

**RE: WASTE MANAGEMENT FACILITY COMPRISING A COMMUNITY
RECYCLING PARK, A WASTE TRANSFER STATION AND A
WASTE TO ENERGY PLANT
AT
RINGASKIDDY, CO. CORK**

REG REF S01/6215

BORD REF: PL04.131196

**OUTLINE OF EVIDENCE TO AN BORD PLEANÁLA ORAL HEARING
IN CORK ON 22ND SEPTEMBER 2003
RELATING TO
NON-CONFORMITY WITH THE OBJECTIVES OF THE
CORK COUNTY DEVELOPMENT PLAN 2003 AND
RELATED NATIONAL/REGIONAL PLANNING POLICIES AND
OBJECTIVES**

ON BEHALF OF:

CHASE (MONKSTOWN)

MARCIA K. D'ALTON B.E., M.ENG.SC., M.I.E.I.

1.0 Planning and sustainability

The application for planning by Indaver (Ireland) for a national hazardous waste incinerator at Ringaskiddy was made under the Local Government (Planning and Development) Act, 1963. I respect An Bord's ruling in relation to the interface between the Environmental Protection Agency Act, 1992, and the Planning and Development Acts, 1963 – 1993, that this hearing can take account of planning issues only.

However, the basic tenet of planning principles is that a proposed development should be in compliance with the development plan for the county for which that development is proposed. In the case of County Cork, the Cork County Development Plan 2003 has been made under and in accordance with the Planning and Development Act, 2000.

The Planning and Development Act, 2000, has enshrined sustainability into planning policy:

Planning and Development Act, 2000

(4) A development plan shall in so far as is practicable be consistent with such national plans, policies or strategies as the Minister determines relate to proper planning and sustainable development.

Consequently, sustainability and environmental protection are fundamental to the principles and objectives of the Cork County Development Plan 2003:

Cork County Development Plan 2003

1.1.3 Purpose of the plan

The main requirements are that the Plan must:

- *set out an overall strategy for the proper planning and sustainable development of County Cork*
- *be consistent as far as possible with National Plans, Strategies and Policies which relate to proper planning and sustainable development*
- *include objectives for the conservation and protection of the environment*
- *include objectives for the zoning of land in accordance with the proper planning and sustainable development of these areas*
- *include objectives for the integration of the planning and sustainable development of County Cork with the social, community and cultural requirements of the county and its population ...*

Therefore, sustainability and environmental protection cannot be ignored when determining the compliance of Indaver's proposed development with the Cork County Development Plan 2003.

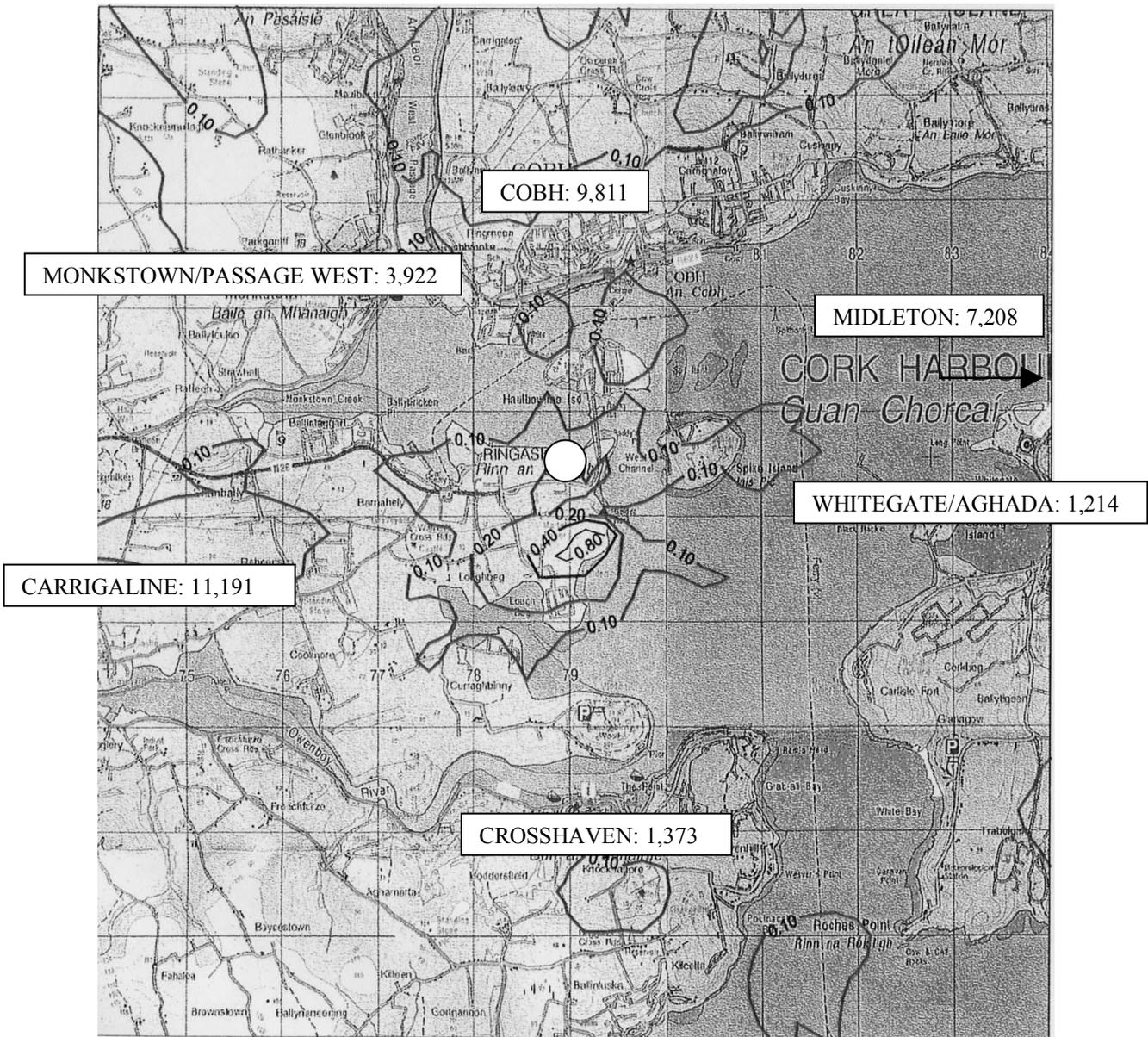


Figure 1: Population in settlements affected by proposed development

Figure 1 illustrates the immediate zone of influence of the proposed development. And so it is for at least within this zone of influence that compliance of the location for the proposed development with the Cork County Development Plan must be determined.

