary.

3.4.2 Residential Land Supply

- 3.4.2.1 Dunmanway has been allocated a population target of 1,976 representing growth of almost 400 people over the Census 2011 figures (1,585). In order to accommodate this level of population growth, an additional 273 new housing units will be required. A net housing land requirement of 15ha has been identified to provide this amount of housing. The existing Local Area Plan for Dunmanway has made provision for a residential net land supply of approx 37 ha with the capacity to provide approximately 593 units.
- Table 3.4.1 details the residential zonings currently in Dunmanway. These have been categorised in terms of the likely time frame within which infrastructure will be available in order to facilitate development. Given the constraints with water supply in Dunmanway, it is not envisaged that significant development can be accommodated within the 0-2 year time frame, with a 2-6 year time frame being a more realistic target. The completion of the Dunmanway Regional Water Supply Scheme will remove this constraint and allow residential development to be delivered.

Table 3.4.1: Current Residential Zonings / Land Supply in Dunmanway			
Site Ref.	Area (ha)	Comment	Suggested Approach
Infrastructu	re available to	facilitate development within (0-2 year timeframe
Infrastructu	re available to	facilitate development within 2	2-6 year timeframe
Site Ref.	Area (ha)	Comment	Suggested Approach
R-01	9	Lands are Undeveloped	Retain zoning.
		Any future development should make provision for U-01 Access Road.	
R-02	(1.5)	Lands are Undeveloped	Retain zoning and include adjoining lands
	7.1	Any future development should make provision for U-01 Access Road.	currently within the existing built up area.
R-03	0.5	Lands are Undeveloped	Retain zoning.
R-04	0.8	Lands are Undeveloped	Retain zoning.
R-05	1.3	Lands are Undeveloped	Retain zoning.
R-06	0.6	Lands are Undeveloped	Retain zoning
		Portion of land identified as being at risk of flooding.	
R-07	1.2	Lands are Undeveloped	Retain zoning.
		Portion of land identified as being at risk of flooding.	
R-08	4.7	Lands are Undeveloped	Retain zoning.
R-09	3.9	Lands are Undeveloped	Retain zoning.
R-10	3.5	Lands are Undeveloped	Retain zoning.
R-11	1.4	Lands are Undeveloped	Retain zoning.
R-12	(4.44)	Lands are Undeveloped	Consider Removing Zoning.
R-13	1.37	Lands are Undeveloped	Consider New Zoning.
		Outline Planning permission granted under 12/148 for 12 units	
X-01	4	Lands include former convent site	Consider what is the best land-use approach to dealing with the lands currently designated X-01.
Overall Total	35.37 (35.31)		

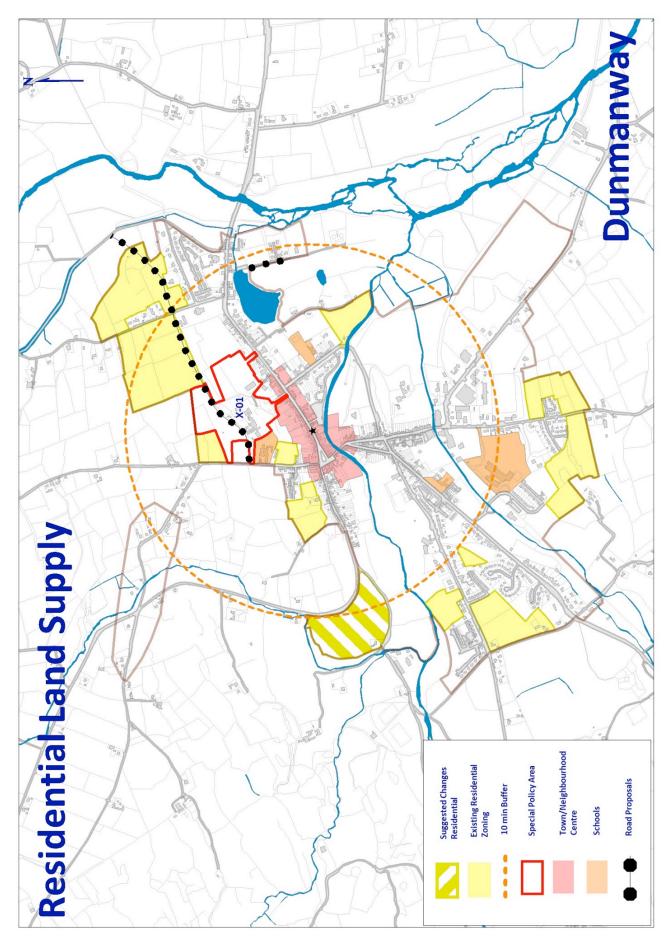


Figure 3.4.1: Residential Land Supply

3.4.3 Employment Land Supply

- 3.4.3.1 Dunmanway is an important employment centre within West Cork. Results from the 2011 Census show a daytime working population (resident and non-resident of Dunmanway) of 750 persons, with professional services being the largest industry. In 2011 there were 700 persons in Dunmanway in the workforce and of these, 80.6% or 564 persons were at work, although 233 persons were working outside the area.
- 3.4.3.2 Within the County Development Plan 2014 Employment Hierarchy, the overall strategy for Dunmanway is to focus on local catchment employment with an infrastructure programme to service identified supply of land for future employment development focused on medium to small business / industry.
- 3.4.3.3 Previous plans for Dunmanway have zoned a number of areas for Employment/Industrial use. Two sites were zoned for Business use and one site for Industry use in the previous plan. The available sites are primarily located to the south east of Dunmanway and are zoned for a mix of business and industrial uses.
- 3.4.3.4 Table 3.4.2 sets out the current situation in relation to the land zoned for employment uses.

Table 3.4.2: Review of Employment Zonings in Dunmanway			
Site Ref	Current Status	Comment	
B-01	The majority of this site has been developed.	Consider amending zoning to excluding area of the site which is developed. Consider including this area within the existing built up area of Dunmanway.	
B-02	Site is available. Part of the site has been identified as being at risk of flooding.	Consider amending zoning to exclude area of the site subject to flood risk.	
I-01	Site is available.	Retain Zoning. Part of this site is at risk of flooding.	

3.4.3.5 Part of the existing zoned business land has been developed while a portion of available business land has also been identified as being at risk of flooding. Figure X below has identified additional Greenfield Land that could be suitable for future business use to the south east of the town.

