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Volume 2 contains the Policies and Objectives of the Plan along with the relevant maps. The sequence of the sections largely follows that of Volume 1. In other words to find the data and analysis underpinning the objectives in Volume II refer to the data and analysis in the corresponding section in Volume 1. Volume II also provides the background for various implicit policies and objectives.

It shall be an objective of the Plan:

1. To achieve a balance between those stakeholder interests, so as to articulate the best balance of overall quality of life for all
2. To mobilise and co-ordinate government, corporate and voluntary resources to achieve these aims
3. To the extent that this is possible to guide the mobilisation of these resources through the instruments of the Planning and Development Act 2000 and subject to available resources to achieve a fair and balanced overall quality of life for all stakeholders.

4. To achieve these objectives in the context of the opportunities and constraints of the adjacent areas and regions.
5. Starting from its current base to achieve the potential of the town as an autonomous, non-dependent, self-determining, self contained, self sufficient, self confident and self sustaining settlement.

#### STRATEGIC CONTEXT:

At a general level it shall be an objective of the Plan to support and assist the implementation as far as possible the objectives of the various plans and strategies referred to in the Strategic Context section Volume I of this Plan subject to their compatibility with the objectives, strategies, policies and objectives of Volume II of this Plan.

The following are more specific objectives relating to some of the Plans and Strategies referred to:

#### NATIONAL SPATIAL STRATEGY:

The National Spatial Strategy objective of promoting and developing Cobh as a self-sustaining town is endorsed by this Plan. The objective of building up the employment and service functions of the town is particularly approved.

Working with Cork County Council it shall be an objective of this plan to enhance the self-sustainability of the town to include the provision of adequate retail, employment and other service functions to ensure that the town was not dependent on outside settlements for the servicing of the needs of the Cobh population.

#### SWRA REGIONAL PLANNING GUIDELINES:

This Plan endorses the general thrust of the SWRA Planning Guidelines and in support of the Guidelines adopts the following objectives:

1. Working with the SWRA and Cork County Council it shall be an objective of the Plan to support the infrastructural proposals contained in the SWRA Guidelines including the prioritisation of improvements to the R.624 road and the upgrading of the Cork-Cobh Rail frequency to a regular half hour service.

2. It shall be an objective of this Plan to support the proposal contained in the SWRA Planning Guidelines to identify a location for a proposed Regional Science Park of 20-50 acres. It shall be an objective of this Plan to enter into discussions with Cork County Council with a view to promoting Cobh as a suitable location for this development.

3. Locating suitable possible sites for such a development in the Cobh area. The Plan notes the particular attractions of the Cobh neighbourhood for such a proposal. The harbour setting and attractive topography of the Cobh environs renders it a striking area in which to work and properly conserved Cobh's Heritage would prove attractive to creative, knowledge workers. Coupled with excellent rail links to Cork City and the rest of the CASP area the locale is proximate to the pharmaceutical industry in Little Island and Ringaskiddy and the Maritime College in near Haulbowline. In these regards the Cobh area is eminently suited for the proposed Regional Science Park.

#### Cork Area Strategic Plan:

It shall be an objective to generally support CASP and to work with the County Council Planning Department to develop a balanced self sustaining community with a share of employment, retail, service and leisure facilities proportionate to the scale of existing and projected population.

It shall be an objective of this plan to support "enhanced rail service, new park and ride station at Ballynoe... a possible bus/ferry link to Ringaskiddy...(and)...a local transport plan for town and hinterland." This Plan also supports indicative rail frequencies of train services every 30 minutes and then every 15 minutes in the longer term. (p.45 of CASP)

It shall be an objective of this Plan to support the population projections of the CASP and to endeavour to ensure that associated facilities such as employment, retail, service and service facilities proportionate to its population are provided for the population of Cobh in the immediate vicinity of the town.

Working with Cork County Council it shall be an objective of the Plan to support the following aims of the CASP (p.56) :

"visitor access to Cork Harbour should be improved, and Cobh, Crosshaven be promoted as premium leisure sailing destinations. Specific developments in Cobh should include the creation of a

distinctive ambience through enhancement and restoration of Victorian streetscapes and features, including interpretation of the Cathedral and other landmarks. In the longer term consideration should be given to the development of tourist and leisure facilities of Spike Island if it is compatible with the development of a new container berth at Curlane Bank, and vintage steam train operation between Cork and Cobh. Greater emphasis should be given to promoting and developing the harbour as a facility for water-based sport and leisure activity.....Modern mid-range hotels with leisure facilities would also be required, for example in Cobh.....This would require an increase in the stock of visitor accommodation of the order of 60-70%, including improved utilisation of existing accommodation and an improved seasonal spread of demand.”

“All place marketing programmes are based on the fundamental assumption that a location enjoys some form of competitive advantage over its competition..... an annual benchmarking programme should be introduced which measures Cork’s performance against Europe’s leading sub-regions with a similar or comparable profile to Cork.....where appropriate Cork should seek to establish practical partnership programmes with outstanding European sub-regions along the lines of the Four Motors Initiative which involves four of Europe’s most successful regions Baden Wurttemberg, Catalonia, Rhone Alpes and Lombardy.”

In the event that the present industry installations at Haulbowline Island, Rushbrooke and Marino Point were to close ..... Then major medium to high density mixed use redevelopment (perhaps including high quality workplaces, apartments and cultural projects) could be pursued.

## CDB STRATEGY

It is an objective of this Plan to support the Cork County Development Board (2002) Integrated Strategy for the Economic, Social and Cultural Development of County Cork, 2002-2011.

The Cobh Town Council will work towards the goals stated in the Strategy including:

1. Provide an effective infrastructure that supports Sustainable Development.
2. To achieve a wide spread distribution of employment opportunities and economic growth with adherence to sustainable development principles

3. To improve the quality of life for all
4. To provide equal access and opportunity to education and training
5. To raise education attainment levels.

Working with the County Council and the CDB it shall be a specific objective to work towards the upgrading of the R.624 and a more frequent rail service, to enable and ensure sufficient employment opportunities and economic growth proportionate to the population in the immediate environs, to encourage the location of sunrise industries through the encouragement of educational facilities at all levels in the immediate environs, to enhance the quality of life as stated in other sections of this Plan and to ensure equality of access for all.

#### COUNTY DEVELOPMENT PLAN:

It shall be an objective of the Plan to support the County Development Plan's stated objectives to promote Cobh's important opportunities based on accessibility by rail and promotion of its distinctive character and green belt/harbour setting.

Working with the County Council it shall be an objective of this Plan to work towards the preservation of the natural and manmade environment, the conservation and development of natural amenities and the provision of recreational and community facilities.

In regard to recreation this Plan also endorses the following objective of the County Development Plan:

With the harbour constraining the southern and western edges of the town it is essential to maintain and expand on the provision of open space for additional sporting recreational uses close to the main residential areas."

#### HOUSING STRATEGY:

It shall be an objective of the Plan that the Town Council supports Cork County Council in its implementation of the Cork Local Authorities Joint Housing Strategy.

#### WASTE MANAGEMENT PLAN FOR CORK COUNTY 2004.

It is an objective of this Plan to generally support the Cork County Council Waste Management Plan for Cork County 2004.

It is an objective of this Plan that Cobh Town Council work with the County Council in zoning and regulating land uses for the collection, sorting and transshipment of waste as an element in the towns portfolio of employment opportunities.

It shall be an objective of the Plan to integrate the provision of space for the recycling process in the development Plan making process. (eg bottle banks, civic amenity sites, private waste transit sites, etc.).

In particular it shall be an objective of the Plan that civic amenity sites, bring sites and commercial collection, sorting, transportation and reprocessing sites be included in the plan making process like every other infrastructure and enterprise landuse.

#### CORK PORT STRATEGY,

It shall be an objective of the Plan to incorporate the Cork Port Strategy within any overall strategy of the development of Cobh and its environment.

#### REGIONAL ROLE AND TOWN FUNCTIONS:

It shall be an objective of the Plan that the Town Council work with the Development agencies and Cork County Council with a view to igniting an enterprise renaissance in the Great Island Innovation Area.

#### SOCIAL AND ECONOMIC OBJECTIVES – GENERAL

##### Strategic Objectives:

It shall be an objective of the Plan to enable Cobh to compete on an equal footing with other towns of its size on the basis of its comparative quality of life. In particular it shall be an objective to showcase the towns enviable quality of life, healthy local institutions, attractive physical layout and efficient operation. It

shall be an objective to use these qualities to attract investors, entrepreneurs, high quality employment generators through perpetuating an upward spiral of success.

## TOWN CENTRE DEVELOPMENT:

### Strategic Objectives:

It shall be an objective, subject to the availability of resources, to prepare and inhouse Scoping Study to enable the old town centre to reassess its role and function in the modern world and re-position itself so as to cater for a balance of its strategic functions – c/f Town Centre Development Scoping Study.

It shall be a specific objective, subject to the availability of resources, to encourage the entrepreneurial spirit in the town centre.

It shall be an objective of this Plan to prepare a detailed retail strategy for the town acknowledging the limitations of the old town centres ability to provide sufficient floorspace for a population of up to 20,000 while at the same time acknowledging the need to maintain the economic vibrancy of the old town centre. This scoping study will be carried out in conjunction with the town centre development scoping study. This may not fully harmonise with the current version of the Cork County Retail Strategy.

It shall be an objective of the Plan to seek out a suitable location for a helicopter pad in the vicinity of the town centre.

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house scoping study for congestion control and access management of the Main Street area with the objective of enhancing the amenities and tourist potential of the area. This will include a desktop study of towns of similar character that have introduced measures in this regard and of the benefits for the commercial, social and cultural life of the town core.

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house scoping study for the enhancement of facilities for pedestrians and cyclists in the town centre.

#### Development Control Objectives:

It shall be a specific objective to retain the entirety of the existing "Supervalu" premises for food retailing purposes.

It shall be an objective of the Plan

- . to prevent over intensification of Fast Food Outlets, betting shops and amusement arcades.
- . The development of such units in locations that would distract from visual, residential or other amenities of the area will be restricted.

The 1998 Development Plan identified that the town itself has the potential to become a tourist attraction in its own right, because of its unique character, good environment and the quality of preservation of its heritage structures. To further this, the town centre is to be considered a conservation area.

Applications for development in this area (zoned "Town Centre" in Map 3) will be assessed by the Planning Authority, taking into account this overall objective and the following considerations.

All developments must be designed to complement the existing architecture, townscape and character. Where a new building is to be inserted into a street or an existing building is to be altered, the character and integrity of the street facade is to be maintained. Development must respect the proportion and character of the existing streetscape including architectural features such as plaster surrounds to windows, quoins, etc. In general large sheets of plate glass should be avoided.

As a general rule, flat roofed buildings, single storey development or bland facades, will not be permitted on the street frontages in this area.

Backland development will be encouraged where it is seen by the Council that such development contributes to an enhancement of the character of the area and townscape. Particular care should be taken regarding the scale and massing of the proposals.

New buildings in existing streets must not be set back from existing building lines except in exceptional circumstances.