Aspects of the proposed development licensable by the Environmental Protection Agency are not under examination at this hearing. However, such licensable aspects do affect the immediate zone of activity under considerations relevant to the County Development Plan. Out of respect to the decision of An Bord Pleanála in this regard, I will not elaborate on the characteristics or potential effects of such licensable aspects, but will merely mention them in relation to how they affect the compliance or otherwise of the proposed development with the principles and objectives of the County Development Plan.

THE DEVELOPMENT PLAN IS PRESENTED IN FOUR VOLUMES:

**Volume 1:
Overall Strategy & Main
Policy Material**

Sets out the general objectives of the Development Plan under a range of headings together with the planning principles that underpin them.

**Volume 2:
Specific Objectives:
Heritage and Amenity**

Sets out, in detail, a range of specific heritage and amenity objectives of the Development Plan, with particular attention to the Record of Protected Structures.

**Volume 3:
Specific Zoning
Objectives: Main
Settlements**

Sets out the specific zoning objectives for 31 main settlements in County Cork. The overall zoning approach as well as general context material is given for each settlement.

**Volume 4:
Maps**

The map volume contains six main sets of maps: Heritage & Scenic Amenity; Metropolitan Cork Green Belt; Rural Housing Control Zone; Landscape Character Areas and Types Map; Architectural Conservation Areas and Zoning Maps for the 31 Main Settlements.

**Layout of Volume 1:
Overall Strategy and Main
Policy Material**

Foreword
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SETTLEMENT 5: CARRIGALINE
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Figure 2: Table of Cork County Development Plan 2003

TABLE 2.4
STRATEGIC AIMS FOR THE
31 MAIN SETTLEMENTS

The table also shows the approximate distribution of growth among the settlements (in numbers of households)

Settlement Type	Settlement and Strategic Aims	Approximate Growth 2000-2011 (households)
CITY SUBURBS	Cork City - North Environs <i>Consolidation of the northern suburbs, promotion of residential, community and recreational facilities; targeted expansion of residential areas subject to identification of suitable route for northern ring road.</i>	300
	Cork City – South Environs <i>Consolidation of the southern suburbs; promotion of the suburban centres as important locations for residential and community facilities; clear demarcation of the inner green belt boundary.</i>	2,160
SATELLITE TOWNS	Ballincollig <i>Expansion towards new southern bypass; strong greenbelt setting; enhanced town centre employment function.</i>	1,650
	Blarney <i>Consolidation of town within its strategic green belt setting; continued promotion of its special tourism and heritage functions; investigation of potential for medium term rail-based growth to the north.</i>	70
	Carrigaline <i>targeted growth of town firmly within its green belt setting while maintaining its distinctiveness as a self contained satellite town; improvement of town centre and residential amenities.</i>	1,500
	Carrigtwohill <i>Strategic location for expansion of residential and employment functions with focus on accessibility by rail; retention of green belt setting and upgrading commercial and community facilities. Local investigation of rail based expansion in Special Local Area Plan.</i>	2,420

Figure 3: Non-compliance with aims for settlement policy

Settlement Type	Settlement and Strategic Aims	Approximate Growth 2000-2011 (households)
Satellite Towns continued	Cobh <i>Important residential development opportunities based on accessibility by rail; promotion of its distinctive character and scenic greenbelt / harbour setting.</i>	1,170
	Glanmire – Riverstown <i>Consolidation of the settlement firmly within its green belt setting; development to focus on the western side of the bypass; improvement of community and residential amenities.</i>	470
	Midleton <i>Significant expansion of residential and employment uses with focus on accessibility by rail; promotion of green belt setting and upgrading commercial and community facilities. Local investigation of rail based expansion in Special Local Area Plan.</i>	1,510
	Passage West <i>Consolidation as a key inner satellite town with main focus on residential uses and town centre renewal.</i>	520
	Tower <i>Consolidation of the settlement within its distinctive green belt setting. Improvement of community and residential amenities.</i>	110
STRATEGIC INDUSTRIAL AREAS	Little Island <i>Re-affirmation as a strategic industrial location, promotion of its potential for strategic distribution and logistics development. Limited expansion of its residential role while improving amenities of existing residential areas.</i>	-

Table 2.4

Strategic Aims for the 31 Main Settlements

continued

Figure 4: Non-compliance with aims for settlement policy

4.4 Tourism Development

4.4.1 County Cork has been an important destination and service centre for tourism for many years. The industry has become a significant source of employment and attracts substantial spending power from outside the county. Whilst Cork City, together with a number of key locations nearby, plays an important role as both visitor destination centres and gateways, it is in the more remote areas of the county that the industry plays a vital economic role.

Resources that encourage tourism

4.4.2 The key resources on which the tourist industry relies are identifiable features that make up the natural, built and cultural environment of the county. The industry itself exploits these resources and facilities for visitors to enjoy and appreciate them. It is important to promote objectives in this plan that will protect these features not only from encroachment by other forms of development but also from any adverse effects of the tourist industry itself.

4.4.3 Many other sectors of the economy have experienced growth in recent years and can look forward to further growth in the lifetime of this plan. Both directly and indirectly, this will place pressure for change in our environment threatening the integrity of the built and natural heritage resource on which the tourism industry, in particular, relies. It is essential, therefore, that the framework of principles and objectives in this plan that are directed towards the conservation of both the natural and built heritage of the county be respected not only for their own sake but also because of the importance of this sector of the economy.

- Cork Harbour is the gateway for ferry-borne visitors to Ireland
- *There is an established tourist base in Cork Harbour which is in the process of being developed ... (Cork County Council, 1996)*
- *Cork Harbour ... fulfils important tourism and amenity roles (Cork County Council, 2003)*

ECO 4-1

Protection of Natural, Built and Cultural Heritage Features

(a) It is an objective to protect and conserve those natural, built and cultural heritage features that form the resources on which the county's tourist industry is based. These features will include areas of important landscape, coastal scenery, areas of important wildlife interest, historic buildings and structures and the traditional form and appearance of many built up areas.

(b) It is an objective to achieve this protection by implementing the other principles and objectives of this plan and through the wider application of the Council's powers under appropriate legislation.

Objectives:

TOURISM RESOURCES

Figure 5: Non-compliance with ECO 4-1 (objective for employment & economic activity)

Rights of Way

5.1.26 The Council recognises the importance of maintaining established rights of way and supporting initiatives for establishing walking routes and general accessibility.

