

Appendix 7.2

Policy Objectives Extracts

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The following extracts, policies and objectives are listed from the Cork County Development Plan 2014, the Carrigaline Electoral Local Area Plan 2016-2020, and the Douglas Land Use and Transportation Strategy 2013 for their relevance and implications of the proposed flood defence scheme in relation to landscape, townscape and amenity concerns.

Cork County Development Plan

Objective GI 6-1: Landscape

- a) *Protect the visual and scenic amenities of County Cork's built and natural environment.*
- b) *Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while maintain respect for the environment and heritage general in line with the principle of sustainability.*
- c) *Ensure that new development meets high standards of siting and design*
- d) *Protect skylines and ridgelines from development.*
- e) *Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or distinctive boundary treatments.*

Objective GI 6-2: Draft Landscape Strategy: *Ensure that the management of development throughout the county will have regard for the value of the landscape, its character, distinctiveness and sensitivity as recognised in the Cork County Draft Landscape Strategy and its recommendations, in order to minimise the visual and environmental impact of development, particularly in areas designated as High Value Landscapes where higher development standards (layout, design, landscaping, materials used) will be required.*

Objective GI 7-1: General Views and Prospects: *Preserve the character of all important view and prospects, particularly sea views, river or lake views, views of unspoilt mountains, upland or coastal landscapes, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty as recognised in the Draft Landscape Strategy.*

Objective HE 4-1 Record of Protected Structures:

- f) *Ensure that development proposals are appropriate in terms of architectural treatment, character, scale and form to the existing protected structure and not detrimental to the special character and integrity of the protected structure and its setting.*

g) Ensure high quality architectural design of all new developments relating to or which may impact on structures (and their settings) included in the Record of Protected Structures.

Objective HE 4-5: Architectural Conservation Areas: *Conserve and enhance the special character of the Architectural Conservation Areas included in this plan. The special character of an area includes its traditional building stock and material finishes, spaces, streetscape, shop fronts, landscape and setting. This will be achieved by;*

c) Ensure new development within or adjacent to an ACA respects the established character of the area and contributes positively in terms of design, scale, setting and material finishes to the ACA.

g) Protect and enhance the quality of open spaces within ACAs and ensure the protection and where necessary reuse of street furniture and use of appropriate materials during the course of public infrastructure schemes within ACAs.

Carrigaline Electoral Local Area Plan

2.2.45 *The residential architecture of Douglas is of importance. The ‘village’ stems from a strong milling history, as is evident through its mills and associated cottages. It is dissected by a large green area, which includes the area’s two churches, and is particularly picturesque. The areas of Church Street and West Douglas Street have been granted an Architectural Conservation Area designation to preserve and enhance the architectural and historical importance of these areas against the pressures for change arising from their suburban location.*

Environment Objective: LAS 2-4: *It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with ENVI-9, 1-10, 1-11 and 1-12 of the County Development Plan , 2009.*

Urban Design Policy:

UD5: *At St Patrick’s Woollen Mills, there is an immense opportunity for increased public realm interventions that promote and enhance connectivity with the Douglas Village Shopping Centre. The redevelopment of this site will*

include the retention of all buildings of historic and architectural merit and any new build to enhance this precinct shall compliment the established building fabric. The entrance to West Douglas Street needs to have a raised paved area that encourages increased walking and cycling.

***UD7:** The [Douglas] Community Park should be at the centre of life in the village and should be an integral part of the population's lifestyle choice. Cork County Council in conjunction with the Tidy Towns should support a competition which will provide a fully integrated leisure and passive space in the village to the benefit of residents and visitors alike. Measures shall be implemented to improve north south and east west connectivity, enhance public safety and install suitable lighting.*

Transportation Policies – Walking and Cycling:

***WC3** Provide a high quality off-road walk and cycleway along the Ballybrack River from the Community Park to the Donnybrook Hill area.*

Specific Zoning Objectives

***U-03:** Provide pedestrian walk through stream valley connecting open spaces to Donnybrook.*

***U-04:** Provide pedestrian walk through stream valley to Douglas Village.*

Douglas Land Use and Transport Strategy (DLUTS)

It is also worth referring to The Douglas Land Use and Transport Strategy (DLUTS); an integrated land use, urban design and transport strategy that aims

“to secure a successful vibrant urban centre with a more efficient transport network for Douglas, that provides an improved public realm, reduces congestion encourages greater levels of walking and cycling, and improves the quality of life for the community, thereby enabling sustainable future growth”

Of particular interest in the Strategy are the Public Realm proposals and the focus on improving permeability and pedestrian/cycle movement within the DLUTS area with regard to the creation of more attractive routes. The following extracts have particular relevance for the study areas:

9.3.1 On the basis of traffic and land use guidance and betterment, public realm improvements can be attached which will create a more pleasant and hospitable environment especially for the pedestrian and cyclist.

9.3.3 The Woollen Mills Complex is an underutilised asset that could become a major attraction to Douglas as a mixed use development if it was redeveloped sensitively taking into account its heritage and spatial value. The more minor intersections at, say, West Douglas Street and Church Road and West Douglas Street and Church Street should have a medium intervention to improve the streetscape to allow for easier pedestrian access and to encourage more retail activity.

The river, the river bank and the park could be more meaningfully structured to give more of an amenity opportunity to the public. Enhanced access routes through and to the park will make it more user friendly and not merely to act as a thoroughfare.