The type and colour of materials, signs and shopfronts to be used in development work will be controlled to ensure a harmonious relationship of new to old.

Plastic canopies and blinds in strong primary colours (often with lettering attached), and with semi rigid frameworks to give domed and curved shapes, are a recent phenomena. These have a very strong appearance and change the architectural character of the building and street. It is the Council's policy that this type of blind is not in character with Cobh's architecture and streetscape. Except in exceptional circumstances, only the traditional type blinds will be permitted.

The Council will discourage the use of roller shutters on shop fronts. These will be permitted only in exceptional circumstances, where see-through open blind types are proposed and the shutter is situated internally and is incorporated in the overall design.

It is an objective to preserve the integrity of individual premises to prevent subdivision of shops and commercial property within the town generally.

The development of nightclubs and discos will be discouraged in and around the pockets of primarily residential areas of the town core in the interests of maintaining the residential amenities and family friendly nature of the town centre.

All developments shall conform to the scale, massing, layout, height and urban grain of the streetscape as far as possible to ensure continuity of street frontage and definition of public and private space. Developments should respect and not restrict important views/vistas or landmarks within the townscape and should be designed by a suitably qualified professional with relevant experience in streetscape and shop front design.

Shop fronts shall only be permitted if they enhance the character of a building and its setting by:

- Repairing and retaining an historic shop front or historic features in a shop front.
- Treating the shop front as part of the design of the whole building and its setting, ensuring that the shop front is in proportion.

Proposals for retail development within Cobh town centre will normally be permitted subject to:

- Provision of pedestrian links and circulation around the site and access for people with disabilities; and
- Infrastructure and access provision; and parking provision or the contribution of a financial levy towards the provision of town centre parking; and
- Sensitive and good standards particularly in areas designated as Architectural Conservation Areas (ACA`s).

The development of commercial areas will be promoted as primary locations for uses including wholesale, business service uses, the sale of motor vehicles and other non-retail uses for which there is a specific requirement in the locality, such as petrol filling stations, hotels or public houses.

In order to prohibit the over development of rear yards and gardens to properties generally, commercial properties must have adequate service yard space available at the rear of the property.

It will be a specific aspiration of the Council to retain existing townhouses as family residencies.

The subdivision or consolidation of shops in the Architectural Conservation Area will be resisted in order to maintain the character of the town centre.

It is an objective of the Council to protect high quality heritage details such as shop fronts, windows, doors and signs in the town. It is an objective to treat the rear of the property façade equally to the front façade. This is particularly important where there is a development of back lands.

In order to maintain the visual amenities and ambience of the town core and to maintain the quality of life of all stakeholders and users of the town core only fast food restaurants that provide sufficient seating accommodation for customers will be permitted. This is to discourage the eating of fast food on the streets of the town, with its associated problems. Further, the location, size, concentration, contiguity and external facades of fast food outlets will be strictly controlled in the interests of maintaining the quality of life of all stakeholders, the visual amenities and character of the area and the family friendly nature of the town core.

The location, size, concentration and external facades of pubs generally and “super pubs” in particular will be strictly controlled in the interests of maintaining the current diversity of family owned pubs and of maintaining the ambience, character and visual amenities of the area and the family friendly nature of the town core.

External drainpipes and other service conduits shall not be permitted particularly where they are publicly visible or visible from neighbouring properties.

It is an objective of the Plan:

- to promote the development of the town centre as a primary location for retail and other uses that provide goods or services to members of the public.
- To maintain and enhance the mixed use character of the town centre by encouraging the retention and development of general office, retail, housing, office accommodation, community, child care, civic and entertainment uses.
- To improve the quality of civic design and of hard and soft landscaping.
- To promote improved pedestrian access, movement and safety throughout the town.

The development of uses that are considered particularly important to the vitality of town centres such as retailing and general offices will be discouraged in other less appropriate locations.

The Town Council will encourage areas of pedestrianisation in streets which have a high proportion of apartment development and 'living over the shop' housing. In addition the development of open space amenity areas and urban landscape will be a leading factor of new developments within the central zone of the town, with a view to improve public open space

As a general rule, outdoor advertising will not be permitted except on the business to which it relates. An exception will be fingerpost directional signs for tourism related business (subject to issue of a licence from the relevant Planning Authority).

Plastic, neon and internally illuminated box signs will be resisted save in very exceptional circumstances, where a particularly high

quality visual effect can be created. Signs of traditional hand painted or other type will be favoured. The artwork displayed on existing hand painted signs has been of the highest standard and it will be an objective to preserve and enhance this standard on all future developments.

As a general rule, advertisements will not be permitted save where the Council is satisfied that the proposed sign will improve the appearance of the building.

Projecting or hanging signs will be strictly controlled. As a general rule, only one will be allowed per building. The sign will advertise the name and business of the premises and will be fixed no higher than the bottom of the first storey.

The placing of advertising matter or stock on the footpaths or roads will not be permitted. Out of scale slab/freestanding advertising signage will require a Licence. (Licence under section 254 of the Planning and Development Act 2000)

## POPULATION OBJECTIVES.

Strategic Objectives:

It shall be an objective of the Plan to work with Cork County Council

1. In meeting the CASP designated objectives for Cobh.
2. In ensuring adequate infrastructural provision.
3. To ensure the provision of adequate employment, retail, leisure, educational and other community facilities within the immediate Cobh area commensurate with its rapidly growing population.
4. To enable the people of Cobh to inhabit the town as a vibrant, sustainable community.
5. To settle the pattern of future growth through the designation of the use of particular areas for particular purposes and the appropriate servicing of selected areas.

## EMPLOYMENT AND ENTERPRISE OBJECTIVES

Strategic Objectives:

It shall be an objective of the Plan, subject to the availability of resources, to take account of the local geographic and strategic

context of Cobh and to prepare a scoping study exploring the possibility that the town may be able to develop synergies between it and surrounding developments and settlements including:

- a. Little Island
- b. Marino Point
- c. Passage
- d. Glenbrook
- e. Monkstown
- f. Haulbowline
- g. Ringaskiddy

It shall be an objective of the Plan to designate this study and the development of its employment potential as the Great Island Innovation Area Scoping Study.

Great Island Innovation Area: it will be an objective of the Plan, subject to the availability of resources, to prepare a scoping study to promote the revitalisation of the economy of the town and its adjacent settlements by moving towards sunrise/knowledge intensive industries while at the same taking account of the existing economic strengths of the town.

It shall be an objective of the Plan to work with Cork County Council to encourage Cobh to have a satisfactory range of enterprises in its immediate vicinity in the interests of sustainability, to reduce commute times, to encourage the generation of a cohesive community, to reduce the existing dormitory character of new residential developments to enable the townspeople of Cobh to live and work within the Cobh environs. To this end it shall be an objective of the Plan to work with Cork County Council and the various development agencies to explore the possibility of encouraging sunrise enterprises such as internationally traded services, tourism, knowledge based industries and other enterprises to be located in the area.

It shall be an objective of the Plan to work with Cork County Council to examine the possibility the zoning up to 40 HA of additional land for enterprise purposes in the immediate Cobh area with the intention of enabling Cobh's projected population of 17,000 to attain the national labour participation rate of 46% and of enabling the town to be self sufficient in employment and self sustaining in the long term. This may not entirely harmonise with current versions of the County Development Plan.

It shall be an objective of the Plan to work with Cork County Council to explore the appropriateness, within those zoned areas, of allocating not less than 15% of the total area for each of the following categories of enterprise:

1. Sunrise industries,
2. Foreign Direct Investment type industries,
3. Enterprises expanding from early stage status
4. Enterprises concerned with waste collection, sorting and recycling and other enterprises perceived as poor neighbours.
5. General industry,

It shall be an objective of the Plan, subject to the availability of resources, to develop the towns tourism and leisure employment potential and to complete a scoping study addressing this objective.

It shall be an objective of the Plan to develop the towns true potential for consumer retail and commercial services employment and to complete a scoping study addressing this objective.

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house Place Marketing Scoping Study. This study will address the Place Marketing aspects of the town for all manner of investors and entrepreneurs along with tourist related spatial issues such as accommodation, transport, tourist attractions, entertainment, shopping and food/hospitality. The study will also address potential external and internal investors in the town

It shall be an objective of the Plan to encourage decentralisation of government departments to the town.

## TOURISM AND LEISURE

### Strategic Objectives:

It shall be an objective of the Plan, subject to the availability of resources, to prepare a Town Centre Scoping Study that takes adequate account of the Towns growing tourism industry.

It shall be an objective of the Plan, subject to the availability of resources, to prepare a Tourism Scoping Study to develop the towns

1. Attractions
2. Tourist retail facilities
3. Entertainment facilities
4. Eating and drinking facilities
5. Transport facilities
6. Accommodation facilities

It shall be an objective of the Plan to develop the Towns pipeline of new product development and improved promotion, signage and interpretation facilities.

It shall be an objective of the Plan, subject to the availability of resources, to enhance the towns Place marketing efforts by means of an inhouse scoping study to achieve this objective.

## CONSUMER RETAIL AND COMMERCIAL SERVICES OBJECTIVES

### Strategic Objectives:

It shall be an objective of this Plan, subject to the availability of resources, to prepare a detailed retail strategy for the town acknowledging the limitations of the old town centres ability to provide sufficient floorspace for a population of up to 20,000 while at the same time acknowledging the need to maintain the economic vibrancy of the old town centre. This scoping study will be carried out in conjunction with the town centre development scoping study. This may not entirely harmonise with current versions of the Cork County Retail Strategy.

It shall be an objective of the Plan that the Town Council works with the County Council in ensuring that Cobh has an adequate retailing infrastructure commensurate with its population and aspirations, and adequate to serve its own needs and those of its neighbouring settlements of Passage, Glenbrook and Monkstown.

It shall be an objective of the Plan, subject to the availability of resources, that a Scoping Study outlining a detailed Town Centre Development Strategy be initiated.

C/f also Town Centre Congestion Control and Access  
Management Scoping Study

Retail Planning Guidelines 2000.

It shall be an objective of the Plan to take cognisance of the Retail Planning Guidelines 2000 and any other directive or guidelines issued by the Minister in deciding applications affecting the retail function of the town.

#### Development Control Objectives:

It shall be an objective of the Plan to retain the entirety of the existing "Supervalu" premises be retained in use for the purposes of food retailing only.

A strong ethos of preserving the traditional architectural character of the town centre pervades the majority of buildings therein. It shall be an objective of the Plan to ensure that all retail functions in the old town centre maintain and enhance the existing traditional architecture of the town centre.

Car Showrooms and Petrol Filling Stations/ Convenience Shops. Because of their particular spatial requirements and because of their unsuitability for location in the town centre, applications for extensions to existing facilities or for the provision of new facilities will be considered on a case-by-case basis. A key consideration will be the effect of such developments on the long-term viability of the retail function of the town.

#### Entertainment, Hospitality and Tourism.

The Council recognises the crucial role that entertainment, hospitality and tourism plays in town centre land use and of its effect on Town Centre functions. It shall be an objective of the Plan to maintain a proper balance of retail functions and to moderate the effects of commercial competition so as to ensure that the needs and interests of all stakeholders in the town centre receive the attention and weight that they deserve.