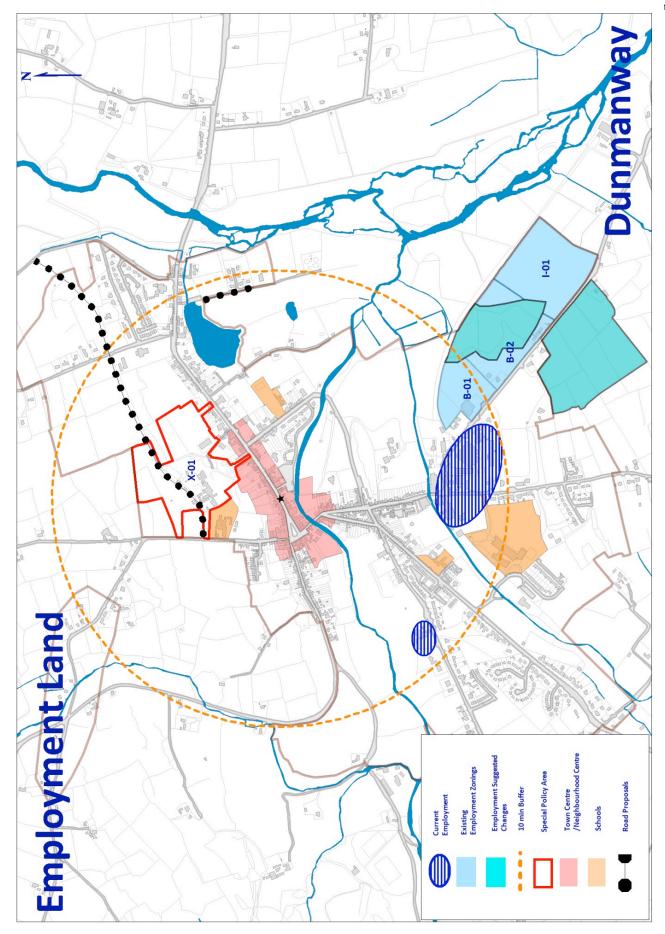


Figure 3.4.2: Employment Land Supply

3.4.4 Town Centre / Retail

- 3.4.4.1 Dunmanway is located in the heart of West Cork and is an important service centre for the wider hinterland. The Retail Network in the Cork County Development Plan 2014 identifies Dunmanway as a Smaller County Town with the objective to support the vitality and viability of the town to ensure it provides an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas. Research carried out in preparation for the County Development Plan indicates that there is a population of approximately 50,000 within a 30min catchment of the town. Dunmanway has a significant number smaller scale convenience and comparison independent retailers which contribute to the unique character of the town centre. It is important the new Local Area Plan includes policies and measures to consolidate, support and strengthen the town centre.
- 3.4.4.2 The main convenience anchor stores (SuperValue, Eurospar and Aldi) are located within the centre and at the edge of the core town centre area respectively. In order to enhance the vitality of the town centre more high quality / destination retailers, which generate additional footfall, need to be attracted into the heart of the town centre. Such uses generally seek more modern premises with larger floor plates and a high quality public realm.

3.4.5 Community Facilities / Green Infrastructure

- 3.4.5.1 The town is well served by community, recreational and sporting facilities. There are three primary schools and a modern privately owned secondary school in the town. The town is well catered for in terms of education provision and presently does not require further school sites. There is a library, garda station and numerous places of worship. Healthcare facilities in the town include Dunmanway Community Hospital (located 2.3km to the north east of the town) and the Primary Care Centre on Sackville Street.
- 3.4.5.2 There are a number of sporting facilities and clubs in Dunmanway including a GAA club, Rugby Club, Soccer Club and Pitch and Putt facilities. The Town Park area represents a significant public amenity resource for Dunmanway. The town swimming pool has been recently re-developed and other facilities include the newly re-located well equipped Children's Playground, Tennis Courts, 18 hole Pitch & Putt course and an Astro Turf 5 a-side Soccer Pitch.
- 3.4.5.3 The existing local area plan designated substantial areas of open space for active and informal public recreation. An analysis of the open space network within the town reveals that the majority of the zoned open space areas are not accessible to the public. The open space areas to the north and south of the river bank are important in terms of the towns setting and their amenity value. The area of open space to the east of the old convent building has an important function in protecting the setting of St Patrick's Church.
- 3.4.5.4 The attractive river valley setting of the town, which is rich in historical and cultural heritage, offers many opportunities for the development of new recreational and cultural amenities for the town which would enhance the overall quality of life for residents. The plan will seek to place greater emphasis on the development of such amenities, particularly the development of new pedestrian walks, cycles ways and connections with open space areas and the town centre in order to further optimise the benefits of the towns natural amenities for the people of Dunmanway. The areas of open space comprising of the Doheny's GAA pitch and the pitch and putt course, playgrounds and tennis courts to the south-west of the town should all continue to be protected.
- 3.4.5.5 The new Local Area Plan can seek to improve the overall environment of Dunmanway town by protecting and enhancing the local character of the town, its buildings and streetscapes, protecting its main heritage buildings and features, protecting its landscape setting, open spaces, trees and hedgerows, and ensuring that the development of the town does not have any adverse impacts on the River Bandon.

3.4.5.6 It is recognised that Dunmanway has several unique attributes of that give the town its character and that improvements to the public realm of the town can greatly improve the overall attractiveness of the town centre, enhancing business confidence in the town and the overall public perception of Dunmanway as a town to visit and explore.

3.4.6 Transport and Mobility

- 3.4.6.1 There are three regional roads which serve Dunmanway town, the R586 to Bandon, Drimoleague and Bantry, the R599 to Clonakilty and the R587 to Macroom.
- 3.4.6.2 The town suffers from traffic congestion at peak times and improvements to the alignment of roads and junctions near the town centre could improve traffic circulation. The town also has issues with excessive parking around the town centre which causes traffic congestion and is not conducive to a pedestrian friendly environment. This plan will examine options to address traffic management issues in the town. In order to improve access to development lands to the north of the town and to take traffic away from the town centre, there is a need to examine proposals for a relief road to the north of the town. There are opportunities to promote cycling and walking as the primary transport modes within the town centre and to further improve footpath provision within Dunmanway.

3.4.7 Water Services Infrastructure

3.4.7.1 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of growth within Dunmanway Town.

Water Supply

3.4.7.2 Dunmanway receives its drinking water from the Dunmanway Water Supply which is sourced from Coolkellure Lake. The Dunmanway Water Supply is at its limit. The issues include poor water quality and poor water main network. The upgrading of the Dunmanway Water Supply including new source, upgrading of Dunmanway Water Treatment Plant, upgrading of water main network is required to accommodate proposed development in Dunmanway. The scheme "Dunmanway Regional Water Supply Scheme Phase 1 – Water Treatment Plant Upgrade and Raw water Rising Main" is presently being assessed by Irish Water.

Wastewater

3.4.7.3 Wastewater in Dunmanway is conveyed via a largely combined sewer system to the Dunmanway Waste Water Treatment Plant (capacity 3500 p.e.). There are sewer network issues including infiltration issues. Upgrading of sewers is required and sewer extensions are also required in order to accommodate proposed growth in Dunmanway. The Dunmanway WWTP has adequate spare capacity to accommodate proposed development in Dunmanway. However there is conservation issues relating to the Bandon River SAC and the Freshwater Pearl Mussel associated with the location of the outfall from the Dunmanway Waste Water Treatment Plant.

Surface Water

3.4.7.4 Any new development will require provision of separate storm and foul sewers and should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Flooding

3.4.7.5 Parts of Dunmanway have been identified as being at risk of flooding. The areas at risk follow the path of the River Bandon and other watercourses. Major flood prevention works have been carried out by the OPW along the Bandon River. An additional major flood relief project is necessary for improved storm-water drainage throughout the town, in order to secure future development in the town. National Guidelines on Flooding require future development to avoid areas at risk of flooding and this may have an impact on existing zonings within the defined "risk" area.