5.1.27 The Council also recognises that a register or database of public rights of way would be useful in promoting awareness of these issues. However, it is expected that the legal and administrative difficulties in doing this would be considerable. An initial scoping exercise could be carried out to establish the feasibility of setting up such a database / register.

INF 1-21	Rights of Way	Objectives:
	<i>It is a general objective wherever possible to preserve established public rights of way, to promote the way-marked ways network within the county and, subject to proper consultation in advance with landowners, to give general support to increase access to open areas including uplands and coastlines.</i>	RIGHTS OF WAY

Ports and Airports*Port of Cork*

5.1.28 The most valuable port in the county is the Corporate Port that has recently prepared the Port Development Plan (2000). The Port is one of the largest in Ireland and contributes greatly to the economic growth of the commercial, industrial and tourism well being of the country. The focus of the Port of Cork Strategy is to rationalise existing port activities and make provision for port activities on new sites that need land reservations. The re-use and for conversion of "brownfield" port sites (such as those occupied by ISPAT at Haulbowline) and the phased transition plan for the Cork City docklands will have a bearing on the manner and order of future port expansion in the Harbour.

5.1.29 Re-development of the city docklands and re-location and expansion of the port facilities further downstream is an important element of the Cork Area Strategic Plan. Cork County Council also notes the assessments already undertaken by the Port of Cork Company. Key considerations for detailed examination of possible sites would include the improvement of traffic and road access, the protection of habitats and areas of ecological importance and impacts on other important uses in the area such as marine leisure, amenity and established residential amenity. More detailed proposals may be brought forward in the context of the forthcoming Local Area Plans.

- Virtually all of the public right of way to the Ringaskiddy Martello Tower lies within the development site.
- *The development could have an archaeological impact on any parts of this path which may exist (Indaver, 2001).*

Figure 6: Non-compliance with INF 1-21 (objective for transport and infrastructure)

5.1.30 Cork Harbour is also one of the major habitats for wild birds in the State and has a diverse land and seascape. The selection of any new port expansion sites will have to take account of these constraints and incorporation in this plan is not proposed pending detailed investigation and negotiation of their requirements.

Ports and Harbours generally

5.1.31 For the ports in the county generally, the 1996 Harbours Act provides the necessary major legislative change to enable ports to compete with each other and address their commercial, operational and market driven requirements.

5.1.32 The Department of Communications, Marine and Natural Resources has identified four major ports and harbours in County Cork for particular attention: Kinsale, Bantry, Youghal and Baltimore. The study recommended that the ports of Baltimore and Kinsale should be transferred to the relevant local authority, Cork County Council. The Port of Cork should take over the responsibility of Bantry and Castletownbere. The other major port, Youghal should remain in the hands of its Town Council.

Objectives:

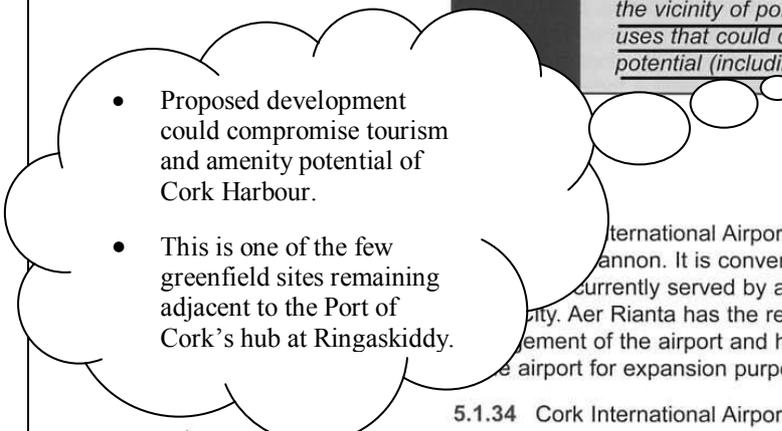
PORTS

INF 1-22

The Role of Ports and Harbours

(a) It is an objective generally to support the ports and harbours of the county and to recognise their essential role in facilitating industrial development, defence, trade, marine leisure, recreation and other economic sectors.

(b) It is an objective to improve port and harbour infrastructure in the county and to safeguard lands in the vicinity of ports and harbours against inappropriate uses that could compromise the long-term economic potential (including access) of the port or harbour.



Cork International Airport is the country's third airport after Shannon. It is conveniently located 5km to the south of the city and is currently served by a relatively fast and efficient road access to the city. Aer Rianta has the responsibility for the control and management of the airport and has purchased lands to the south west of the airport for expansion purposes.

5.1.34 Cork International Airport is a key gateway to the south of Ireland. The availability of convenient and frequent air services facilitating the business community are key factors in successful

Figure 7: Non-compliance with INF 1-22 (objective for transport and infrastructure)

Waste Management Facilities

5.3.4 The Waste Management Plan identifies a number of existing sites as follows:

- *Bring sites throughout the county*
- *Civic amenity sites at Mallow, Macroom, Bantry, Beara, Clonakilty, Fermoy, Newmarket, Charleville, Mitchelstown, Skibbereen / Schull, Dunmanway, Kinsale / Bandon, Carrigaline, Ballincollig, Youghal, Middleton, Glanmire / Cobh.*
- *Waste transfer stations at Mallow, Bantry, Beara, Clonakilty, Fermoy, Kanturk / Millstreet, Macroom Area, Skibbereen / Schull.*
- *Engineered landfill site in one location*

5.3.5 With the exception of bring sites, these facilities raise different levels of environmental and social concerns and impacts and require licensing from the Environmental Protection Agency. It is important to ensure they are located where these impacts are minimised as much as possible.