Subject to the provision of residential accommodation above retail premises for the family of the proprietor, the Council, may at its absolute discretion, assist the development

#### HOUSING:

##### Strategic Objectives:

It shall be an objective of the Plan to work with Cork County Council in providing an overall drainage strategy to guide private

developers in the provision of drainage facilities serving residential development in the Cobh environs.

Development control Objectives:

It shall be an objective to apply the following housing densities to the various density zonings contained in the Town Development Plan:

Low density: less than 10 dwellings per HA

Medium density: 20-50 dwellings per HA

High density: in excess of 50 dwelling per HA

It shall be an objective:

- To continue to improve residential amenities.
- To revitalise the residential potential of the town through infill housing and the re-use of upper floors of commercial properties.
- To continue to improve educational and civic amenities including open space.
- To preserve and improve the towns social facilities and amenities, with particular emphasis on the improvement of the water front.

It is an objective of the Plan:

To proceed with present policy of providing suitable areas for housing. Housing areas form part of the regeneration of the town, and will be subject to modern requirements such as access, privacy and open space.

To pursue a policy of urban development in the private sector and to ensure compliance with the Planning and Development Regulations 2001 which refers to the curtilage of dwelling houses and states: 'The construction or erection of an extension to the rear of a house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of a house to less than 25 square metres.'

The Council will actively encourage residential/family development (Residential/Commercial "Living over the shop") within the town core and may offer selected forms of assistance.

Developers will be required to provide security for the satisfactory completion of housing developments in accordance with the Planning Acts.

All residential developments will be subject to the requirements of the Cork Joint Local Authorities Housing Strategy or its successor. In the naming of new developments, the developer should liaise with the Planning Authority before naming the development (e.g.

housing estates). It is intended to include the naming of new estates as a planning condition.

It shall be an objective of the Plan to ensure that not less than one tree per house shall be planted in all new residential developments.

To promote energy efficient housing

It will be an objective of the Council to discourage open plan developments

The toilets of all new developments shall be required to incorporate dual flushing mechanisms.

Large scale developments & community facilities:

Large scale residential developments shall provide benefits to the community commensurate with the scale of the development, including sporting, recreational, social or community facilities. In particular the provision of appropriate purpose built childcare facilities will be required as an integral part of the proposals for new residential development. All schemes will be subject to negotiation, but direct provision on site will normally be required where proposals involve the provision of 75 or more dwellings. Smaller developments may be required to pay a development levy to enable appropriate provision to be made elsewhere.

Special needs.

Provision of housing for those with special needs, such as elderly people and those with disabilities, including sheltered housing, will be encouraged. The integration of such housing into proposed new housing estates is encouraged. In any case, housing should be located near shops and have appropriately designed entrances, staircases and lifts and should have adequate access for service vehicles and ambulances.

Layouts.

New residential developments shall be laid out and orientated so as to:

- a) Make use of the landscape characteristics including local features and vistas; and;
- b) Maximise from solar gain; and
- c) Face on to amenity areas to provide maximum informal surveillance; and;

- d) Present an attractive outlook on to existing and proposed roads; and
- e) Prevent the front elevation from facing on to the rear private spaces of other dwellings; and
- f) Have a varied building line; and
- g) Provide a suitably screened location for a bring bank centre.

Each dwelling shall generally;

- a) Have a minimum space of 3 metres or the full length of dwelling equally divided between the two; and
- b) Have a minimum front garden length of 6 metres; and
- c) Have a minimum rear garden length of 11 metres except at corner sites where rear gardens should be at least 120 square metres and
- d) Be designed so that there is overall coherence to the scheme.

New apartment developments shall include;

- a) Communal refuse storage spaces; and
- b) Safe and secure internal/external drying areas that are conveniently integrated and accessible and are inconspicuous from adjoining public roads; and
- c) A suitably screened location for a bring bank centre, if appropriate.

Estate Names.

All residential developments shall reflect local townlands, place names or features and shall be in Irish or bilingual. Estate names/signs shall be maintenance free, located in suitable places and shall be provided in line with house completions.

Landscaping.

New residential developments shall provide adequate landscaping to provide for screening, enclosure, shelter and acoustic barriers and a detailed landscaping scheme shall include;

- a) Species, variety, number and location of trees, shrubs and other features to be provided; and
  - b) Proposals to retain and incorporate existing trees and hedgerows within the development; and
  - c) A programme for implementation of the landscaping scheme.
- It will be a condition of planning that the Council will issue and enforce standards on developers relating to tree planting and tree

quality in private estates. In general a minimum of one tree per house will be required.

It shall be an objective of the Plan to ensure that not less than one tree per house shall be planted in the front garden of each house in all new residential developments.

#### Open Space.

The provision of 10% public amenity open space is required within new residential developments and this open space shall;

a) Be conveniently located within the development and designed as an integral part of the overall layout acting as a natural focal point that contributes to the visual enhancement of the development; and

b) Be a minimum unit of 200sqm with any one side greater than 10m; and

c) Have a boundary wall/ fence where the open space is adjacent to a main access road.

No account will be taken of incidental open space such as grass margins, left over areas, nor any area due to its nature (marshy) or topography (slope) that is deemed unsuitable.

It is an objective of the Council to:

Prioritise issues of design and sustainable development in determining the most appropriate density standards for individual sites. This will ensure that in promoting higher residential densities, design and quality of life is not compromised.

#### New residential Developments:

All new residential developments will be considered in the context of the existing pattern of development. A higher density approach will be adopted on town centre and brown field sites, and inner suburban infill and residential sites. A medium density approach will be adopted on designated sites for residential development and serviced lands. A low-density approach will be adopted for significant sized plots of land located within established low-density residential areas and where the existing infrastructure could not accommodate higher residential densities. Densities for residential developments are defined in the County Development

Plan (2003). Within the town, consideration of the overall character of the specific residential area will be a prime factor in assessing any proposed development.

Change of use.

Conversions of houses for uses, which would impact on the residential amenities of an area, by reason of noise or traffic or other reason and would result in the loss of units for family accommodation, will be restricted.

External drainpipes

External drainpipes and other service conduits shall not be permitted particularly where they are publicly visible or visible from neighbouring properties.

Travellers:

It is an objective to encourage the provision of permanent accommodation for travellers subject to proper planning considerations and the principles of sustainable development having regard to the provisions of Traveller Accommodation Programme for County Cork 2000-2004 and any subsequent program.

## COMMUNITY FACILITIES

Strategic Objectives:

It shall be an objective of the Plan to proceed with the provision of a community centre and swimming pool in the town.

It will be an objective that the Town Council will encourage the promotion of Irish Cultural events and festivals and support the cultural centres in the town.

It shall be an objective of the Plan, subject to the availability of resources, to complete an inhouse scoping study to explore the possibility of a neighbourhood centre in the Ballynoe area incorporating some or all of the following:

Neighbourhood Centre Suggested Area (Acres)

Creche      0.5

|                                       |     |     |
|---------------------------------------|-----|-----|
| Primary School                        | 4   |     |
| Church + Pastoral Residence           |     | 1   |
| Community Centre                      | 1   |     |
| Sports Fields                         | 5   |     |
| Medical Centre                        | 0.5 |     |
| Filling Station, shop and Post office |     | 0.5 |
| Pub and restaurant                    | 0.5 |     |
| Total c.13 Acres                      |     |     |

C/f also Sport, Recreation and Leisure Scoping Study,

## CIVIC FACILITIES

### Strategic Objectives:

It shall be an objective of the Plan to promote the old town centre as the preferred location for all developments that provide civic services and to reserve sufficient land area for such uses.

It shall be an objective, subject to the availability of resources, to explore the possibility of providing a new arts/multimedia workshop/accommodation in the town centre similar to for example the Poets House/Teach Fili in Cork. The objective being to add cosmopolitan sense to and enhance the local colour of the town.

It shall be an objective to proceed with the provision and completion of the Swimming Pool and Community Centre in the town.

## EDUCATION.

### Strategic Objectives:

It shall be an objective of the Plan, subject to the availability of resources, to produce an inhouse scoping study for a neighbourhood centre in the Ballynoe area and to explore the possibility of locating a new crèche/preschool facility in the area.

The role of the existing primary schools in the town, and any proposed extensions to same, is acknowledged and endorsed. At the same cognisance is taken of the projected population growth in the Ballynoe area and of the desirability of reducing school commute distances and of enabling pupils to walk rather than be

driven to school. It shall be an objective of the Plan to produce an inhouse scoping study for a neighbourhood centre in the Ballynoe area and to include an exploration of the desirability of locating a new primary school and playing fields in the area.

It shall be an objective of the Plan to review the adequacy of second level education facilities in the light of the towns growing population and if additional facilities are necessary to explore their satisfactory location with the County Council.

Given that it is a key aim of the Plan to transform the town from a declining industrial town to a post-industrial information age economy it will be an objective of the Plan to explore the siting of a third and fourth level educational element in the vicinity of the town and to allocate sufficient land for this purpose.

## CHILDCARE:

### Strategic Objectives

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house scoping study for the improvement of the public domain to facilitate the various categories of people with disabilities. It shall be an objective to include the child perspective and those of other stakeholders with accessibility challenges in the accessibility scoping study for people with disabilities.

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house scoping study to explore the possibility of neighbourhood centre on Ballynoe area incorporating a crèche.

### Development Control Objectives:

It shall be an objective of the Plan to require the provision of appropriate purpose built childcare facilities as an integral part of proposals for new residential development. Direct provision on site will, normally, be required where proposals involve the provision of 75 or more dwellings. Smaller developments may be required to pay a development levy to enable provision to be made elsewhere.

It is an objective to encourage the provision of childcare facilities in appropriate locations in town and neighbourhood centres and in industrial and enterprise areas. Such facilities will, normally, provide open space, good access to public transport and cycle routes, off street parking and drop and collection points.

## HEALTH,

### Strategic Objectives

It shall be an objective to work with the County Council in ensuring a satisfactory spatial distribution of remedial and support health facilities and to work with the County Council to allocate and zone sufficient land for these purposes.

The County Development Board has drafted a countywide strategy to address these considerations. It shall be an objective that the Economic, Social and cultural elements of the CDB Strategy be translated into the Objectives, Zonings, Policies and Standards of the Town Development Plan.

It shall be an objective of the Town Plan to 'Health Proof' the Objectives, Zonings, Policies and Standards of the Plan. In accordance with Department of Health guidelines it will engage in a health impact assessment of its various strategies and plans.

it shall be an objective to 'Health Proof' the Plans Objectives, Policies, Zonings and Standards and to enable Lifestyle factors that facilitate and encourage exercise and other healthy lifestyle activities and attitudes to be enhanced.

The planning authority will attempt to identify and articulate the effects of Age, Gender and Genetic factors on Health and Well Being it will attempt to ameliorate these effects in devising its objectives, policies, zonings and standards.