Water Quality issues affecting the River Bandon SAC

- 3.4.7.6 Dunmanway situated adjacent to the River Bandon which is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site for a number of species including the Freshwater Pearl Mussel. The Council has an obligation to protect the favourable conservation status of the site. The management of water quality within the Bandon River is a critical factor in the protection of the Freshwater Pearl Mussel and management of surface water is therefore a significant issue in planning for the future development of Dunmanway.
- 3.4.7.7 Currently the location of the outfall pipe from the Dunmanway WWTP which discharges into the Bandon SAC has raised an issue with water quality and the Freshwater Pearl Mussel. Cork County Council is working with other stakeholders in particular Irish Water and the National Parks and Wildlife Service to address this issue. Pending resolution of the issue, any new development in Dunmanway which discharges into the Bandon SAC will have to be put on hold. If appropriate, once the matter is resolved, a variation to the County Development Plan will be brought before the Council to give effect to the agreed solution.
- 3.4.7.8 A Bandon Sub-Basin Management Plan has been prepared to address threats posed to water quality within the river including surface water disposal. Implementation of the principles of Sustainable Urban Drainage systems will also be a key component of the new Plan.

3.4.8 Suggested Changes to be considered in preparation of the Draft Local Area Plan

3.4.8.1 The following is a list of possible suggested changes to be considered in the preparation of the Dunmanway Town Section of the Draft Local Area Plan. This is not an exhaustive list and additional items can be added as the local area plan review process progresses.

	Table 3.4.3: Suggested Changes		
Topic	Suggested Approach		
Residential Land Supply	 Retain existing residential zonings. Suggest that R-12 zoning be changed and the lands returned to the town green belt as the lands are shown to be significantly affected by flood risk. 		
	 Consider what is the best land-use approach to dealing with the lands currently designated X-01. 		
Employment Land Supply	 Retain existing employment lands. Consider changing zoning of B-02 which is at risk of flooding to Existing Built Up Area. Consider indentifying new employment lands to provide opportunities to the south-east of the town. 		
Town Centre/Retail	 Suggest no change to the extent of the existing Town Centre area. Consider the need to identify edge of town centre opportunity sites for town centre expansion. In this regard, the plan will consider what opportunities the re-development of the former Covent site may offer. Identify a Core Retail Area within the existing Town Centre. 		
Community Facilities/Green Infrastructure	Consider how to improve pedestrian connectivity to the Park;		
Transport and Mobility	Consider proposals for a relief road to the north of the town.		
	 Consider proposals to address traffic congestion in the town centre by implementing traffic management measures and revised parking arrangements in the short-term. 		
Water Services Infrastructure	 Consider how best to ensure that the upgrading of the Dunmanway Water Supply and Waste Water sewer network is carried out in order for the town to meet its population targets. 		
	 Consider how best to resolve the issue of the Dunmanway WWTP discharging into the Bandon SAC to ensure that development is not delayed. 		
Flood Risk	Take account of the latest flood study.		



Section 3.5 Castletownbere

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3.5.1 The Vision for Castletownbere

- 3.5.1.1 Castletownbere is the main population, employment and service centre for the Beara Peninsula. The town plays an important strategic role for the commercial fishing industry as the major white fish port in the state. The setting up of a British naval base on Bere Island after the Napoleonic Wars and the development of copper mining in Allihies from 1812 onwards led to the growth of the town. In the 1960's Castletownbere Harbour was developed as the major fishing port for Southwest Ireland. The historic centre of Castletownbere retains its original character and recent years have witnessed significant infrastructural and industrial investment primarily supporting fishing and port activities.
- 3.5.1.2 The strategic objective for County Towns like Castletownbere in the Core Strategy of the County Development Plan 2014 is:
- 3.5.1.3 "to provide a better balance of development between each town and its rural hinterland and fulfil their role as economic and employment centres providing for the needs of their extensive rural hinterlands, so that they can become the location of choice for most people especially those with an urban employment focus".
- 3.5.1.4 The preparation of the new Local Area Plan offers the opportunity to refine and update these goals as necessary.

3.5.2 Residential Land Supply

- 3.5.2.1 Castletownbere has been allocated a population target of 1439 representing growth of over 500 people over the Census 2011 figures (912). In order to accommodate this level of population growth, an additional 309 new housing units will be required. A net housing land requirement of 17ha has been identified to provide this amount of housing. The existing Local Area Plan for Castletownbere has made provision for a residential net land supply of approx 38 ha with the capacity to provide approx 443 units
- 3.5.2.2 Table 3.5.1 details the residential zonings currently in Castletownbere. These have been categorised in terms of the likely time frame within which infrastructure will be available in order to facilitate development. Given the constraints with water services infrastructure in Castletownbere, it is not envisaged that significant development can be accommodated within the 0-2 year time frame, with a 2-6 year time frame being a more realistic target to deliver 443 units. The upgrading of Castletownbere water supply (including new source, reservoir and upgrading of watermains) and the provision of sewer collection network and waste water treatment plant is required in order accommodate proposed development in Castletownbere.

c:			Land Supply in Castletownbere
Site Ref.	Area (ha)	Comment	Suggested Approach
Infrastruct	ure available to	o facilitate development within	0-2 year timeframe
Infrastruct	ure available t	o facilitate development within	2-6 year timeframe
Site Ref.	Area (ha)	Comment	Suggested Approach
R-01	8.8	Majority of these lands are Undeveloped	Retain zoning.
R-02	7.9	Lands are Undeveloped	Retain zoning.
R-03	9.8	Lands are Undeveloped Any future development should make provision for U-03 Access Road.	Retain zoning.
R-04	0.45	Lands are Undeveloped. Portion of land identified as being at risk of flooding.	Retain zoning.
R-05	4.6	Lands are Undeveloped Any future development should make provision for U- 04 Access Road.	Retain zoning.
R-06	6.2	Lands are Undeveloped. Portion of land identified as being at risk of flooding. Any future development should make provision for U-06 Access Road.	Retain zoning.
Overall Total	37.75ha		

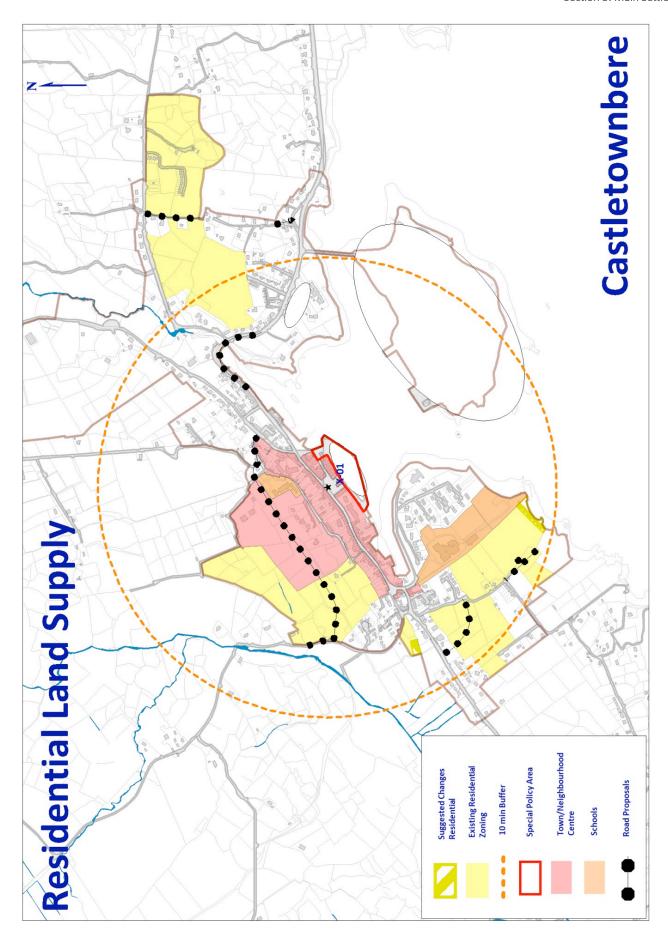


Figure 3.5.1: Residential Land Supply

3.5.3 Employment Land Supply

- 3.5.3.1 Castletownbere is one of the most important fishing ports in the country. The town has an important employment function because of its strategic role in the commercial fishing industry. Fish processing and onshore-based ancillary activities support both local and international fishing industries, and are extremely important to the town.
- 3.5.3.2 Results from the 2011 Census show a daytime working population (resident and non-resident of Castletownbere) of 564 persons. Within the County Development Plan 2014 Employment Hierarchy, the overall strategy for Castletownbere is to focus on local catchment employment with an infrastructure programme to service identified supply of land for future employment development focused on medium to small business / industry.