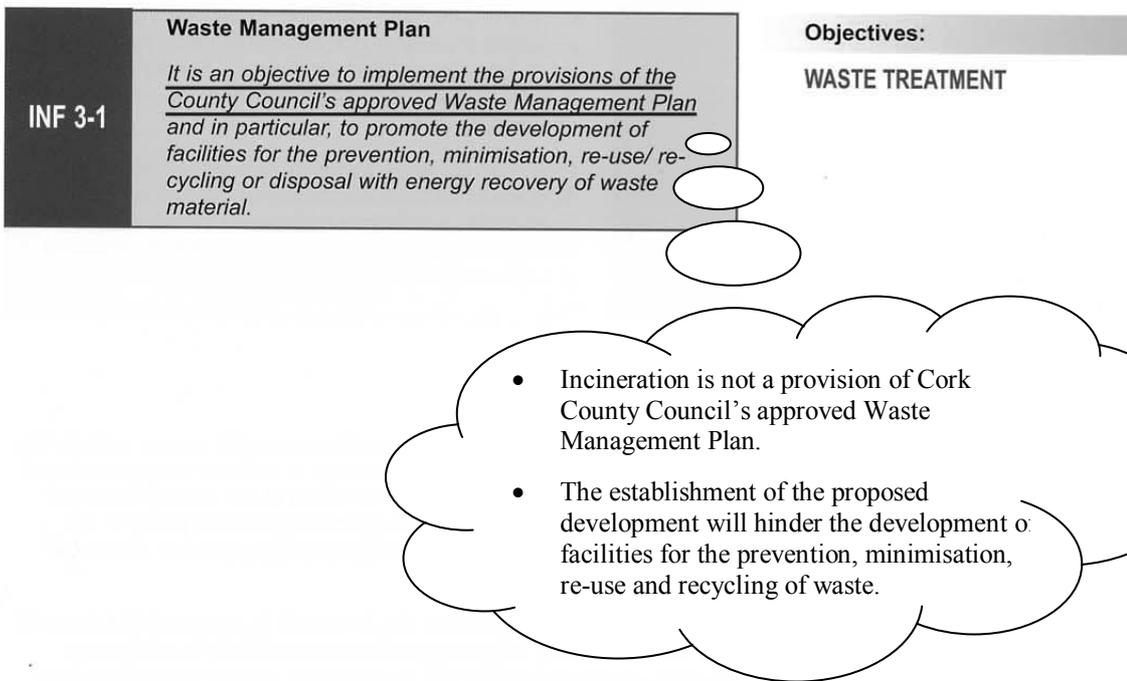


Figure 8: Non-compliance with INF 3-1 (objective for transport and infrastructure)

5.4.4 The County Council, through its Energy Agency based in Mallow, has been at the forefront of developing awareness of energy issues and promoting renewable energy initiatives throughout the county.

INF 4-2	<p>Climate Change</p> <p><i>It is an objective to support the National Climate Change Strategy and, in general to facilitate measures which seek to reduce emissions of greenhouse gases.</i></p>
INF 4-3	<p>Renewable Energy Production</p> <p><i>It is an objective generally to encourage the production of energy from renewable sources, including in particular that from biomass, waste material, solar wave and wind energy, subject to normal proper planning considerations, including in particular impact on areas of environmental or landscape sensitivity.</i></p>

Objectives:**RENEWABLE ENERGY**

- Transport aspects of proposed development do not comply with the *National Climate Change Strategy*.
- Energy derived from incineration of municipal, industrial and other wastes is not defined as renewable under Directive 2000/77/EC.

Wind Energy

5.4.5 A number of preliminary studies have been carried out to assess the overall wind resource in the county and the degree of sensitivity of Cork's different landscapes to the deployment of windfarms. The Council intends to bring forward a detailed policy for wind energy, based on these studies.

5.4.6 In common with most Atlantic coastal areas in Europe, County Cork has significant wind resources, a certain amount of which may be amenable to exploitation as a renewable electricity source. The county also has a diverse set of landscapes with varying degrees of sensitivity to different kinds of development such as wind turbines and wind farms. The County Council, having studied both the wind speeds and the landscapes of the county on a broad level, has now identified, in broad strategic terms, two special areas (see figure 5.1) as follows:

- **STRATEGIC SEARCH AREAS:** Areas which have both relatively high wind speeds and relatively low landscape sensitivity to wind projects. These could be considered to be strategic 'search areas' for wind farm development. Prospective developers would be encouraged generally to focus on these areas when searching for potentially suitable sites in County Cork. While not all locations within these areas would be suitable for wind projects (see below), they do give a strategic representation of generally preferred areas.

Figure 9: Non-compliance with INF 4-2 and INF 4-3 (objectives for transport and infrastructure)



Chapter 6

Housing and Community Facilities

This Chapter sets out the context for the provision of housing and community facilities. The objectives included here are based on the following important principles:

- 6.1 Housing: Overall Approach
- 6.2 Housing Density and the Supply of Residential Land
- 6.3 Meeting Housing Needs
- 6.4 Community Facilities

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

- Proposed development situated within a steep-sided valley.
- When emissions abatement equipment fails, airborne toxic compounds will collide with settlements on surrounding hills.
- Population of settlements within the zone of influence planned to increase by 55% over 1996 levels by 2011.
- Zoning designations for medium and high density residential development in towns within zone of influence