It will be an objective of the Plan to estimate the long-term land use requirements of the H+WB industry, to consider their pivotal role in the community and their particular locational requirements. It shall be an objective to reserve suitable locations for such uses and to incorporate such land use requirements into the Objectives, Zonings, Policies and Standards of the Plan.

It shall be an objective of the Plan to initiate a scoping study to explore the possibility of neighbourhood centre on Ballynoe area incorporating a medical centre.

## PEOPLE WITH DISABILITIES

### Strategic Objectives:

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house scoping study for the improvement of the public domain to facilitate the various categories of people with disabilities. It shall be an objective to include the child perspective and those of other stakeholders with accessibility challenges in the accessibility scoping study for people with disabilities.

## VOLUNTARY SECTOR

### Strategic Objectives:

It shall be an objective of the Plan to encourage and work with the voluntary groups in the town to achieve the objectives of the Plan, particularly in the Scoping Studies.

It is an objective to produce a Sports, Recreation, Leisure and Open Space Scoping Study for the town.

## SPORT, RECREATION AND AMENITY.

### Strategic Objectives:

The County Council commissioned the Cunnane Stratton Reynolds (1998) Cork Recreation Needs Report in 1998. This contains some useful standards on provision of sports facilities and leisure facilities. It will be an objective, subject to the availability of resources, to carry out a scoping study of the sporting facilities in Cobh, establish a projected target for all manner of sport, open space and amenity provision and ascertain means for ensuring that the existing and projected populations of Cobh enjoy a recreation environment appropriate to their needs and requirements.

It shall be an objective of the Plan, subject to the availability of resources, to develop a program, including a funding program, to

enable their timely provision. It shall be an objective of the town Council to liaise with the County Council with a view to achieving and implementing the above integrated Sports Recreation and Leisure Scoping Study.

**Development Control Objectives:**

It shall be an objective to prevent the loss of existing leisure facilities, including sports clubs, grounds, built leisure facilities and areas of public and private open space through redevelopment or other uses.

It shall be an objective to retain the Mount Crozier Tennis Club/Sports facility in use as a sporting facility and to seek its improvement from its current dilapidated condition for the benefit of the local community.

It is an objective to ensure that all new leisure facilities are located where they can best meet the needs of the community that the facility is intended to serve.

Where appropriate, proposals for new development will be required to make provision for managed public open space, play space or other informal recreational facilities in accordance with the standards set out in "open space" above.

Where appropriate the Council will seek opportunities to improve the quality and capacity of existing leisure facilities and to provide new facilities. The Council will apply, where appropriate, development levies as set out in the Development Contributions Scheme, made under Section 48 of the Planning and Development Act, 2000. In the case of large residential developments, it is an objective to require developers to make appropriate provision for sports and recreation infrastructure commensurate with the needs of the development as an integral element of their proposals. Such provision should include direct provision on or off site or the payment of a development levy to enable appropriate alternative provision to be made.

**RECREATION OBJECTIVES:**

**Strategic Objectives:**

It shall be an objective to enhance the provision of land area and floor space for appropriate and leisure facilities for a growing population.

It shall be an objective of the Plan, subject to the availability of resources, to produce an inhouse Sport, Recreation and Leisure Scoping Study, including issues of funding, and a Landscape and Open Space Scoping Study.

## AMENITY

### Strategic Objectives:

It shall be an objective to designate a Landscape Conservation Area in the Midleton Park area and Bishop Roche Park area to explore the hard and soft landscaping of the public areas of the town particularly those in the suburbs.

In addition to the views available from the roadways there are a number of attractive viewing points, some of which are included in the "Titanic Trail". There are a number of other areas, which due to their steepness are unsuitable for residential or other development but which naturally lend themselves to use as public viewing points. It shall be an objective, subject to the availability of resources, to prepare a Landscaping and Open Space Scoping Study to examine the feasibility of developing these and other spaces for the benefit of residents and tourists.

### Development Control Objectives:

It shall be an objective of the Plan to designate the areas indicated on Maps 5 as a Landscape Conservation Area.

It shall be an objective of the Plan to restrict development that would impair views of the harbour from the towns public roads and a specific objective restricting any development that would impair views of the harbour from the lower waterside roads.

It shall be an objective to encourage optimal siting and design of new developments so as to ensure that permitted development contributes to the visual amenities of the area.

It shall be an objective of the plan to vigorously pursue sites and buildings that are allowed to fall into a derelict and neglected

condition with a view to enhancing the visual amenities of the town.

## CULTURE

### Strategic Objectives:

It shall be an objective to support existing cultural activities and resources and to include provision for the location of such expanded cultural floor space in the town centre in a Town Centre Scoping Study. (q.v.)

An artistic community requires an audience, a means of support, a place to live, a place to work and a community of peers. It shall be an objective, subject to the availability of resources, to substantially increase the size of the artistic community during the course of the plan and to prepare an in house scoping study devoted to exploring means to achieve the conditions to support such a community. Such scoping study would also address efforts to promote artistic, cultural and entertainment activities in the town.

## IRISH LANGUAGE OBJECTIVES

### Strategic Objectives:

It shall be an objective of this Plan to foster the use of the Irish language while acknowledging the needs of those without a facility in the tongue.

It shall be an objective to comply with the spirit and letter of this relevant Irish language legislation in the implementation of this Plan and in the implementation of the Planning and Development Act 2000.

## FUNDING OBJECTIVES

### Strategic Objectives:

It shall be an objective of the Plan, subject to the availability of resources, to ensure that public money is judiciously used to prime and leverage private and voluntary effort, energies and resources for the benefit of the towns population

It shall be an objective of the plan to produce a Scoping Study researching the various funding opportunities available to further the objectives and aspirations of the Plan.

## HISTORY AND URBAN MORPHOLOGY OBJECTIVES

### Strategic Objectives:

It shall be an objective to ensure a re balancing in the provision of services to provide for the recent extensive residential developments a sufficiency of employment, retail, leisure, education landuses and other amenities commensurate with Cobh's rapidly growing population.

It shall be an objective of the Plan to preserve the old town centre as an important retail centre and as the civic, symbolic and leisure centre of the town and to ensure its transformation into a growing economic, employment, tourist, civic and leisure area.

While acknowledging the constraints which prevent the old town centre from providing the full range of retail and other services to satisfy the needs of the rapidly growing town. It shall be an objective to work with Cork County Council on the provision of such services in a suitable location to satisfy such needs.

## GEOLOGY, TOPOGRAPHY AND LANDSCAPE OBJECTIVES:

### Development Control Objectives:

It shall be an objective of the Plan to enhance the natural amenities lent to the town by the unique topography of the area. It shall be a particular objective to preserve existing and create new publicly available views of the harbour.

## HERITAGE AND CONSERVATION OBJECTIVES

### Strategic Objectives:

It shall be an objective of the Plan:

- To develop the waterfront environs of the town by provision inter alia of carparking and amenity areas.

- To encourage the renewal of derelict sites, backland areas and street infill.
- To utilise the available legislation under the Derelict Sites Act 1990, where appropriate.
- To exercise the legal process of compulsory acquisition to secure the development of obsolete areas.
- To encourage private enterprise to engage in the rehabilitation of property.
- To encourage the relocation of activities that are out of character with the zoning objectives of the area.
- To redefine street lines where these have been destroyed.
- To protect street frontages by ensuring that building materials, texture, tones, scale and proportion of new buildings or renovations are sympathetic to those of the existing.
- To outline proposals for buildings of architectural merit and to put forward proposals for the revitalisation of these units for the future.

## ARCHITECTURE, TOWNSCAPE, LANDSCAPE, SEASCAPE AND AMENITY OBJECTIVES

### Strategic Objectives:

It shall be an objective of the Plan to designate the areas indicated on Map 5 as Landscape Conservation Areas.

In addition to the views available from the roadways there are a number of attractive viewing points, some of which are included in the "Titanic Trail". There are a number of other areas, which due to their steepness are unsuitable for residential or other development but which naturally lend themselves to use as public viewing points.

C/f also Landscaping and Open Space Scoping Study

### Development Control Objectives:

It shall be an objective of the Plan to restrict development that would impair views of the harbour from the towns public roads and a specifically to restrict any development that would impair views of the harbour from the lower waterside roads.

It shall be an objective to encourage optimal siting and design of new developments so as to ensure that permitted development contributes to the visual amenities of the area.

It shall be an objective of the plan to vigorously pursue sites and buildings that are allowed to fall into a derelict and neglected condition with a view to enhancing the visual amenities of the town.

It shall be an objective to designate a Landscape Conservation Area in the Midleton Park area and Bishop Roche Park area to explore the hard and soft landscaping of the public areas of the town particularly those in the suburbs.

## EVOLUTION, RECYCLING AND RENEWAL OF BUILDINGS FUNCTIONS AND USES:

### Strategic Objectives:

It shall be an objective to treat structures contained in the Record of Protected Structures as living, evolving structures with a modern day function and to assist property owners to adapt and recycle such buildings using appropriate conservation techniques to enable the buildings to perform a useful modern function while conserving the essential elements of their heritage value.

### Development Control Objectives:

It shall be an objective of the Plan:

- To acquire derelict sites for infilling and disposing of same with development conditions attached.
- To ensure that new buildings will respect the street lines and existing building heights.
- To ensure that new materials will be in harmony with existing materials.
- To ensure proper design standards to shop fronts by appointment of high quality design consultants.
- To ensure appropriate colour schemes and signage coordination of shop fronts.

## ARCHEOLOGICAL HERITAGE

### Strategic Objectives:

The Record of Monuments and Places is a statutory inventory of sites and areas. At present there are no monuments listed in this record located in the Cobh Town Council area.

The archaeological heritage of an area may include structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and under water. There may be sites of archaeological potential that are as yet unidentified and it is an objective of the Plan to protect such sites if or when they are so identified.

#### Development Control Objectives:

Where there are as yet unidentified areas of archaeological potential, it shall be an objective:

Proposals for development which are likely to have an adverse impact, injure or interfere with recorded monuments and their setting or areas of potential archaeological interest will only be permitted where it can be clearly demonstrated that;

- a) A field evaluation of the archaeological implications has been conducted; and
- b) Proposals for the conservation and management of archaeological resources have been included; and
- c) There will be no destruction of recorded monuments.

It will be an objective of the Planning Authority to secure the protection, either in situ or as a minimum by record, of all or any archaeological remains within the town boundary.

It shall be an objective of the Planning Authority to apply the following principles to the archaeological heritage within the town boundary area:

1. To protect and enhance archaeological remains and their settings.
2. To facilitate appropriate guidance in relation to the protection of the archaeological heritage of the area.
3. To provide guidance to developers and property owners regarding the archaeological implications of a proposed development.
4. To promote pre-planning consultations in relation to the archaeological heritage of the area.
5. To endeavour to promote the dissemination of the results of archaeological investigation in a timely and appropriate manner.
6. To promote public awareness of the rich archaeological heritage in the area.

The Planning Authority will have regard to the advice and recommendations of the Department of Environment, Heritage and Local Government in assessing applications for development that may affect archaeological sites.