Review of Existing Zonings

- 3.5.3.3 The available sites for business development are located to the north of Castletownbere and to the east and west of the town centre. Industrial land zoned for specialist marine related activities is located on Dinish Island.
- 3.5.3.4 Previous plans for Castletownbere have zoned a number of areas for Employment / Industrial use. Three sites were zoned for Business use and one site for Industry use in the previous plan. Table 3.5.2 sets out the current situation in relation to the land zoned for employment uses. It is considered that there is adequate land zoned for employment purposes in the plan.

Table 3.5.2: Review of Employment Zonings in Castletownbere		
Site Ref Current Status Suggested A		Suggested Approach
B-01	Majority of this site is undeveloped.	Retain zoning.
B-02	Part of this site is developed. Retain zoning.	
B-03	This site is undeveloped. Portion of land identified as being at risk of flooding.	Retain zoning.
I-01	Majority of this site is developed. Portion of land identified as being at risk of flooding.	Retain zoning.
X-01	Portion of land identified as being at risk of flooding.	Retain zoning

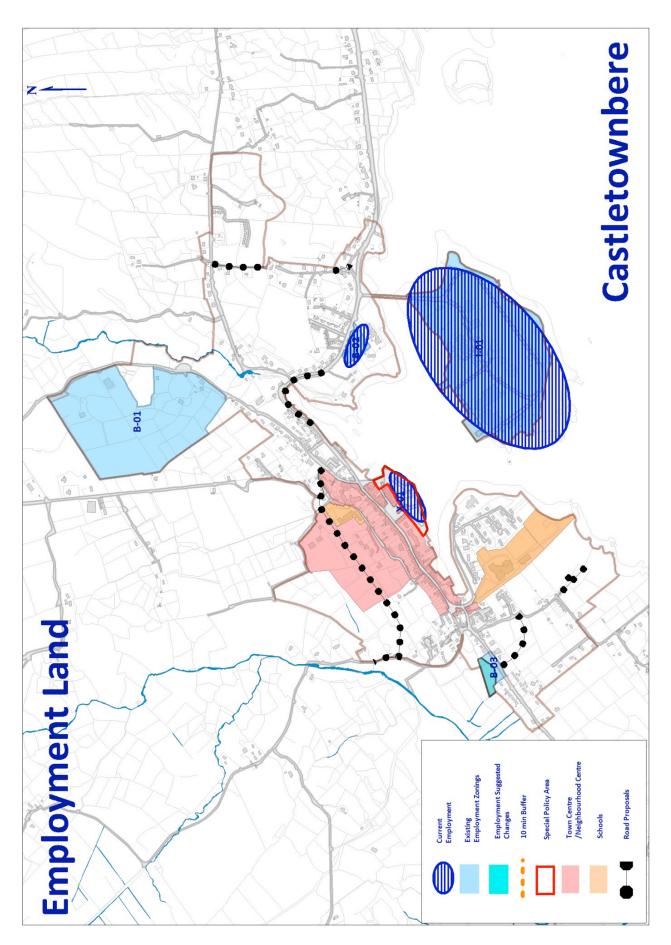


Figure 3.5.2: Employment Land Supply

3.5.4 Town Centre / Retail

- 3.5.4.1 Castletownbere is the primary urban economic and social centre on the Beara Peninsula providing key commercial, retail and tourism services to a wide rural hinterland remote from other urban centres. The Retail Network in the Cork County Development Plan 2014 identifies Castletownbere as a Smaller County Town with the objective to support the vitality and viability of the town to ensure it provides an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas. Research carried out in preparation for the County Development Plan indicates that there is a population of approximately 4,300 within a 30min catchment of the town.
- 3.5.4.2 Castletownbere does not have the same population base and catchment to support retailing as Bantry but has an important function as the principle retail centre within the hinterland of the Beara Peninsula. The predominant convenience anchor store (SuperValue) is located within the town centre area. The variety of smaller retail units within the existing town centre contributes to the comparison floorspace level and this contributes to the vitality and viability of the existing town centre. The town centre continues to remain the most appropriate location for future retail development and it is important that its vitality and viability is maintained. In order to enhance the vitality of the town centre more high quality / destination retailers, which generate additional footfall, need to be attracted into the town centre. Such uses generally seek more modern premises with larger floor plates and a high quality public realm. The town centre has been expanded to the north to provide for increased opportunities for town centre related uses.

3.5.5 Community Facilities / Green Infrastructure

- 3.5.5.1 Castletownbere has a number of community facilities appropriate to a town of its size including a local hospital, community childcare facility and a day care centre for the elderly, public library, art gallery, hotel, garda station, fire and lifeboat stations, tourist office and church. There is one primary and one secondary school in Castletownbere. There is a modern playground located to the west of the town centre. The Regional Fisheries Centre in Castletownbere has become a major focus for third-level training and development activities in fisheries and aquaculture in the South West.
- 3.5.5.2 Castletownbere is relatively well catered for in terms of passive recreation with coastal walking routes. The plan will seek to place greater emphasis on the development of recreational amenities, particularly the development of new pedestrian walks, cycles ways and connections with open space areas and the town centre in order to further optimise the benefits of the towns natural amenities for the people of Castletownbere. There are some sporting facilities in the town including the GAA club which is located to the west of the town boundary.
- 3.5.5.3 The new Local Area Plan will seek to improve the overall environment of Castletownbere town by protecting and enhancing the local character of the town, its buildings and streetscapes, protecting its main heritage buildings and features, protecting its landscape setting, open spaces, trees and hedgerows, and ensuring that the development of the town does not have any adverse impacts on environmentally sensitive areas. The plan will seek to develop opportunities for an overall coherent network of public open space through the town.
- 3.5.5.4 It is recognised that Castletownbere has several unique attributes that give the town its character and that improvements to the public realm of the town can greatly improve the overall attractiveness of the town centre, enhancing business confidence in the town and the overall public perception of Castletownbere as a town to visit and explore.