Figure 10: Non-compliance with principles for housing and community facilities

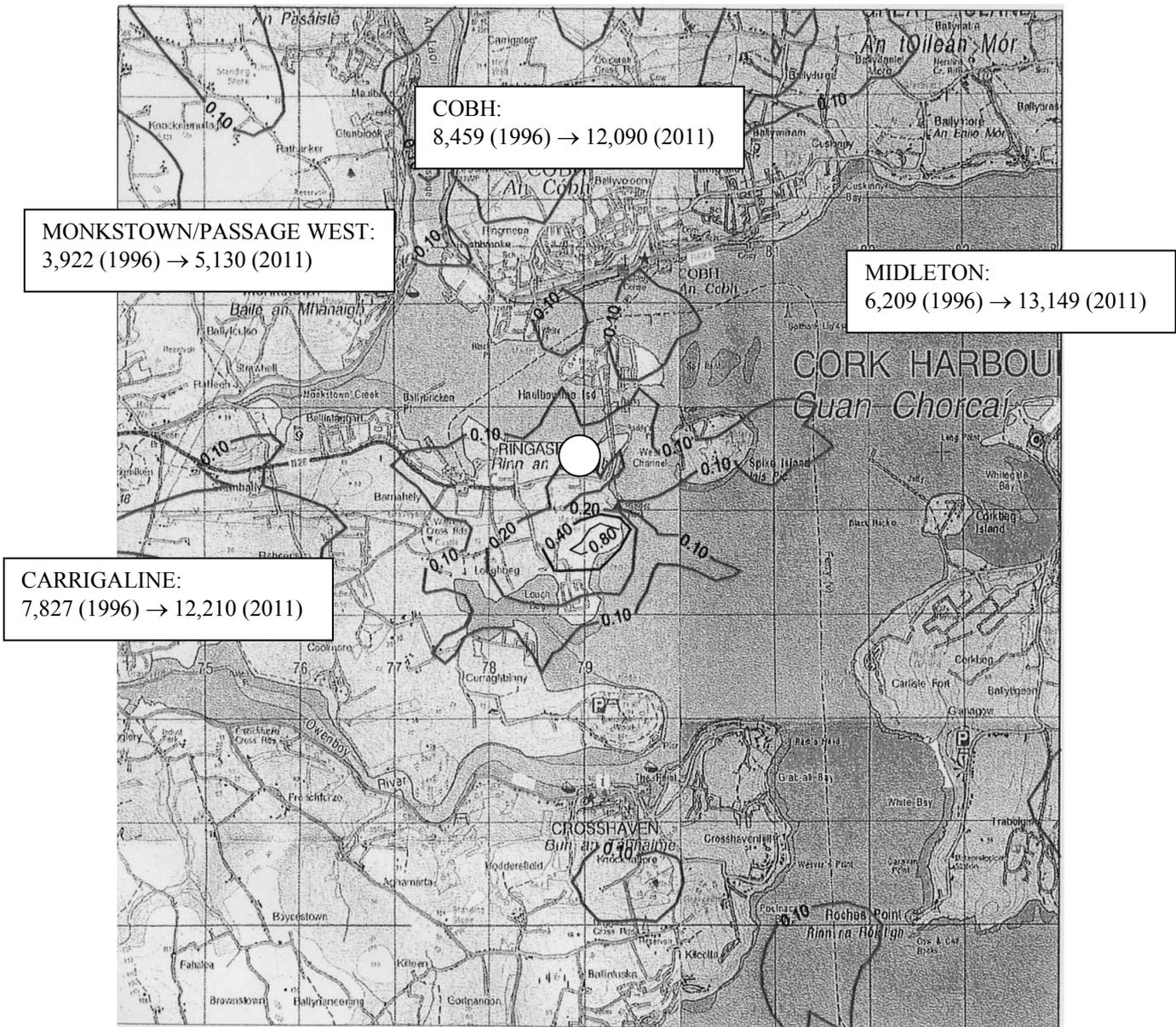


Figure 11: Proposed population increases for principle towns in zone of influence



Chapter 7

Environment and Heritage

This chapter presents the various policies and objectives for Environment & Heritage. They have been developed in accordance with the following principles that have been set out in the overall strategy of this plan:

- 7.1 Environmental Quality
- 7.2 The Natural Environment
- 7.3 Landscape and Visual Amenity
- 7.4 Archaeological Heritage
- 7.5 The Built Environment
- 7.6 Cultural Heritage

a. The natural and built environment, particularly those elements that are non-renewable and most valuable, need to be properly protected, managed and enhanced;

b. The conservation and enhancement of biodiversity, natural heritage, landscape and the built environment should be promoted as important elements of the long term economic growth and development of the county;

c. The protection of Cork's physical heritage (including archaeology and historic buildings) is a tangible representation of the County's past and is a sound basis for economic growth and regeneration;

d. The 'polluter pays' principle and the precautionary approach' principle are important elements of any planning policies that deal with environmental and heritage matters;

e. The long term economic, social and environmental well-being of Cork requires water and air quality to be of the highest possible standard.

Precautionary principle:
In order to protect the environment, a precautionary approach should be widely applied, meaning that where there are threats of serious or irreversible damage to the environment, lack of full scientific certainty should not be used as a reason for postponing cost-effective measures to prevent environmental degradation (UNEP, 1992).

[It] permits a lower level of proof of harm to be used in policy-making whenever the consequences of waiting for higher levels of proof may be very costly and/or irreversible (EEA, 2003).

Figure 12: Non-compliance with principles for environment and heritage

<p>Objectives:</p> <p><i>Visual and Scenic Amenity</i></p> <p><i>continued</i></p>	<p>ENV 3-4</p>	<p>General Views and Prospects</p> <p><i>It is a general objective to preserve the character of all important views and prospects, particularly sea views, river or lake views, views of unspoilt mountain, upland or coastal landscapes, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty.</i></p>
	<p>ENV 3-5</p>	<p>Scenic Routes</p> <p><i>It is a particular objective to preserve the character of those views and prospects obtainable from scenic routes identified in this plan. These routes are shown on the scenic amenity maps in Volume 4 and listed in Volume 2 of this plan.</i></p>
	<p>ENV 3-6</p>	<p>Details of Scenic Routes</p> <p><i>It is an objective to examine in some detail those scenic routes identified in this plan with a view to setting out, in Local Area Plans, the specific requirements of different stretches of the route in terms of sensitivity to development and the preservation of the character of views and prospects.</i></p>

- Local Area Plans taking account of the scenic routes affected by the proposed development have not yet been prepared. Therefore the specific requirements and vulnerability of the different stretches of these routes has not been examined.