Developers and owners considering the development of structures in the vicinity of archaeological remains should consult with the Town Architect concerning any adaptation or works they may wish to carry out.

## ARCHITECTURAL CONSERVATION AREAS.

### Strategic Objectives:

The Planning and Development Act 2000 makes provision for designation of architectural conservation areas. Section 10 (2)(g) of the Planning and Development Act 2000 provides for the designation of Architectural Conservation Areas (ACAS). The designation of an area for conservation provides for the protection and enhancement of streetscapes and public spaces.

The buildings in this core area have not suffered from urban decay in the same way as many larger towns. A small number of the 18th century homes survive while the majority date from the 19th century. All are factors that give the settlement visual cohesion. The revival of vibrant colour schemes has given the town a lively air and helped to act as a backdrop for architectural features.

A Conservation Area will usually be defined on the basis of the presence of an overall architectural quality or historic associations. Those associations often give the area a significant historical and social relationship to the rest of the town. The siting of the Conservation Area in relation to other areas of the town will have established its physical and social importance, and changing the relationship can alter the significance of the area. So in considering Conservation Areas they must be seen in the context of the whole town both for historic and visual reasons and in order to provide a proper context in which to plan for conservation.

Within the central core of the town there are significant groupings or concentrations of heritage structures. Their value and

significance may be greater than if the buildings are taken individually.

Not every protected structure or group of structures will come conveniently within a Conservation Area. The identification of what to preserve and the policies and planning schemes that are needed will only answer part of the problem of the conservation of heritage buildings. Much of the success of a conservation policy will depend on the skill with which buildings are restored and maintained or converted to different uses. The restoration of buildings of architectural and historic interest and their maintenance must be under the supervision of an architect with special skills in this area.

### Development Control Objectives

Proposals involving re-use, change of use, new build and extension of buildings and structures in Architectural Conservation Areas will normally only be permitted where it can be clearly demonstrated that development will:

- a) Reflect and respect the scale, massing, proportions, design and materials of existing structures and reflect the character of the area and its streetscape; and
- b) Retain important exterior architectural features that contribute to the character and appearance of the architectural conservation area; or
- c) Where it is not possible to retain the existing features, make use of traditional materials.

- It is an objective to maintain the special character of the historic core of the town.
- To seek to provide aims for future development and creative enhancement.
- To provide an integrated approach in regulating development, position of services, housing and infrastructure in an area.
- To provide control, guidance and public consultation via the Architectural Advisory Service.

It shall be an objective of this Plan that development proposals will be required to conserve and enhance the character and appearance of structures in the Architectural Conservation Area delineated on Map 5, Heritage Objectives Map, of this Plan.

- It will be an objective of the Council to promote a campaign to ensure the protection of sensitive architectural details such as windows, doors, etc. to safeguard the architectural character of Cobh.
- Colour schemes for all future infill planning will be controlled by condition.
- Under Part IV of the Planning and Development Act 2000, this Council will regard external alterations to street properties in the Architectural Conservation Area such as windows, doors, and general external finishes as material changes requiring planning permission.

Developers and owners considering the development of structures in the Architectural Conservation Area should consult with the Town Architect concerning any adaptation or works they may wish to carry out.

## LANDSCAPE CONSERVATION AREAS OBJECTIVES

### Development Control Objectives

It shall be an objective of the Plan to designate the areas indicated on Map 5 as Landscape Conservation Areas.

### RECORD OF PROTECTED STRUCTURES:

Section 51 of Part IV of the 2000 Planning and Development Act requires that a development plan include a Record of Protected Structures “for the purposes of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest...”

In order to appreciate the value of the Record of Protected Structures, it is important to see it not as an abstract list but as the end result of an implicit conservation survey strategy that included the following considerations:

1. The need to include a representative selection of both formal and vernacular heritage structures.
2. The need to include a representative selection of the various heritage styles from the 1700's to the present time. This would include structures from modern and contemporary eras.

3. The need to include a diverse portfolio of structure uses and purposes eg. residential, retail, warehousing, infrastructural etc.
4. The need to include public domain structures as well as structures in private ownership.
5. The need to take cognisance of the eight categories of heritage structure included in section 51 of the Planning and Development Act, 2000, which are those structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

These considerations went some way to ensuring that a broad range of heritage structures was included in the Cobh Town Record of Protected Structures.

Both the conservation survey strategy and conservation strategy itself are themselves subject to evolving styles and tastes and over time the RPS can be expected to change and evolve with each iteration of the plan. The effectiveness of the RPS conservation strategy will be reviewed at the two-year review stage.

It is not the intention of the RPS to “freeze” the structures in one particular condition determined at one particular point in time but to provide a flexible framework within which the use of the building can evolve and adapt to changing circumstances and demands while at the same time conserving what is most valuable of the heritage aspects of the structure.

A further aspect of the RPS mechanism is Section 57 of the 2000 Planning and Development Act that enables the Planning Authority “to issue a declaration as the type of work which it considers would or would not materially affect the character of the structure...” This declaration effectively indicates which types of specific works to the structure are exempted development and do not require planning permission and those works that do require permission.

Cobh Town Council will have a role, in conjunction with Cork County Council in the administration of the Department of the Environment, Heritage and Local Government’s Conservation Grant Scheme. The planning authority in applying this Conservation Grant Scheme will support selected works.

Developers and owners considering the development of structures in the RPS should consult with the Town Architect concerning any

adaptation or works they may wish to carry out. The Council may consider a grant to support the repair and retention of original or authentic elements of architectural heritage merit.

#### Development Control Objectives:

Development proposals for sites identified as a Protected Structure will be required to incorporate measures to protect, conserve and enhance the character and appearance of the structure(s).

Proposals for development involving alterations or additions to a protected structure or its setting will only be permitted where it can be clearly demonstrated that;

- a) Development will be compatible with and will not detract from the special character of the structure and its setting; and
- b) Development will complement and reflect the design and character of contiguous buildings and the surrounding area; and
- c) Features of architectural or historic interest and the historic form and structural integrity of the structure will be retained.

Proposals for development will not be permitted that compromise the setting of protected structure(s) or result in the material alteration or demolition of the structure(s) except where;

- a) The structure is not capable of repair; and
- b) There is no compatible or viable alternative use for the structure.

#### PROTECTED STRUCTURES OBJECTIVES:

It is an objective to seek the protection of all structures within the town that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Such structures include but are not exclusive to the Record of Protected Structures hereunder.

#### Record of Protected Structures List

The Record of Protected Structures list is a list of the structures that constitute the Cobh Town Record of Protected Structures. It is contained in Appendix 1. The location of the structures is indicated on Map 5a-5h of the Plan.

### ***Development Control Objectives***

Water quality management objectives.

Proposals for development are required to have regard to the quality and quantity of water resources. Development will only be permitted where it can be demonstrated that there will be no direct or indirect damaging effects on water resources.

Flood risk management objectives.

Development proposals, including the filling of land in areas, which are at risk from flooding or perform a flood control function will only be permitted where it can be demonstrated that such development:

- a) Has been designed to minimise risk of inundation and will not contribute to or increase the risk of flooding elsewhere; and
- b) Has adopted all reasonable measures to improve the management of flood waters on and adjacent to the site and to assist the protection of properties within the vicinity of the site; and
- c) Incorporates building design measures and materials to assist evacuation and minimise damage from inundation; and
- d) Can provide for the maintenance of any approved privately funded flood defence measures to the satisfaction of the Council.

Applicants may be required to submit a hydrological survey and assessment information in support of their proposals where they are within a known flood risk area and may be required to make a contribution to flood defences.

Groundwater protection objectives.

Potential and known groundwater reserves in the area shall be protected.

Natural environment objectives.

Protection of aquatic habitat;

The Council has identified the harbour area within the jurisdiction of the Town Council as a riverine habitat and amenity resource. Applicants will be required to consult with environmental bodies including the South Western Regional Fisheries Board, in accordance with the Planning and Development Regulations, 2001.

Septic tank objectives.

Further provision and use of septic tanks shall not be permitted, in general, within the development boundary of the town.

Surface water management objectives.

Where it is considered that the existing surface water drainage is unable to accommodate an additional discharge generated by proposed development(s), the Local Authority will require the submission of surface water design calculations establishing the suitability of drainage between the site and a suitable outfall.

## **MAJOR ACCIDENTS**

### ***Development Control Objectives***

It is an objective to reduce the risk and limit the consequences of major industrial accidents by, where appropriate, taking the advice of the Health and Safety Authority when proposals for new development are considered.

It is an objective, in assessing applications for new development or expansion of existing development involving hazardous substances to have regard to :

Major Accidents Directive (Seveso II)

Potential adverse impacts on public health and safety

The need to maintain appropriate safe distance between residential areas, areas of public use and areas of particular natural sensitivity.

The Health and Safety Authority have established Consultation areas surrounding establishments designated as containing hazardous substances. In addition to normal planning criteria it will be an objective to ensure that development within these areas complies with the requirements of the Major Accidents Directive (Seveso II). The Town council will consult with the Health and Safety Authority regarding any such proposals.

## **WASTE RECYCLING AND DISPOSAL.**

### ***Strategic Objective:***

It shall be an objective to develop strategies for the various categories of waste, which include categories of consumer waste and categories of enterprise waste and to integrate these strategies into the forward plan making process. Such strategies would address:

1. Bring sites for consumers (small scale)
2. Collection procedures for sorted domestic, commercial and enterprise waste.
3. Aggregation, sort and transfer sites for commercials (large scale)
4. Large scale reprocessing sites for the various types of waste

It shall be an objective of the Plan to work with the County Council so that landuse areas for these activities are identified and zoned. It is particularly important that land is zoned in a manner that treats public and commercial waste collection, sorting, transshipment and recycling as legitimate regulated industries, no different from other regulated industries such as the pharmaceutical industry and which need to have land appropriately zoned for the purpose. It shall be an objective to support the County Council in identifying and zoning sufficient lands for these purposes.

It shall be an objective of the Plan to use the Waste Management Plan for Cork County Council to achieve rates of waste reduction, re-use and recycling. Bring sites shall be provided at suitable locations throughout developments.

It shall be an objective of the Plan to work with Cork County Council to integrate the provision of space for the recycling process. (eg bottle banks, civic amenity sites, private waste transit sites, etc.).

It shall be an objective of the Plan to work with the County Council in allocating land use for the above sustainable uses. It shall be an objective to examine the feasibility of locating the collection, sorting and transshipment uses, properly regulated, can be located in existing, proposed or specially designated industrial estates It shall be an objective of the Plan to work with the County Council in zoning and regulating land use for these functions.

## **TREES IN COBH**

### ***Strategic Objectives:***

It shall be an objective , subject to the availability of resources, to produce a scoping study conducting an inventory of specimen trees in the town council area and environs and examining the possibility of conserving the visually and/or ecologically important ones by means of Tree Preservation Order.

### ***Development Control Objectives:***

Protected Features of Landscape and Natural Heritage importance:

- Shoreline around the town
- Scenic Landscape.

It is an objective to resist any development and use that would impair the visual amenities of the areas designated "Landscape Conservation Area" on Map 5.