3.5.6 Transport and Mobility

- 3.5.6.1 There is only one principal regional road running east-west through the town. The town centre suffers from traffic congestion which could be resolved by appropriate traffic management and the identification of further parking areas. The provision of a relief road could also play a significant role in relieving this congestion and freeing up space for streetscape improvements.
- 3.5.6.2 The draft plan will examine options to address traffic management issues in the town including the need to identify a new car park location and to provide public lighting and footpaths in a number of locations. It has been an objective in previous plans to remove through traffic from the town via the provision of (a) a future relief road to the north of the town centre and (b) investigate the potential of and identifying an appropriate route for a southern relief road linking the X-01 with the R 572 West. The new plan will continue to pursue these objectives.
- 3.5.6.3 It is particularly important that overnight commuter and tourist bus parking areas should be provided to cater for potential Cruise Liner and other tourist related traffic. The plan will seek to identify appropriate sites for this purpose in conjunction with relevant authorities.
- 3.5.6.4 There are opportunities to promote cycling and walking as the primary transport modes within the town centre. There are opportunities to improve footpath provision and the road surface within the town.

3.5.7 Water Services Infrastructure

3.5.7.1 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of growth within Castletownbere Town.

Water Supply

3.5.7.2 Castletownbere WS sources its drinking water from the Glenbeg Lake. The raw water is then transferred to the adjacent Castletownbere Water Treatment Plant for treatment and distribution. There are storage reservoirs at Foildarrig and Derymihin which provide drinking water to Castletownbere. The capacity available at the Glenbeg Lake source is limited due to the presence of Freshwater Pearl Mussel. Another source may be required. The capacity of the Castletownbere Water Treatment Works is also limited. There are issues concerning the rising mains and distribution watermains as they are in poor condition, including leakage. Upgrading of Castletownbere WS is required including new source; reservoir and upgrading of watermains in order accommodate proposed development in Castletownbere. The Castletownbere Regional Water Supply Scheme is presently under review by Irish Water.

Wastewater

3.5.7.3 The existing sewer network in Castletownbere is limited. It is a combined system which charges directly to the sea at a number of locations. There is no wastewater treatment plant in Castletownbere. Provision of sewer collection network and WWTP is required to accommodate proposed development in Castletownbere. The Castletownbere Sewerage Scheme Network Upgrade and WWTP is presently under review by Irish Water.

Surface Water

3.5.7.4 Generally, surface water is disposed to a combined network. This causes problems at times of peak rainfall. Some surface water runs into stone culverts that serve parts of the town while others drain directly to the sea or streams. Separation of foul and storm sewers will be required for the new sewerage scheme.

Flooding

3.5.7.5 Parts of Castletownbere have been identified as being at risk of flooding. The areas at risk follow the path of the Aghakista River, Creevoge Stream and tributaries of these. Some coastal areas including parts of Dinish Island are also at risk. There is also evidence of occasional flood events relating to the existing stormwater drainage system. There is a requirement for improvement works to the network serving the back lands to the northwest of the town centre.

3.5.8 Suggested Changes to be considered in preparation of the Draft Local Area Plan

3.5.8.1 The following is a list of possible suggested changes to be considered in the preparation of the Castletownbere Town Section of the Draft Local Area Plan. This is not an exhaustive list and additional items can be added as the local area plan review process progresses.

Table 3.5.3: Suggested Changes		
Торіс	Suggested Approach	
Residential Land Supply	Retain existing residential zonings	
Employment Land Supply	Retain existing employment zonings.	
Town Centre/ Retail	Suggest no change to the extent of the existing Town Centre area. Identify a Core Retail Area within the existing Town Centre.	
Transport and Mobility	Continue to support the provision of the relief road (U-03) to the north of the town. Investigate the potential of and identifying an appropriate route for a southern relief road (U-07) linking to the R572 (West). Consider measures to improve access/parking at the island ferry terminal for residents and tourist related traffic.	
Flood Risk	Take account of the latest flood study.	
Water Services Infrastructure	The provision of a waste water treatment plant and the upgrading of the Castletownbere water supply will be required in addition to the provision of sewer collection network in order for the town to meet its population targets.	



Section 3.6 Schull

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3.6.1 The Vision for Schull

- 3.6.1.1 Schull is the smallest settlement within the West Cork Municipal District located 24km west of Skibbereen town and 25km from Bantry town. Schull functions as the main service centre for both the permanent and tourist population of the area and is the largest settlement on the Mizen Peninsula.
- 3.6.1.2 In the 2014 Cork County Development Plan Schull is designated as a West Cork County Town in the network of settlements. The strategic aim for a County Town is to provide a better balance of development between the town and its rural hinterland and fulfil its role as an economic and employment centre providing for the needs of its extensive rural hinterlands, so that it can become the location of choice for most people especially those with an urban employment focus.
- 3.6.1.3 The vision and future role for Schull, as set out in the 2011 Bantry Electoral Area Local Area Plan will be to continue the promotion of its coastal tourism functions while protecting its established role as a fishing port and marine food employment centre. Schull will continue to develop as the main service centre for both the permanent and tourist population of the Mizen Peninsula.
- 3.6.1.4 Within this context the preparation of the new local Area Plan offers the opportunity to take stock in terms of our vision of what kind of town Schull can be, the lessons learned over recent years and the landuse framework that should be put in place to help us progress towards achieving that vision.

3.6.2 Residential Land Supply

- 3.6.2.1 Schull has been allocated a population target of 748 for 2022 representing growth of just over 90 people on Census 2011 figures (658). In order to accommodate this level of population growth, an additional 87 new housing units will be required by 2022. A net housing land requirement of 5ha has been identified to provide this amount of housing. Previous plans for Schull have made provision for an estimated net residential land supply of 12.6 ha with the capacity to provide approximately 205 units. There is therefore an oversupply of residential land. The new local area plan for Schull will need to consider which land is best suited to support the orderly and sustainable development of the town and whether the current residential zoned land is suitable.
- 3.6.2.2 Residential land in Schull is located to the north and south of the town centre and the lands have potential for individual serviced sites, nursing home/sheltered housing and van park/camp site as per the 2011 Bantry Electoral Area Local Area Plan.
- 3.6.2.3 Details in relation to residential zonings currently in Schull are set out in Table 3.6.1. These have been categorised in terms of the likely time frame within which infrastructure will be available in order to facilitate development. Within the 2-6 year time frame it is estimated that sufficient land is available to deliver 101 houses. It is estimated that a further 104 could be delivered once the remainder of the infrastructure constraints are resolved. As there is only a requirement for a population growth of approximately 90 people up to 2020, it may be an option to review some of the residential land supply in the town where long term infrastructure constraints exist.