Figure 13: Non-compliance with ENV 3-5 and ENV 3-6 for environment and heritage

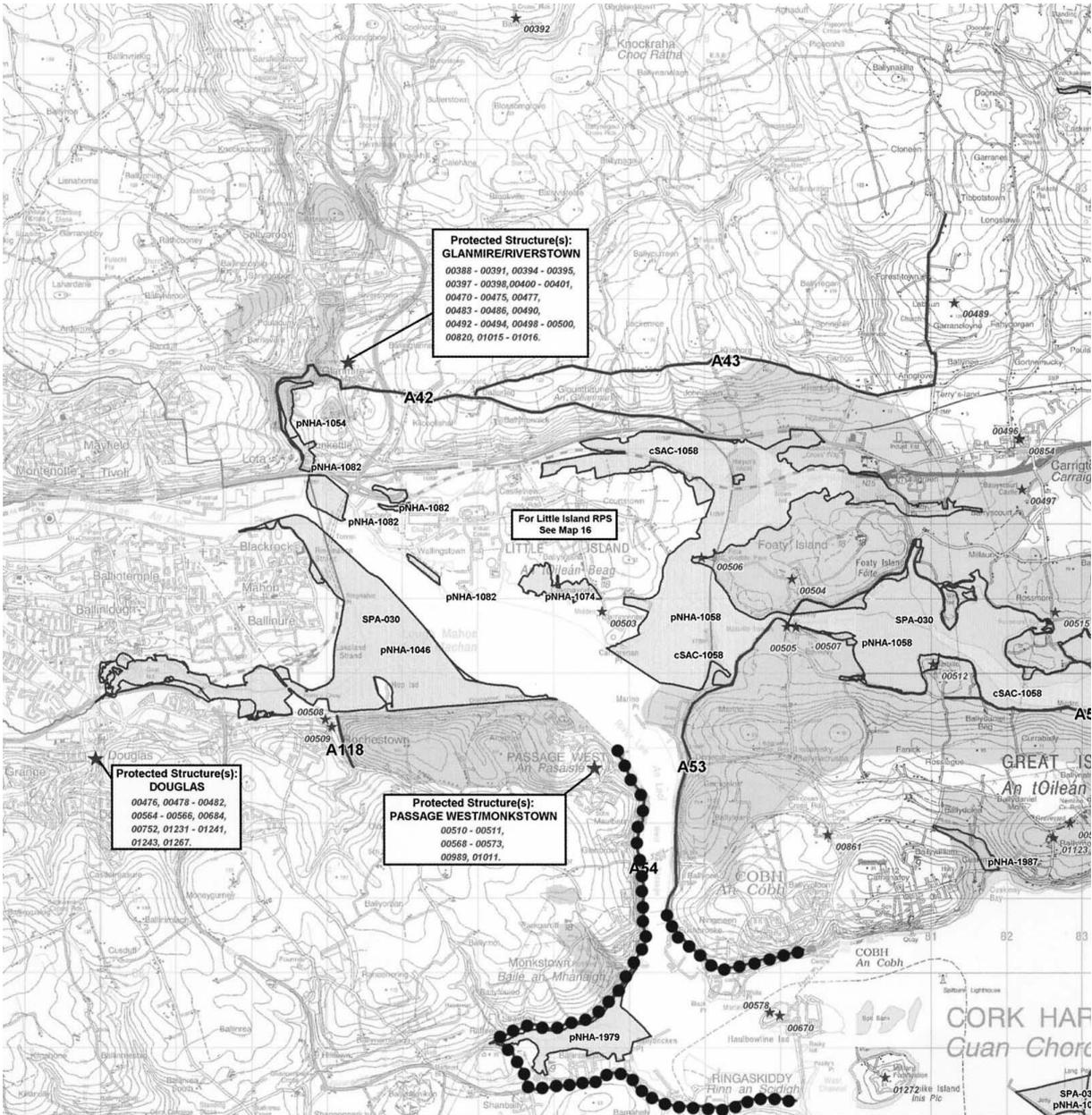


Figure 14: Designated scenic routes potentially affected by proposed development

7.4 Archaeological Heritage

7.4.1 Archaeology is an irreplaceable link which we have with our past. Only a proportion of the material remains of past societies have survived. Many sites have disappeared from the landscape while others survive beneath the current ground surface. This part of our national heritage provides precious knowledge about our history. Archaeological sites and monuments vary greatly in form and date, and include megalithic tombs from the prehistoric period, Bronze Age fulachta fiadh (cooking places), medieval buildings, urban archaeological deposits and underwater sites such as wrecks.

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

7.4.3 Various types of development can have an impact on archaeological heritage. It is important that this heritage is protected in particular during a time of increasing development and economic success. Previously unidentified archaeological sites have been uncovered during construction works including drainage works and road making. Archaeological deposits, which will be affected by development must be investigated and recorded in advance.

7.4.4 Occasionally archaeological excavation may be necessary. Where the archaeology may be preserved in-situ and the development proposals consequently are altered. Cork County Council has archaeological expertise to advise on any matters relating to archaeological heritage. The Council will also have regard to recommendations of the Cork Historic Monuments Advisory Committee.

7.4.5 It is also important to facilitate access to National Monuments. State and Local Authority ownership.

- Some of the proposed site for this development is within the zone of potential for the Ringaskiddy Martello Tower.
- *The location and height of the proposed development may have a visual impact on the Martello tower to the south of the site (Indaver, 2001).*
- Access to the Martello Tower by public right of way will be destroyed.

ENV 4-1

Sites, Features and Objects of Archaeological Interest

(a) It is an objective to safeguard sites, features and objects of archaeological interest generally.

(b) It is an objective to safeguard the archaeological value of the sites (and their setting) listed in the Record of Monuments and Places. In assessing proposals for development the Council will have regard to the recommendations of Dúchas the National Heritage Service.

Objectives:

ARCHAEOLOGY

Figure 15: Non-compliance with ENV 4-1 for environment and heritage

7.5 The Built Environment

7.5.1 Built Heritage is addressed in this section under the following subheadings: Protection of Structures (Record of Protected Structures and Protection of Non-Structural Elements), Architectural Conservation Areas and New Buildings and their surroundings.

Protection of Structures

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

Record of Protected Structures

7.5.3 This Plan establishes the initial Record of Protected Structures in County Cork, and includes a draft list of over 1,000 structures. The completion of the Record will be an ongoing task and it is estimated that up to 6,000 structures will be included in the final Record. The main sources for the record are buildings that are already listed, the Cork Archaeological Survey and recent fieldwork carried out by the Council's own Heritage Unit.

7.5.4 Dúchas, The Heritage Service, have commenced a National Inventory of Architectural Heritage. When the Inventory for County Cork is complete, it will serve as a major source for the compilation of the Record.

ENV 5-1	<p>General Protection of Structures</p> <p><i>(a) It is an objective to seek the protection of all structures within the county which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.</i></p> <p><i>(b) In accordance with this objective, a Record of Protected Structures has been established and is set out in Volume 2 of this Plan.</i></p>
ENV 5-2	<p>Record of Protected Structures</p> <p><i>It is a particular objective to ensure the protection of all structures (or parts of structures) contained in the <u>Record of Protected Structures</u>.</i></p>

Objectives:

PROTECTION OF STRUCTURES

Figure 16: Non-compliance with ENV 5-2 for environment and heritage

RPS No.	Name of Structure	Townland	Street
00567	Ballea Castle	Ballea	
00568	Old Parochial House	Monkstown	
00569	Monkstown Castle	Monkstown	
00570	Monkstown Castle House	Monkstown	
00571	Monkstown Catholic Church	Monkstown	
00572	St. John's Church	Monkstown	
00573	Thorncliffe House	Monkstown	
00574	Thatch House	Lagile	
00575	Martello Tower	Ringaskiddy	
00576	St. Mary's Church of Ireland Church	Carrigaline	
00577	Coolmore House (abandoned)	Coolmore	
00578	Martello Tower	Haulbowline Island	
00579	Warehouse	Carrigaline East	
00580	Thatch House	Knockalohart	
00582	Sacred Heart Catholic Church	Ballymore	
00583	Holy Trinity Church of Ireland Church	Garranekinnefeake	
00584	Jamesbrook Hall	Jamesbrook	

Objectives:

RECORD OF PROTECTED STRUCTURES

Cork County



RPS No. 00571
Detail from Monkstown Catholic Church

Figure 17: Extract from Record of Protected Structures



Chapter 8 Rural, Coastal and Islands

8.1 Rural County Cork

8.2 Coastal Areas

8.3 Islands

This chapter addresses the special planning policy requirements of rural, coastal and island areas based on the following important principles set out in the overall strategy:

- a. Communities in rural, coastal and island areas have many separate but distinctive needs from those in urban areas and this should be recognised in developing planning policy;
- b. Population loss and persistent rural decline are key issues for many rural and island areas, and also for many coastal areas, and planning policy should be directed at reversing these trends;
- c. Island communities need particular support in their economic, social and cultural development to ensure equality of opportunity with the main land;
- d. Many coastal areas have limited capacity to accommodate large-scale development and their environmental assets should be protected. Other coastal areas are more robust but they can still be threatened by inappropriate development and management measures.