### ***Strategic Objective:***

It shall be an objective of the Plan to work with the various agencies to enhance the infrastructure of the town in all its aspects

## **ACCESSIBILITY**

### ***Strategic Objectives:***

The current R.624 from the N.25 is below standard for the needs of the town. It shall be an objective of the Plan to work with the County Council and the NRA to ensure that access to the N.25 is upgraded.

It shall be an objective to work with Cork County Council and the National Roads Authority (NRA) that the R.624 and Tay road be widened to incorporate two number 2 metre wide footpaths and two number one metre wide cyclepaths. It would also be an objective that the five other roadways leading from the Tay road to the town be upgraded to a similar standard.

It shall be an objective of the Plan to take into account the needs of pedestrians and cyclists when considering proposals for development, particularly for residential, educational, employment recreational and other uses. It shall be an objective to promote designs and layouts for development schemes that encourage efficient and

safe use by pedestrian and cyclists and to discourage development schemes that focus solely or primarily on access by private car.

It shall be an objective to work with Iranrod Eireann to increase frequency of the Cork-Cobh rail service in line with the objectives contained in CASP and SWRA Planning Guidelines.

The proximity of the air port is an advantage in marketing Cobh both as an enterprise destination and as a tourist destination. It shall be an objective to improve accessibility to Cobh from the airport by improving road links and signage.

It shall be an objective that Cobh Town Council work with Cork County Council with a view to enhancing cycle and pedestrian facilities on roads approaching the town and within the Town Council boundary area. It shall also be an objective , subject to the availability of resources, to prepare an inhouse Scoping Study to further this objective.

Currently Heavy Goods Vehicles approach the town via the R.624. The road is narrow and poorly aligned for significant portions of the route. There is bottle neck at Belvelly Bridge. It shall be an objective to explore various possibilities for enhancing HGV access to the town and island and to work with Cork County Council and the NRA to this end.

The role, functions and objectives of the town centre need to be more clearly defined and an accessibility strategy to facilitate these objectives needs to be put in place balancing the needs of all modes of mobility and stakeholders in the process. It shall be an objective of this plan , subject to the availability of resources, to complete a scoping study to explore these matters to produce an optimal solution.

It shall be an objective to explore further the possibility of enhancing pedestrian amenities and spaces in the town centre and to ensure the provision of car, cycle and bus parking facilities. It shall be an objective of the Plan, subject to the availability of resources, to explore possibilities for the enhancement of the town centre in this regard.

The Council will more actively promote the rights of pedestrians by maintaining footpaths to high standards and upgrading and increasing the number of pedestrian crossings on the road and the main thoroughfare through the town centre.

It shall be an objective of the Plan to enhance accessibility by exploring the provision of additional ferry/bridge solutions to Haulbowline and Little Island. It shall also be an objective to explore the possibility of providing a ferry or bridge at East Ferry.

It shall be an objective to upgrade and facilitate tour bus access to and parking within the town.

The Cruise Liner industry is a growing business of enormous potential benefit for Cobh and it shall be an objective to facilitate this industry in all strategies and proposals for the development of Cobh tourist industry.

It shall be an objective of the Plan to facilitate the provision of one or more marinas in Cobh subject to compliance with other objectives of the Plan and subject to proper and balanced consideration of the values of all stakeholders in the town.

It shall be an objective to address the current under utilisation and visual disamenity of the Admiralty Harbour in the town centre and to explore possibilities for the development of its potential.

It shall be an objective that Cobh Town Council work with Cork County Council with a view to enhancing cycle and pedestrian facilities on roads approaching the town and within the Town Council boundary area

The role, functions and objectives of the town centre need to be more clearly defined and an accessibility strategy to facilitate these objectives needs to be put in place balancing the needs of all modes of mobility and stakeholders in the process. It shall be an objective of the plan , subject to the availability of resources, to produce an inhouse scoping study exploring these matters.

As adequate parking provision is integral to all proposals to revitalise and develop the town centre it will be desirable to incorporate proposals for carparking into all scoping studies for the old town centre

Facilitating delivery vehicles will be an important consideration in the evolution of any accessibility strategy for the town centre. It shall be an objective to address this issue in the Town Centre Scoping Study.

It shall be an objective to enhance facilities for cyclists including cycling lanes and cycle parks in the town centre.

It shall be an objective to maintain an awareness of the importance of pedestrians over car transport especially in the town centre. In addition there is a need to take account of all stakeholders including persons with disabilities so as to ensure access for all.

It shall be an objective to restore the priority to pedestrians in the old town centre, as the centre was originally designed with pedestrians in mind.

### ***Development Control Objectives***

New developments will be required to provide new and adequate parking to facilitate proposed developments or provide appropriate contributions. Parking provision shall be in accordance with Table 8.1 and 8.2, Parking Requirements Table.

- Cyclists: To facilitate cycling paths, where possible, throughout the town.
- Pedestrian: To give pedestrians greater freedom by improving the footpath environment.
- Public Transport: To encourage greater use of public transport by improving facilities within the town.
- Delivery Vehicles: To discourage the use of HGV's for servicing retail outlets during normal business hours.
- Car Parking: It is a policy objective of the Town Council that existing private car parking spaces are to be retained.
- To actively seek additional car parking within the town core.
- To maintain improve and extend the Public Lighting System.
- It shall be the policy of the Town Council to "design in" and prioritise the convenience and safety of pedestrians and cyclists in all infrastructural works and improvements.

- It shall be the policy of the Town Council to “design in” and prioritise the safety and convenience of people with disabilities in all infrastructural works, improvements and maintenance.

It shall be an objective of the Plan:

- To ensure that the traffic will be subordinate to the streets rather than the reverse.
- To avoid any further erosion of the fabric of the streets by regulatory traffic flow.
- To mitigate the effects of any further development within the central area which is likely to generate heavy vehicular traffic.
- To provide for the segregation of pedestrian and vehicular traffic, where possible.
- The practice of parking heavy goods vehicles on public roads is not acceptable and private companies will be required to provide compound parking facilities.
- To investigate the feasibility of providing cycle lanes along the N.624 and other roads within the town boundary.
- To promote traffic calming measures in the town so as to enhance pedestrian safety.
- All new roads shall be designed to accommodate cycle paths, where appropriate.

**Pedestrians and Cyclists.**

The Council will promote the development of cycling and walking as viable transport modes. Development proposals shall be accompanied by appropriate provision for cyclists and pedestrians including;

- a) Covered secure cycle parking;
- b) Pedestrian and cycle routes through new residential areas;
- c) Footpaths and cycle ways.

**Public transport.**

The Council supports the development of a public transport system in the town of Cobh. Adequate provision shall be made within developments to accommodate drop-off / pick-up points and turning manoeuvres for public transport vehicles. Consideration will be given to promote bus stops and shelters.

## **CAR PARKING OBJECTIVES**

### ***Strategic Objectives:***

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house scoping study for congestion control and access management of the Town Centre area with the objective of enhancing the efficiency, amenities and tourist potential of the area. This will include a desktop study of towns of similar character that have introduced measures in this regard and of the benefits for the commercial, social and cultural life of the town core.

### ***Development Control Objectives:***

## **CAR PARKING STANDARDS**

The standards in the table hereunder will apply to new developments.

In cases where adequate on-site provision is either not possible, or undesirable (e.g. in main street shopping situations where it is desirable to maintain a continuous shopping frontage and to avoid ad hoc demolition to create parking spaces), the Council will consider levying financial contributions to cover the full economic cost of providing the facilities itself. The amount of the contribution to be levied is set out in

the Development Contributions Scheme made under Section 48 of the Planning and Development Act 2000.

**Table 8.1: Parking Space Dimension Requirements**

|                    |                 |
|--------------------|-----------------|
| Car Parking Bay    | 5 by 2.5 Metres |
| Loading Bay        | 6 by 3 Metres   |
| Circulation Aisles | 6.1 Metres      |
|                    |                 |

**Table 8.2: Parking Requirements Table**

| <b>LANDUSE</b>   | <b>UNIT</b>                    | <b>PARKING SPACES PER UNIT</b> |
|--|--------------------------------|--------------------------------|
| Auditorium, Theatre, Cinema, Stadium                     | Seat                           | 0.33                           |
| Church   | Seat                           | 0.5                            |
| Bank   | 100 Sq Meters gross floor area | 8                              |
| Library  | 100 Sq Meters gross floor area | 5                              |
| Offices  | 100 Sq Meters gross floor area | 8                              |
| Shopping Centres, Retail Stores                          | 100 Sq Meters gross floor area | 6                              |
| Driving Ranges (golf) Archery Ranges                     | 2.5M of Baseline               | 2                              |
| Golf or Pitch and Putt Courses                           | Per hole                       | 4                              |
| Bowling Alley  | Per lane                       | 6                              |
| College Vocational Schools                               | Student Seat                   | 0.5                            |
| Schools  | Per Class Room                 | 1.5                            |
| Dwelling House   | Dwelling                       | 2 (incl communal spaces)       |
| Flat/Apartment   | Dwelling                       | 2                              |
| Hospital   | Per bed                        | 1.5                            |
| Hotel, Motel, Motor Inn, B&B accommodation , Hostel etc. | Per bedroom                    | 1                              |
| Manufacturing  | 100 Sq Meters gross floor area | 5                              |
| Warehousing  | 100 Sq Meters gross floor area | 2                              |

| LANDUSE                       | UNIT                           | PARKING SPACES PER UNIT |
|-------------------------------|--------------------------------|-------------------------|
| Ballroom, Private Dance Clubs | 9 Sq Meters gross floor area   | 5                       |
| Restaurant                    | 9 Sq Meters gross floor area   | 4                       |
| Bars, Lounges, Function Rooms | 7 Sq Meters gross floor area   | 4                       |
| Nursing Home                  | Per bed                        | 1                       |
| Surgeries                     | Consulting Room                | 4                       |
| Petrol Stations               | 100 Sq Meters gross floor area | 6                       |
|                               |                                |                         |

## WATER SUPPLY

### ***Strategic Objectives:***

It shall be an objective of the Plan to ensure the provision of an adequate supply of water for all existing and future developments.

### ***Development Control Objectives:***

All proposed developments shall demonstrate that there is an adequate water supply to accommodate the development as proposed. Development levies shall be imposed as a contribution to the upgrading or provision of water supply where such services have facilitated or will facilitate development. Sources of public water supply will be protected from polluting activities and the vulnerability of the natural ground water resources is recognised.

## DRAINAGE

### ***Strategic Objectives:***

It shall be an objective to co-operate with the County Council with a view to producing at an early date an overall drainage strategy for the entire Cobh Town including the northern watershed area as far as the Tay road. This may involve the provision of a new trunk sewer along the Tay road. This will enable strategic guidance to be given to developers in the provision of new sewerage collection systems and encourage the provision of separate systems.

### ***Development Control Objectives:***

Development levies shall be imposed as a contribution to the upgrading or provision of sewerage facilities where such services have facilitated or will facilitate development. In general the provision of septic tanks shall not be permitted within the development boundary of the town.