Table 3.6.1: Current Residential Zonings / Land Supply in Schull				
Site Ref.	Area (ha)	Comment	Suggested Approach	
Infrastructui	re available to	facilitate development within	0-2 year timeframe	
R-01	0.7	Site is undeveloped. Consideration may also be given to use of the site as a camper van park/camp site.	Retain zoning.	
Infrastructui	Infrastructure available to facilitate development within 2-6 year timeframe			
Site Ref.	Area (ha)	Comment	Suggested Approach	
R-04	1.8	Lands are Undeveloped. Any future development should make provision for U-01 Access Road.	Retain zoning.	
R-05	0.6	Lands are Undeveloped.	Retain zoning.	
R-08	0.5	Lands are Undeveloped.	Retain zoning.	
Infrastructui	re available to	facilitate development within	6+ year timeframe	
R-03	1.4	Lands are Undeveloped. Any future development should make provision for U-01 Access Road	Retain zoning.	
R-06	1.9	Lands are Undeveloped.	Retain zoning.	
R-07	2.1	Lands are Undeveloped.	Retain zoning.	
R-09	3.6	Lands are Undeveloped.	Retain zoning.	
Overall Total	12.6ha			

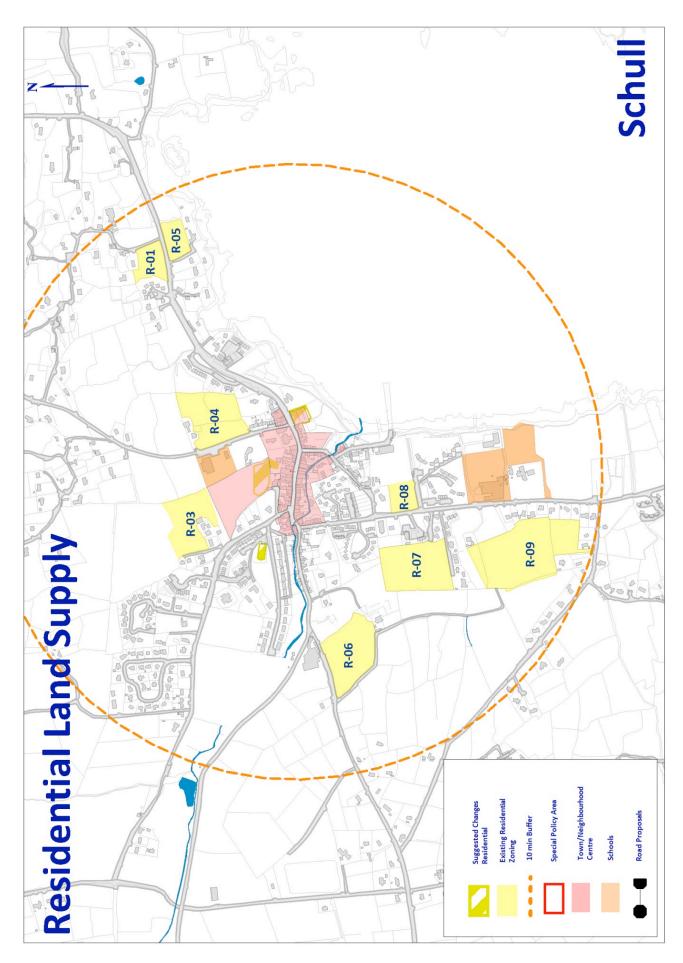


Figure 3.6.1: Residential Land Supply

3.6.3 Employment Land Supply

3.6.3.1 The overall employment strategy for Schull as set out in the 2014 County Development Plan is to focus on local catchment employment and an infrastructure programme to service land supply identified for future employment development focused on medium to small business/industry. Results from the 2011 Census show a daytime working population (resident and non-resident of Schull) of 328 persons.

Review of Existing Zonings

3.6.3.2 The four available sites for business development are located to the west, east and south of the town centre. Industrial land zoned for port related activities is located to the south of the town centre. Table 3.6.2 sets out the current situation in relation to the land zoned for employment uses. It is considered that there is adequate land zoned for employment purposes in the plan.

Table 3.6.2: Review of Employment Zonings in Schull			
Site Ref	Comment	Suggested Approach	
B-01	Primary Health Care Centre has recently been built under planning application 10/518	Retain zoning.	
B-02	This site is undeveloped.	Retain zoning.	
B-03	This site is undeveloped.	Retain zoning.	
B-04	This site is undeveloped.	Retain zoning.	
I-01	This site is undeveloped. Portion of land identified as being at risk of flooding.	Retain zoning.	

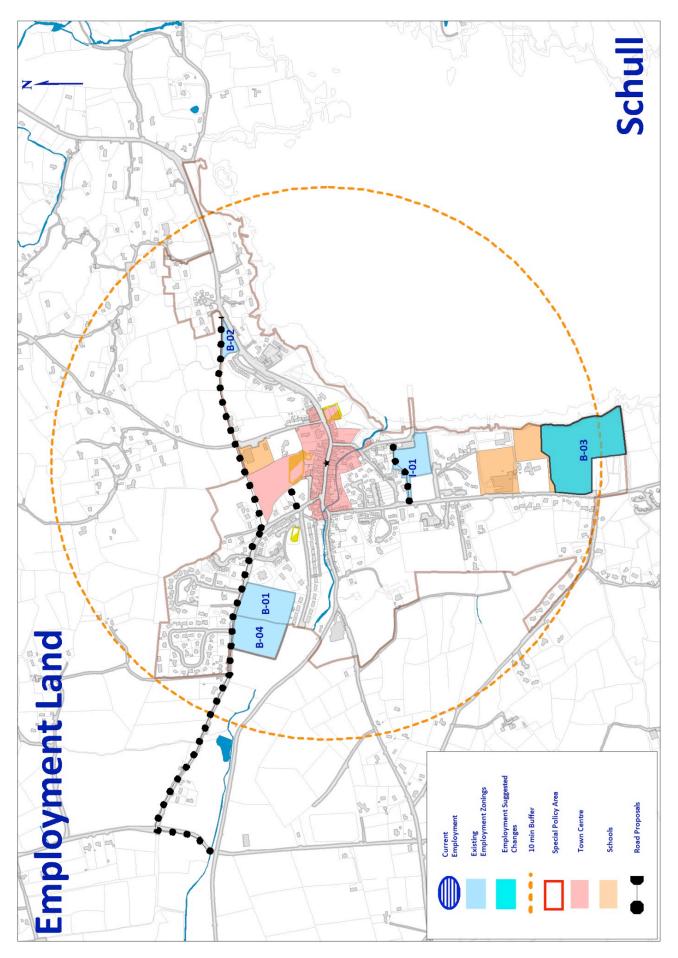


Figure 3.6.2: Employment Land Supply

3.6.4 Town Centre / Retail

- 3.6.4.1 Schull is an attractive tourist destination providing a range of retail and other services such as bars and restaurants. As a County Town the objective for retail in Schull Town Centre as set out in the 2014 Cork County Development Plan is to support the vitality and viability of the town and to ensure that it provides an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
- 3.6.4.2 In 2011 two sites were zoned to accommodate development in the town centre. These sites were zoned to facilitate mixed use development including retail and residential. An expansion to the town centre has also been proposed in order to accommodate community facilities and the provision of adequate access and parking and incorporate the development of a portion of the proposed northern relief road. Parts of the proposed town centre sites are at risk of flooding. Expansion of the town centre will provide further opportunities for retail related development. There is very little vacancy in the town centre at present.