- *More effort should be devoted to defining the carrying capacity of coastal localities for particular uses and, where necessary, to evaluate management options (Marine Institute, 1998).*
- Cork Harbour has large carrying capacity but not an infinite carrying capacity.

Figure 18: Non-compliance with Principles for Rural, Coastal and Islands

Overall Strategy and Main Policy M

8.2.5 Cork County Council has participation in the EU Demonstration Zone Management and the Zone Charter. This Charter Plan in Ireland. It was developed with local stakeholders and requires that should be managed. This should be managed ahead for coastal management.

8.2.6 Cork's coastal and inland tourism. It is estimated that there are jobs, but that there is considerable loss of jobs, but that there is considerable loss of jobs throughout the county. Both the North and West Coast Strategic Plan emphasise the importance of leisure.

8.2.7 Marine leisure facilities should be provided to avoid the visual intrusion of buildings which they can otherwise be avoided.

- *Cork Harbour is a thriving mixed coastal zone in a distinctive landscape setting which, as well as being the focus for all major industrial development in the area, fulfils important tourism and amenity roles. It also supports a number of important wildlife habitats as well as a significant proportion of the area's residential population (Cork County Council, 2003)*
- *Forces for change ... require careful management (Cork County Council, 2003)*
- *ICZM is a dynamic process designed to promote sustainable management of coastal zones, the aim of which is to balance their protection, preservation and restoration with the benefits from their economic and human uses (EC, 1999)*
- *Cork Harbour is an "appropriate" coastal zone for ICZM.*

RCI 2-1	<p>The Broad Scope of Coastal Zone Management</p> <p><i>(a) It is an objective to support the development of an integrated approach to coastal zone management in Ireland generally, and in particular to foster the application of this concept in appropriate coastal zones throughout the county</i></p> <p><i>(b) It is an objective, where the sensible identification of coastal zone units involves crossing local administration boundaries, to co-operate with adjoining local / planning authorities in promoting coastal zone management in a particular area.</i></p>	<p>Objectives:</p> <p>COASTAL AREAS</p>
RCI 2-2	<p>Approach to Coastal Zone Management</p> <p><i>(a) It is a particular objective to promote concepts of coastal zone management that strive for meaningful participation of all stakeholders to address issues in coastal zones, that are as fully integrated as possible and that deliver appropriate responses to local requirements.</i></p> <p><i>(b) It is an objective as a County Council, to continue to work with the Department of the Marine and Natural resources, The Department of the Environment & Local Government, the Department of Arts, Heritage and the Gaeltacht, and other relevant bodies in the promotion of coastal zone management.</i></p>	

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Figure 19: Non-compliance with RCI 2-1 and 2-2 (Objectives for Rural, Coastal & Islands)

ZON 2-1	<p>Primary Land Use Zoning Categories</p> <p><i>(a) It is an objective, as a key element of the land use policy in this plan, to establish primary categories of land use in order to provide a clear framework for determining the most appropriate uses in any particular area.</i></p> <p><i>(b) These land use zoning categories are set out in section 9.3 below.</i></p>
ZON 2-2	<p>Primary Uses – Main Settlements</p> <p><i>(a) It is an objective, normally, to encourage development that supports the primary land use categories for established areas defined on the zoning maps in Volume 4 of the Plan.</i></p> <p><i>(b) Development that does not support, or threatens the vitality or integrity of, the primary use of these areas will be resisted.</i></p>
ZON 2-3	<p>Primary Uses – Places Outside the Main Settlements</p> <p><u><i>Within all other settlements throughout the County, it is an objective, normally, to encourage development that supports in general the primary land use of the surrounding established area. Development that does not support, or threatens the vitality or integrity of, the primary use of these established areas will be resisted.</i></u></p>
ZON 2-4	<p>Brownfield Lands</p> <p><i>It is an objective actively to seek and promote a significant proportion of development within the life of this plan to occur on brownfield lands.</i></p>