It is a policy objective of the Town council to prohibit development over natural drainage channels.

## TELECOMMUNICATIONS:

### ***Strategic Objectives:***

It shall be an objective of the Plan to work with the county Council and private telecoms providers to ensure excellent telecommunications and broadband access to all areas of the town and its environs.

***Development Control Objectives:***

Notwithstanding the Government's Guidelines on Telecommunications Antennae, in exercising a precautionary approach, no new masts will be permitted within residential areas or the town centre or within 1km of such areas.

**ENERGY: ELECTRICITY, GAS,**

***Strategic Objectives:***

In the light of the growing energy usage by cars it shall be an objective of this Plan to encourage proper and sustainable planning that encourages other modes of transport. This is particularly relevant given Cobh's picturesque, narrow streets, amenity and suitability for pedestrianisation and pedestrian priority. It shall also be an objective to encourage the use of cycles.

Alternative renewable energy resources will be promoted in an effort to achieve the Government target of 7% renewable energy production by 2005. It shall be an objective to facilitate this provision by segregated cycle and pedestrian facilities on all roads and streets in the town and to enhance the priority and safety and convenience of pedestrians and cyclists. The Town Council will endeavour to promote renewable energy use in all its developments where this is feasible.

***Development Control Objectives:***

Where Bord Gais and the ESB have identified corridors for the conveyance of gas and electricity infrastructure, the Council shall not permit developments, which compromise the development of these utilities while taking account of a balanced view of all stakeholders in the process.

It shall be an objective of the plan to encourage the location of all energy and other service conduits underground while taking due cognisance of the need to conserve heritage items and areas, particularly cobble and flagstone pavements and stone kerbing.

**Cemetery:**

It shall be an objective to work with Cork County Council to locate a new cemetery for the town.

**INTRODUCTION**

This section contains the objectives of the Council which require action, and are capable of implementation during the next 6 years.

Most capital works carried out by a Local Authority depend on receiving funding from Central Government. Proposals for capital works are, therefore subject to receipt of

necessary funding, permission and approvals from appropriate central government departments and cooperation of other bodies when necessary.

## **DEVELOPMENT**

Development as defined in section 3 of the Planning and Development Act 2000, constitutes “the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.”

## **CONTROL**

The Planning Authority is required to control development by ensuring that permissions granted under the Act are consistent with the policies and objectives of this Development Plan. The Planning and Development Act 2000, Section 34, requires that the Planning Authority, in considering applications for permission to carry out development, shall be restricted to considering the proper planning and sustainable development of the area of the Planning Authority, including the preservation and improvement of the amenities thereof, regard being had to the provisions of the Development Plan. There is also provision for the imposition of conditions on Permissions granted.

It is clear that matters other than the specific provision of the Development Plan must be considered in assessing Planning Applications or in deciding on the serving of an Enforcement Notice against unauthorised development. The policies adopted by the Planning Authority in respect of various areas of the Plan shall be the main basis of assessment of proper planning and development.

The Development Policy for Cobh recognises its position as a major service town with excellent potential as a major tourist and recreational centre. It is also of great historical and architectural significance. This Policy must take cognisance of the possible effects of development on tourism and vice versa.

This Plan outlines the conflict between economic expansion and retention of desirable qualities, particularly in established, mature residential areas and reiterates that all solutions offered should be regarded as part of a continuing process in this vital community.

## **ZONING MAPS**

The statutory maps of the Development Plan e.g. the Zoning Objectives Map for Cobh illustrate the Council's objectives relating to zoning, utility services, roads, amenities, tree preservation, renewal and other matters. The Town Council when considering Planning Applications shall have regard to the general policy as set out in the County Development Plan insofar as such policy is relevant and appropriate to development within the Town Council area.

Zoning and Objective Maps indicate policy rather than detail and should not, therefore, be used to take measurement. Approximate geographic location is indicated rather than detail position. If any conflict should exist between the written statement and the Plan, the written statement shall prevail.

## **ZONING PRINCIPLES**

(To be read in conjunction with the Cork County Development Plan 2003)

Zoning for housing and employment purposes is carried out within the context of population projections for 2005-2011. These projections indicate the order of magnitude of growth needed in land available for housing, retail, employment and social and civic facilities.

The zoning aims to stimulate as well as provide for demand by using:

- Especially attractive sites to attract key development.
- Zoning and option categories intended to broaden the range of development occurring.
- Potential for positive interaction between existing and desired uses, amenity assets and proposed infrastructure, while protecting the special attractions and character of the town.

## **DEVELOPMENT STANDARDS**

(a) Most developments will require permission under the Planning Acts. This section sets out the basic standards that are considered essential in the majority of cases to achieve proper planning and development. These standards are intended to provide a flexible framework that will be taken into account in considering Planning Applications. Some proposed developments will have their own particular sets of opportunities and constraints. These will be taken into account in the examination of proposals and the standards may be modified where the Council is satisfied that the proper planning and sustainable development of the area can be achieved. The aim of this section is to ensure a high standard for all development for which permission is necessary under the Planning Acts, to ensure conservation of what is good in the existing built environment and to protect and improve amenities.

All development is subjected to the conditions and limitations of the Planning and Development Regulations 2001.

(b) Advisory Service. It is the Council's aim to minimise any difficulties for intending applicants / developers. The Council intends to continue the Advisory Service where the Town Architect, Town Engineer and Town Clerk are available for consultation by applicants. This service is available from the earliest stage of a project. Intending applicants/developers are advised and encouraged to avail of the service and may telephone the Town Council Offices for information and appointments.

## **DEVELOPMENT AREA**

The Development area is shown on Map 3 Zoning Objectives Map

The Development area is under the jurisdiction of Cobh Town Council. The principle development zone is confined to the area of the Town Council where services are available or can be made available without excessive cost to the Council. The following factors are considered in determining each area of development: availability of services, existing development, physical features, general town planning principles as well as the objectives of the Plan.

## **ZONING OBJECTIVES**

This Development Plan is intended to provide a framework for all future development. In considering applications for Planning Permission the following points will receive special attention.

### **PRIMARILY RESIDENTIAL ZONING OBJECTIVES (zoned yellow)**

(Please see Maps 3 & 3A)

Zoning should be considered as primary use zones but not necessarily excluding other ancillary development that in the opinion of the Council are necessary for the vitality and proper development of the town.

It shall be an objective of the Town Council to implement the provisions of the Cork Planning Authorities Joint Housing Strategy and the residential zoning objectives shall be subject to the requirements of this Strategy. It shall be an objective of the Town Council to require that a minimum of 20% of all tourist related residential developments shall be reserved for the use of and purchase by local residents.

The residentially zoned areas are coloured yellow on Maps 3 and 3A.

The following are objectives referring to specific areas of the town:

#### **Map 3, Zoning Objectives Map:**

R-A: Residential use with possible hospitality use subject to the conservation of heritage value of buildings. No development permitted to the side or front of the buildings. All extensions to be minor and in keeping with the character of the buildings.

R-B: Medium density residential development respecting existing densities.

R-C: Medium density residential development. Two storey houses only and house designs to harmonise with Belmont house. Layout to respect context and curtilage of Belmont House

R-D: Residential use. All existing sound trees to be retained and supplemented.

R-E: Visually prominent site. Low to low-medium density, low level housing (not apartments) designed to a very high quality standard of design and respecting status in register of protected structures.

### **PRIMARILY TOWN CENTRE ZONING OBJECTIVES (coloured red)**

(Please see Map 3)

Zoning should be considered as primary use zones but not necessarily excluding other ancillary developments that in the opinion of the Council are necessary for the vitality and proper development of the town.

It is an aspiration of the Council to discourage the consolidation or subdivision of existing family residential buildings into apartments. This aspiration is in the interest of preserving and enhancing the family friendly character of the town core and of encouraging the continued presence of families living in the town centre.

It shall be an objective of the Town Council to require that a minimum of 20% of all tourist related residential developments shall be reserved for the use of and purchase by local residents.

In addition the following zoning objectives will apply: No consolidation or alteration of buildings which would detract from the existing eighteenth and nineteenth century traditional internal layout, character or scale of the existing buildings will be permitted within the area where the Architectural Conservation Area overlaps with the town

core. Where in exceptional circumstances a new building is allowed, good contemporary buildings by qualified urban designers will be encouraged.

The external verticality of the existing facades shall be retained.

Night Clubs/Discos/Superpubs and Fast Food Outlets / Takeaways shall be restricted in those areas of the town core that are predominantly residential in character. This is in the interests of preserving the residential amenities and family friendly nature of the town centre.

Gambling and gaming uses shall be prohibited at ground floor level on the main streets and square of the town core.

The Council will resist over intensification of development. New developments shall provide adequate on site parking to service same.

Subject to the provision of residential accommodation above retail premises for the family of the proprietor, the Council may at its absolute discretion assist the development.

Adequate on site parking and access shall be provided in all instances.

All development will be required to take cognisance of future measures for congestion control and access management.

T-01 Town Centre: zoned to provide for commercial, residential and social facilities which would be in keeping with the role of the town core as a commercial, tourist, service and family friendly residential area and subject to the maintenance and enhancement of the special historical and architectural character of the area.

### **PRIMARILY INDUSTRIAL/ENTERPRISE ZONING OBJECTIVES (coloured dark blue)**

(Please see Map 3)

Zoning should be considered as primary use zones but not necessarily excluding other ancillary development that in the opinion of the Council are necessary for the vitality and proper development of the town.

On site parking adequate to serve the needs of the development will be required in all cases.

I-A Existing light industrial/enterprise use and minor extensions to same subject to respect for the character of buildings included in the Record of Protected Structures. An opportunity site suitable for comprehensive flagship development of a character appropriate to the strategic and scenic nature of the location. Scoping study to be prepared prior to the lodgement of any large scale proposal.

### **PRIMARILY EDUCATIONAL/INSTITUTIONAL/CIVIC ZONING OBJECTIVES (coloured beige/light orange)**

To provide for the expansion and development of civic, educational, health and recreational uses subject to the proper planning and sustainable development of the area.

## **Primarily Open Space/Sports/Recreation/Amenity/Community Zoning Objectives (coloured green)**

(Please see Map 3)

O-A Existing open space with trees. To be retained as amenity space for adjacent residential areas.

O-B: Existing Tennis Club. To be retained and rehabilitated for sporting use for the benefit of the adjacent residential areas.

O-C: Existing Tennis Club. To be retained for sporting use.

O-D: Existing sports ground. To be retained for sporting purposes having regard for amenities of adjacent areas.

## **Primarily Utilities / Infrastructure Zoning Objectives (coloured grey)**

(Please see Map 3)

# INTRODUCTION

A primary consideration in any development strategy for a town is an economic/enterprise/employment strategy. After that a spatial strategy that resonates with the economic and enterprise strategy can be put in place. When the spatial strategy is completed the infrastructure can be planned and finally the amenity strategy completes the process.

The Scoping Studies have been organised after this pattern. 18 Scoping Studies revolve around the above four themes.