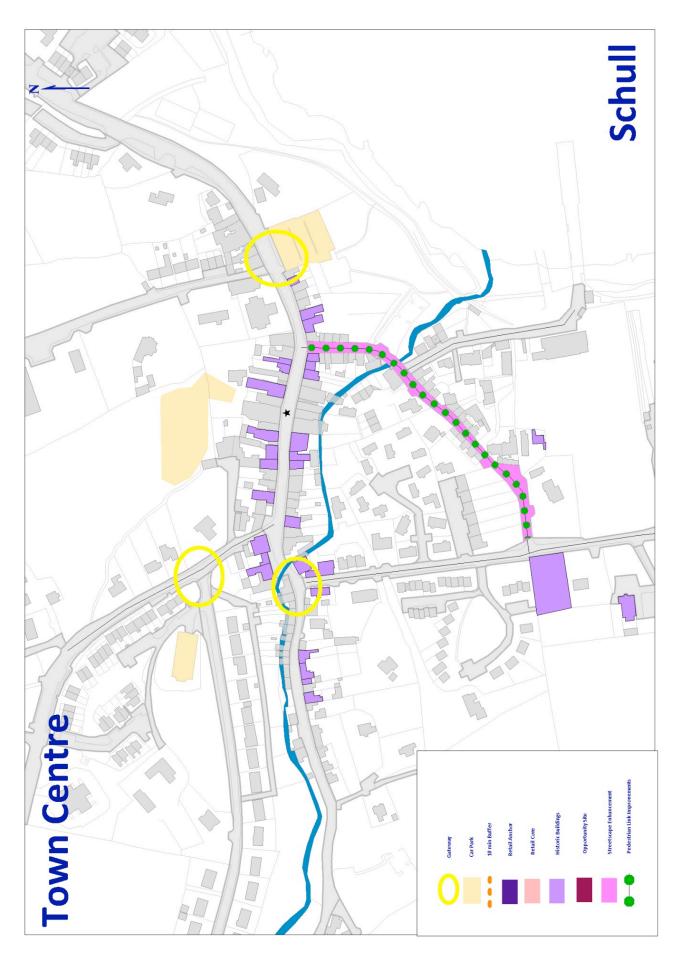


Figure 3.6.3: Town Centre

3.6.5 Community Facilities / Green Infrastructure

- 3.6.5.1 There are community facilities located throughout the town including a community hall, hospital, Garda station, fire station, library and church. Schull also has a post office, credit union and a bank serving the town. The town has a good provision of services which reflects its role as a strong tourist centre serving a wide rural hinterland. The 2011 Local Area Plan recognised opportunities to expand and develop on the range of amenity and recreational areas available within the town including linking walking routes and active and passive areas along the shoreline.
- 3.6.5.2 There is one primary school and one secondary community school in Schull. Scoil Mhuire is a coeducational Primary School with a current enrolment of 145 pupils. These pupils are drawn from a wide hinterland of Schull village ranging from Toormore in the west to Ballydehob in the east. Scoil Mhuire Primary School was granted a 600sqm extension in 2010 to replace pre fabricated units granted planning permission in 2007. Schull Planetarium is part of the local Community School and provides a unique educational resource.
- 3.6.5.3 The provision for a primary health care facility was also recognised as one of the key services required for the town and land zoned for business use to the west of the town centre was identified as a suitable location for such a facility. Permission was granted for a primary health care facility on this site in 2010 and has since been built.
- 3.6.5.4 Schull has a range of different smaller scale sporting and recreational facilities available which are related to its function as a tourist destination. The Fastnet Marine & Outdoor Education Centre is located in Schull Harbour. The centre has dedicated facilities which offer a range of comprehensive courses.
- 3.6.5.5 The 2011 Local Area Plan proposed the expansion of the provision of passive and small scale active recreational areas particularly along the coastline. These proposals included the provision of a public amenity area around Cadogan's Strand and an informal recreation area to include a playground along the coastline. The 2011 plan also encourages the re-use/re-development of the former golf course site at Coosheen with potential for a high quality tourism development strategically linked to the settlement of Schull.
- 3.6.5.6 Improvements to the public realm of the town can greatly improve the overall attractiveness of the town centre, enhancing business confidence in the town and the overall public perception of Schull as a place to visit. The plan will aim to deliver a high quality, attractive and safe pedestrian environment reflective of its status as a significant tourist destination within the region. The plan will aim to enhance walking routes and active and passive areas along the shoreline and also improve pedestrian connectivity along south terrace and pier road.

3.6.6 Transport and Mobility

- 3.6.6.1 There is only one principal regional road running east-west through the town. Key issues for the Local Area Plan to consider include:
 - Addressing persistent traffic congestion during the tourist season particularly on the main street of the town by implementing traffic management measures, revised parking and enforcement arrangements.
 - It has been an objective in previous plans to remove through traffic from the town via the provision of a future relief road to the north of the town centre. It sis suggested that the draft plan continue to pursue this.
 - There are opportunities to enhance facilities for walking and cycling within the town.

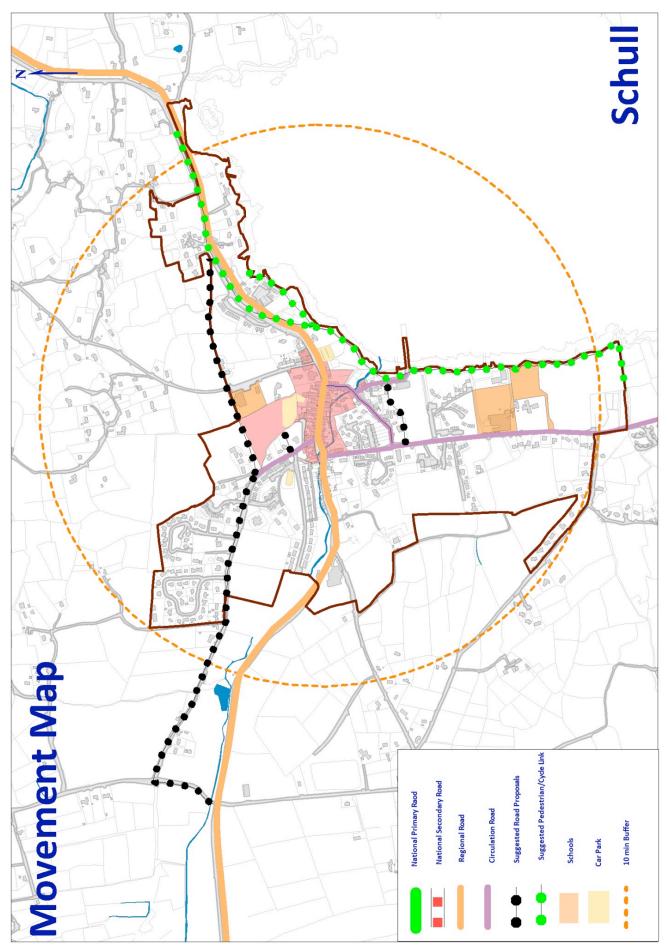


Figure 3.6.4: Transport and Mobility

3.6.7 Water Services Infrastructure

3.6.7.1 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of growth within Schull. Key issues include:

Water Supply

- 3.6.7.2 Schull receives its drinking water supply from the Lough Skeagh Water Treatment Plant. Schull WS is at limit during summer months during which time it is augmented by the Skibbereen WS. Upgrading of the water supply to Schull (source, water treatment plant, watermain network) is required in order to accommodate all of proposed development in Schull.
- 3.6.7.3 The Irish Water scheme to upgrade the water supply to Schull involves the upgrading of the Skibbereen WS (Ballyhilty Water Treatment Plant) to supply Schull including new reservoir, pumping station and upgrading of watermain network and decommissioning of Skeagh WTP. This Scheme is targeted to begin construction in 2017.

Wastewater

3.6.7.4 Wastewater from Schull is transferred to the Schull WWTP. Foul sewer capacity is available to cater for proposed development in Schull. Schull WWTP has adequate spare capacity available.