Objectives:
GENERAL LAND USE OBJECTIVES

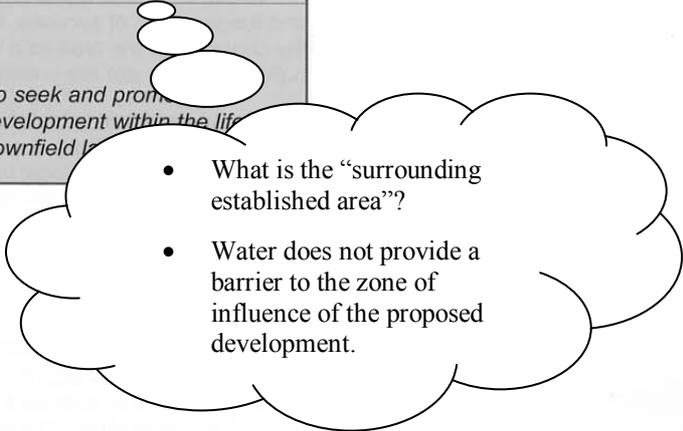


Figure 20: Non-compliance with Objectives for Land Use and Zoning

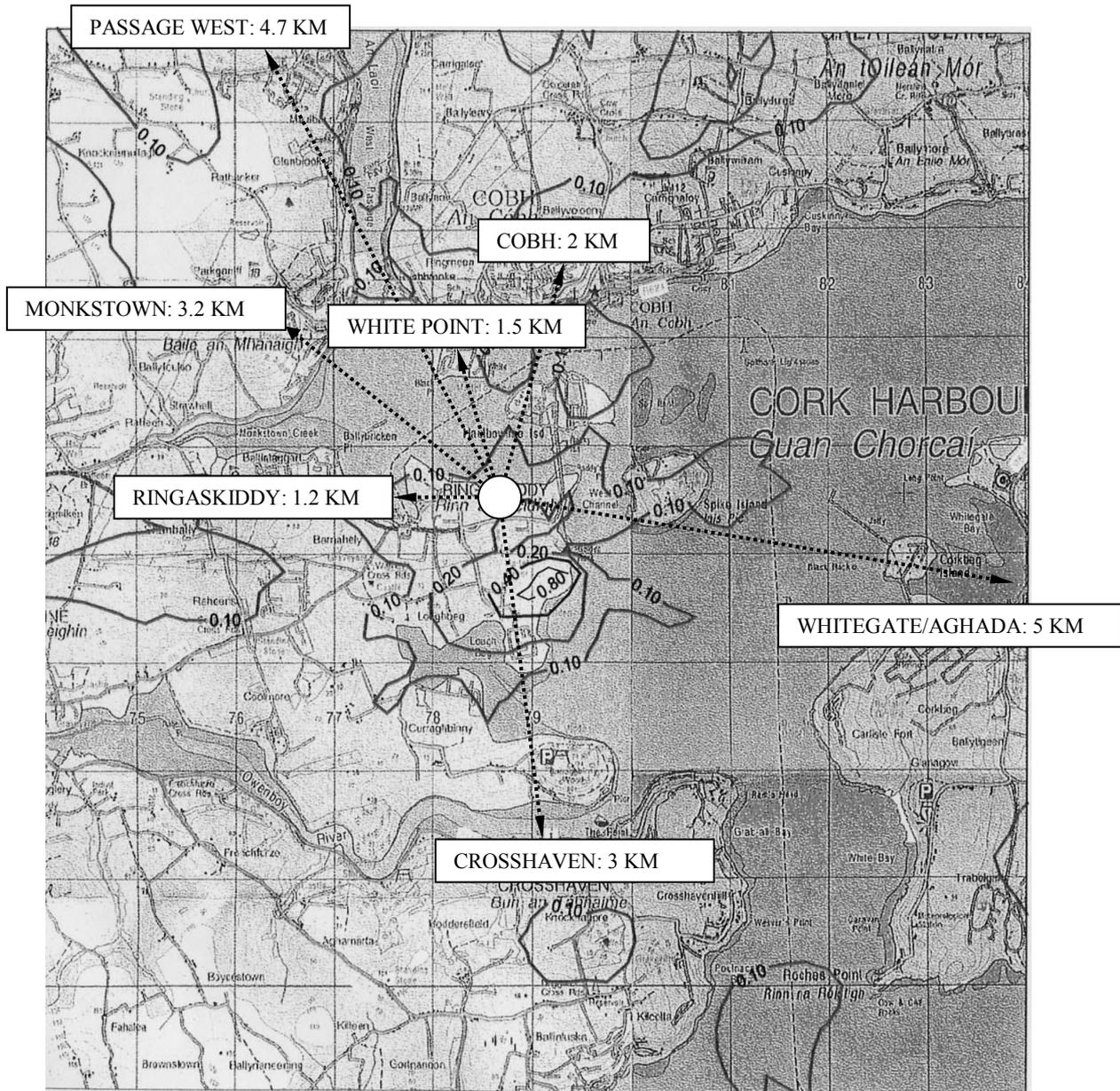


Figure 21: Distance to closest main population centres

Enterprise Areas

9.3.39 Enterprise Areas are those where the primary uses include employment uses that require environmental standards higher than those in industrial areas. They include office-based industry and business or technology parks. In many established areas, a broad range of other employment related uses including industry and some retail have grown up over a number of years.

9.3.40 Problems can arise in these areas particularly when inappropriate uses such as industrial uses or retailing causes bad-neighbour problems, traffic congestion or can threaten the vitality of town and neighbourhood centres. A measure of protection is required to encourage appropriate uses and resist the development or intensification of other uses.

9.3.41 Travel to work patterns can result in heavy peak-hour traffic to and from these areas. Improved accessibility by public transport and the implementation of other commuter management measures (e.g. car-pooling schemes) are essential to reduce this congestion.

Appropriate Uses – Industrial Areas

(a) It is an objective to promote the development of Industrial areas as the primary locations for uses including manufacturing, repairs, warehousing, distribution, open-storage, waste materials treatment and recovery, and transport operating centres. The development of inappropriate uses, such as office based industry and retailing will not, normally, be encouraged

ZON 3-13

(b) It is an objective that Industrial areas that are not used mainly for small to medium industry, warehousing or distribution are considered to be generally suitable for waste management activities (including the treatment and recovery of waste materials but not including landfill or contract incineration facilities). In the interests of clarity, contract incineration facilities comprise those whose primary role is to manage wastes which are not generated by the company itself.

(c) It is an objective that subject to local considerations, civic amenity sites and waste transfer stations may be suitable on industrial sites with warehousing and / or distribution uses.

Objectives:

**LAND USE CATEGORY:
INDUSTRY AND ENTERPRISE
AREAS**

- In principle, an area zoned/used for heavy industry may suit the establishment of a (contract) incinerator. However, it is not guaranteed that all such areas will suit the establishment of a (contract) incinerator.

Figure 21: Interpretation of ZON 3-13 (Objective for Land Use and Zoning)

2.2 Main Planning Goals

What is this Development Plan trying to achieve....?

2.2.1 Managing the complex development needs of the County over the next number of years requires a focused Development Plan approach. The 'vision' which drives this is derived from the main themes identified during the consultation phase. (It is also closely related to the ideas contained in the County Development Board's Integrated Strategy for Economic, Social and Cultural Development 2002-2011).

2.2.2 This vision is expressed in the form of the **Main Planning Goals** that the County Development Plan aims to achieve. These are as follows:

- Enhanced quality of life for all, based on high quality residential, working and recreational environments and sustainable transportation patterns;
- Sustainable patterns of growth in urban and rural areas that are well balanced throughout the County, together with efficient provision of social and physical infrastructure;
- Sustainable and balanced economic investment together with wise management of the County's environmental and cultural assets;
- Responsible guardianship of the County so that it can be handed on to future generations in a healthy state.

- Severely impacts on residential environment of 34,719 people
- Severely impacts on amenity use of Cork Harbour and surrounding towns
- Perception of Cork Harbour will be solely industrial
- Precautionary principle not observed – not responsible guardianship
- No attempt at Local Area planning – not wise asset management
- No attempt at Coastal Zone Management – no asset management at all

These main planning goals provide the focus for the strategy, policies and objectives that are set out in the plan's documents and maps.

Figure 22: Non-compliance with the Main Planning Goals of the County Development Plan