1. Employment and enterprise Strategy
  - a. Enterprise/employment – Great Island Innovation Area Development Strategy SS.
  - b. Artistic Community Development SS
  - c. Heritage Plan SS
  - d. Tourism Development SS
  - e. Place Marketing SS
  - f. Benchmarking & Strategic Alliance SS
2. Spatial Development Strategy
  - a. Greater Cobh Development Strategy SS
  - b. Greater Cobh Retail Strategy SS.
  - c. Town Centre Development Strategy SS
  - d. Town Centre Accessibility SS
  - e. Ballynoe Neighbourhood Centre SS
3. Infrastructure:
  - a. Drainage Strategy SS
  - b. Greater Cobh Accessibility/Roads SS
  - c. Cycling and Pedestrians SS
  - d. People with Disabilities SS
4. Amenity:
  - a. Sport, Recreation and Leisure SS
  - b. Landscaping and Open Spaces SS
  - c. Tree Planting SS
5. Misc:

a. Funding SS

**GREAT ISLAND INNOVATION AREA: - ENTERPRISE- NEW ECONOMY Scoping Study**

It is an objective, subject to the availability of resources, to produce an inhouse Scoping Study exploring means to revitalise the local economy of the town by moving towards sunrise/knowledge intensive industries while at the same taking account of the existing economic strengths of the town. It will also include an assessment of the enterprise/employment land area required to enable Cobh's projected population of 17,000 to attain the national labour participation rate of 46%.

**ARTISTIC COMMUNITY DEVELOPMENT SCOPING STUDY.**

It shall be an objective of the Plan, subject to the availability of resources, to prepare a Scoping Study exploring means whereby Cobh can enhance the conditions that would support the development of a thriving artistic community and increase the population of artists in the town.

**HERITAGE PLAN SCOPING STUDY**

Cobh's unique architectural heritage is noted and a detailed inventory in respect of same is included in the Plan. These heritage items are an asset to the town and it will be an objective, subject to the availability of resources, to develop a heritage strategy that will enable the preservation of these structures both for their intrinsic conservation value, their potential for enhancing the towns urban quality and their economic, value enhancing role with respect to the tourist industry.

**TOURISM DEVELOPMENT SCOPING STUDY**

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house Tourism Scoping Study that will explore the possibility of developing the towns tourist related attractions, transport and parking facilities, accommodation, eating and drinking places, entertainment and shopping. It will also address the Place marketing issue. It shall be an objective to take account of the East Cork Tourism Report in the Scoping Study and to examine the feasibility of developing Spike Island as a heritage resource.

**PLACE MARKETING SCOPING STUDY.**

It shall be an objective of the Plan, subject to the availability of resources, to produce an inhouse Place Marketing Scoping Study. This study will address the Place Marketing aspects of the town along with tourist related spatial issues such as accommodation, transport, tourist attractions, entertainment, shopping and food/hospitality. The study will also address potential external and internal investors in the town.

**BENCHMARKING – STRATEGIC ALLIANCE SCOPING STUDY**

It shall be an objective of the Plan, subject to the availability of resources, to prepare an in-house Scoping Study to identify towns of a similar character to Cobh throughout the world with a view to learning from best practice and to benchmark the towns performance against similar acknowledged "Best of Breed" towns. Where

desirable the study will explore the possibility of closer relationships and developing strategic alliances with such towns.

### **GREATER COBH DEVELOPMENT STRATEGY SCOPING STUDY**

It shall be an objective of the Plan, subject to the availability of resources, to prepare an overall development strategy for the Greater Cobh Town area integrating the Cobh Town Council and County Council Development Plans. This will be orientated to the needs of the town as a whole. The Scoping Study will also explore means to extend the Town boundary at least as far as the Tay road.

The Scoping Study will endeavour to work with the County Council to zone and make available land for retail, various categories of enterprise, Sport, Recreation and Amenity and generally to enable the town to become as self contained as possible in the interests of sustainability. This may not fully harmonise with the current version of the Cork County Retail Strategy.

### **GREATER COBH RETAILING SCOPING STUDY**

It shall be an objective of this Plan, subject to the availability of resources, to prepare an in-house detailed retail strategy for the Greater Cobh area acknowledging the limitations of the old town centres ability to provide sufficient floorspace for a population of up to 20,000 while at the same time acknowledging the need to maintain the economic vibrancy of the old town centre. This scoping study will be carried out in conjunction with the town centre development scoping study and in association with Cork County Council. This may not fully harmonise with the current version of the Cork County Retail Strategy.

### **TOWN CENTRE DEVELOPMENT SCOPING STUDY:**

The objective of the Scoping Study, subject to the availability of resources, will be to enable the old town centre to reassess its role and function in the modern world and re-position itself so as to cater for a balance of the following strategic functions:

1. Its function as a local shopping centre – it is essential that the existing Supervalu supermarket is retained in the town centre to serve the needs of the immediately adjoining population and to serve as an anchor for the existing ancillary shops.
2. Its function as a leisure and entertainment centre.
3. Its function as a civic centre and as the symbolic centre of the town.
4. Its function as a local service centre.
5. Its function as a tourist centre – shopping, entertainment, eating and drinking places, transport facilities, accommodation and tourist attractions. and the need for a pipeline of New Product Development (attractions) (eg a genealogy centre)
6. Its function as a heritage repository, given the range of high quality heritage buildings in the town centre.
7. Its function as a potential Arts forum/arena and its potential to develop as an artistic centre.
8. Its waterside amenity potential
9. Its maritime function.
10. The need for ease of access for all including Bus, car and Cycle parking provision.

The Scoping Study will assess the present and future demand for floor space for the above uses in the town centre and to identify suitable sites for these functions. There

is a need for an inventory of the limited amount of space that is available for essential town centre uses, a need to budget this and relocate non-essential retail uses to edge of town locations.

### **TOWN CENTRE CONGESTION CONTROL AND ACCESS MANAGEMENT SCOPING STUDY**

It shall be an objective of the Plan to produce an in-house scoping study for congestion control and access management of the Town Centre area with the objective of enhancing the amenities and tourist potential of the area. This will include a desktop study of towns of similar character that have introduced measures in this regard and of the benefits for the commercial, social and cultural life of the town core. The study will also address the long term parking requirements of the town centre.

This study will also address the desirability of providing a helicopter pad serving the town centre

### **BALLYNOE NEIGHBOURHOOD SCOPING STUDY**

It shall be an objective of the Plan, subject to the availability of resources, to initiate a scoping study to explore the possibility of a neighbourhood centre in the Ballynoe area incorporating some or all of the following:

| <b>Neighbourhood Centre</b>           | <b>Suggested Area (Acres)</b> |
|---------------------------------------|-------------------------------|
| Medical Centre                        | 0.5                           |
| Filling Station, shop and Post office | 0.5                           |
| Pub and restaurant                    | 0.5                           |
| Creche                                | 0.5                           |
| Primary School                        | 4                             |
| Church + Residence                    | 1                             |
| Community Centre                      | 1                             |
| Sports Fields                         | 5                             |
| <b>Total</b>                          | <b>c.13 Acres</b>             |

### **DRAINAGE STRATEGY SS**

The objective of the Scoping Study is to co-operate with the County Council with a view to producing at an early date an overall drainage strategy for the Greater Cobh Town Area including the northern watershed area as far as the Tay road. This may involve the provision of a new trunk sewer along the Tay road. This will enable strategic guidance to be given to developers in the provision of new sewerage collection systems and encourage the provision of separate sewer systems.

### **GREATER COBH ACCESSIBILITY/ROADS SS**

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house Scoping Study addressing the following matters:

The possibility of providing additional ferry solutions from Marino Point to Little Island and from White Point to Haulbowline. It shall also be an objective to explore the possibility of providing a ferry or bridge at East Ferry.

To work with Cork County Council and the National Roads Authority (NRA) that the R.624 and Tay road be widened to incorporate two 3.6 meter wide lanes, two number 2 metre wide footpaths and two number one metre wide cyclepaths. It would also be an objective that the five other roadways leading from the Tay road to the town be up graded to a similar standard.

To work with Iranrod Eireann to increase frequency of the Cork-Cobh rail service in line with the objectives contained in CASP and SWRA Planning Guidelines.

The proximity of the air port is an advantage in marketing Cobh both as an enterprise destination and as a tourist destination. It shall be an objective of the Scoping Study to improve accessibility to Cobh from the airport by improving road links and signage.

#### **PEDESTRIAN AND CYCLING MOBILITY SCOPING STUDY:**

It shall be an objective of the Plan to produce an in-house scoping study for the enhancement of facilities for pedestrians and cyclists. The area to which this study will refer shall be the full extent of the Greater Cobh area.

#### **GREATER COBH ACCESSIBILITY SCOPING STUDY FOR PEOPLE WITH DISABILITIES:**

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house scoping study for the improvement of the public domain to facilitate the various categories of people with disabilities. It shall be an objective to include the child perspective and those of other stakeholders with accessibility challenges in the accessibility scoping study for people with disabilities

The role, functions and objectives of the town centre need to be more clearly defined and an accessibility strategy to facilitate these objectives needs to be put in place balancing the needs of all modes of mobility and stakeholders in the process. These matters will be included in the Scoping Study.

#### **SPORT RECREATION LEISURE SCOPING STUDY**

It shall be an objective of the Plan, subject to the availability of resources, to produce an inhouse Sport, Recreation and Leisure Scoping Study, including issues of funding. This will include the identification of the current provision and estimate of future demands from the existing and future populations for sports leisure and recreation facilities and to develop a program to enable their timely provision.

#### **LANDSCAPING AND OPEN SPACES SCOPING STUDY**

It shall be an objective of the Plan, subject to the availability of resources, to produce an inhouse Landscaping and Open Space Scoping Study, including the issue of funding, of the planting and landscaping potential of the town including a survey of individual specimen trees for protection. This will be conducted in consultation with all stakeholders and interested parties. It will also include a review of the signage and interpretation of the town.

The Study will include:

- a. Tree planting and landscaping, especially of extensive public open spaces in the housing estates and their linkage with walkways.
- b. The superb viewing points on the towns elevated roads and areas that are overgrown but could be developed as viewing points

- c. Hard and soft landscaping of public areas including planting and a wildlife refuge approach.
- d. The strategic potential for the beneficial development of the unique length of waterfront bordering the south and west Area of the town from the Dockyard to Cuskinny bay will be addressed.
- e. It will include a review of the signage and interpretation of the town.

### **SHORELINE SCOPING STUDY FROM WHITEPOINT TO CUSKINNY**

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house Scoping Study of the full length of the shoreline area to maximise the benefit to the town of this unique resource and to enable the provision of an uninterrupted walkway for the full length of the shoreline from the Dockyard to Cuskinny bay.

### **TREES IN COBH SCOPING STUDY**

It will be an objective of the Plan, subject to the availability of resources, to produce a scoping study conducting an inventory of specimen trees in the town council area and environs and examining the possibility of conserving the visually and/or ecologically important ones by means of Tree Preservation Order.

### **FUNDING SCOPING STUDY**

It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house funding Scoping Study to review the range of funding options that are available to the town.