Surface Water

3.6.7.5 Some local watercourses used for the disposal of surface water pass under buildings in the town centre which has potential to lead to some localised flooding. Any new development will require provision of separate storm and foul sewers and should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Flooding

3.6.7.6 Parts of Schull have been identified as being at risk of flooding. These areas at risk follow the path of a watercourse which traverses the town west to east and is illustrated on the settlement map. In particular the 'at risk' area affects much of the established town centre of Schull

3.6.8 Suggested Changes to be considered in preparation of the Draft Local Area Plan

3.6.8.1 The following is a list of possible suggested changes to be considered in the preparation of the Schull Town Section of the Draft Local Area Plan. This is not an exhaustive list and additional items can be added as the local area plan review process progresses.

Table 3.6.3: Suggested Changes			
Topic	Suggested Approach		
Residential Land Supply	Proposed to retain existing residential zonings.		
Employment Land Supply	No changes proposed to existing employment zonings.		
Town Centre/Retail	Suggest no change to the extent of the existing Town Centre area. Identify a Core Retail Area within the existing Town Centre.		
Traffic and Mobility	Support implementation of traffic management measures and revised parking and arrangements in the short-term and by prioritising the northern relief road in order to improve the public realm to deliver a higher quality streetscape and town centre retail environment.		
Water Services Infrastructure	The upgrading of the Water Supply to Schull will be required in order for the town to meet its population targets.		
Flood Risk	Take account of the latest flood study.		



Section 4Environmental Assessment & Habitats Directive Assessment

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4.1 Strategic Environmental Assessment (SEA)

- 4.1.1 Environmental assessment is a procedure that ensures that the environmental implications of decisions are taken into account before the decisions are made. Strategic Environmental Assessment, or SEA, is the term which has been given to the environmental assessment of plans, and other strategic actions. SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, in order to insure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.
- 4.1.2 Under Article 14 B of the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, a full Strategic Environmental Assessment is mandatory for the preparation of Local Area Plans for an area with a population in excess of 5,000 persons.
- 4.1.3 In addition, as part of the review of the current Local Area Plans and in order to meet the needs of the Strategic Environmental Assessment process, and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, "The Planning System and Flood Risk Management" (2009), Cork County Council will carry out a county wide Strategic Flood Risk Assessment (SFRA) to inform the preparation of the next draft local area plans.

The SEA Process

- 4.1.4 The current Local Area Plans adopted in 2011 were subject to Strategic Environmental Assessment. This Preliminary Consultation stage of the LAP review process is concerned with identifying those areas of the existing plans where changes may need to be considered. Those changes will then be fully considered and assessed, including Strategic Environmental Assessment, as part of the next stage of the process, which relates to the preparation of the Draft Local Area Plan. The SEA process will be carried out alongside the preparation of the Local Area Plan so that the findings of the SEA will be integrated into the Plan thus minimising the potential for significant negative environmental effects arising from implementation of the plan.
- 4.1.5 As highlighted in this Preliminary Consultation Document, it is envisaged that the majority of the zonings and policies contained in the current 2011 Local Area Plans, which have already been subject to the SEA process, will continue into the new Draft Plans. It is envisaged that the scale of growth for the villages, as provided for in the current plans, and the development boundaries of the villages, will be carried forward, other than where the scale of growth needs to be adjusted to take account of the lack of water services infrastructure. It is envisaged that this approach will generally have a positive or neutral environmental impact as it will not result in an increase in zoned land or development potential.
- 4.1.6 Where the need for changes to a zoning has been identified in Section 3, it is generally related to the reduction or omission of a zoning or a rezoning to a less intensive land use category such as open space, in response to an environmental/ heritage/ flooding constraint. Such changes will have a positive environmental impact.
- 4.1.7 Within the Metropolitan Cork Strategic Planning Area the need to identify additional development land to form part of a Strategic Land Reserve has been identified. These additional lands have yet to be identified. When they are identified their suitability for development will be assessed in the normal way as part of the SEA process for the Draft Plan.

SEA Methodology

4.1.8 The methodology for the SEA is outlined in the table below.

Table 4.1: SEA Methodology			
Stage	Action		
Screening	The purpose of screening is to determine if SEA is necessary. This stage is not required as a full SEA is mandatory for the preparation of a Local Area Plan for an area with a population in excess of 5,000.		
Scoping	The purpose of scoping is to determine what environmental issues need to considered. In advance of the preparation of the Draft Plan and the SEA Environmental report, a scoping report will be prepared outlining the environmental issues that will need to be considered during the preparation of the Environmental report. The Scoping Report will form a basis for consultation with the statutory environmental authorities		
Consultation with Environmental Authorities	The scoping report will be sent to the environmental authorities for their comment.		
Prepare Environmental Report	An Environmental report will be prepared examining the effects on the environment of implementing the objectives and policies contained within the Draft Local Area Plan. The Environmental Report is submitted to the Elected Members at the same time as the Draft Plan. The preparation of the Environmental Report is a parallel but separate process to that of producing the Local Area Plan.		
SEA of Proposed Amendments	An environmental assessment will be undertaken of proposed amendments to determine their likely environmental impact		
SEA Statement	At the end of the process, a statement will be issued by the Council summarising:		
	how environmental considerations have been integrated into the plan,		
	 how the environmental report and the submissions and observations made to the planning authority on the Proposed Plan and Environmental Report have been taken into account during the preparation of the plan. 		
	 the reasons for choosing the plan, as adopted, in the light of the other reasonable alternatives dealt with, and 		
	the measures decided upon to monitor the significant environmental effects of implementation of the plan.		
Monitoring of Local Area Plan	Monitoring significant environmental effects over the lifetime of the Local Area Plan		

4.2 Habitats Directive Assessment (HDA)

- 4.2.1 Habitats Directive Assessment is an iterative process which is intended to run parallel to and inform the plan making process. It involves analysis and review of the plan as it develops during each stage of plan making, to ensure that its implementation will not impact on sites designated for nature conservation, nor on the habitats or species for which they are designated. Within this process, regard is had to the potential for the plan to contribute to impacts which on their own may be acceptable, but which could be significant when considered in combination with the impacts arising from the implementation of other plans or policies.
- 4.2.2 The process may result in the development of new policy areas and/or the modification or removal of certain elements of the plan. The results of this analysis and review are presented in reports which are produced for each stage of the plan making process.
- 4.2.3 The current Local Area Plans adopted in 2011 were subject to Habitats Directive Assessment. This Preliminary Consultation stage of the LAP review process is concerned with identifying those areas of the existing plans where changes may need to be considered. Those changes will then be fully considered and assessed, including Habitats Directive Assessment, as part of the next stage of the process, which relates to the preparation of the Draft Local Area Plan. The HDA process will be carried out alongside the preparation of the Local Area Plan and the SEA Environmental Report so that the findings of the HDA will influence the preparation of the Draft Plan, thus minimising the potential for significant adverse effects arising from implementation of the plan.
- 4.2.4 As the 2011 Local Area Plans were subjected to a detailed Habitats Directive assessment in line with the Government's guidelines to planning authorities, zonings in those plans are unlikely to be considered as posing risks to the integrity of Natura 2000 sites through their inclusion in the new Draft Local Area Plan in 2016. However, some of zonings originating in Town Council Development Plans were not subjected to Appropriate Assessment when those plans were made. Where possible, these zonings have been flagged in Section 3 of this document and will be further considered as part of the preparation of the new Draft Plan. Such changes will have a positive environmental impact as it will ensure that zonings with the potential for significant adverse impacts on designated sites are reconsidered and revised as appropriate.



