

CORDAL ADOPTED LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Cordal (Cordal) is a small rural village located 5.5km east of the town of Castleisland. It is located on a local road and is one of several villages in Sliabh Luachra.



1.2 Population

The village of Cordal is in the ED of Cordal. The census recorded a decline in population between 1996 and 2002 of 8.7%. This decreased further by 2% between 2002 and 2006 giving a population of 278 in the ED in 2006.

1.3 Infrastructure

There is no waste water treatment plant serving the village and development is serviced via individual septic tanks/ waste water treatment units. There are no plans to construct a wastewater treatment plant in the village in the near future. Water is supplied to the village from the Central Regional Water Scheme.

Low density housing with each house having its own treatment system individually designed in accordance with the relevant EPA standards will be considered on zoned lands. It is an option for developers to propose the design, construction and financing of wastewater collection and treatment infrastructure following consultation with Water Services. This would entail the preparation of preliminary reports, contract documents, obtaining planning permission, licenses etc. Package treatment plants serving individual developments are not acceptable.

1.4 Function & Facilities

Cordal is largely residential in nature. Given the village's size, the low level of through-traffic and its proximity to Castleisland, it supports only a minimal level of local services and has one shop/post office, a public house, and a Catholic Church. A community centre and playing fields are located 500 metres to the north of the village centre. Scoil Mhuire primary school is located just over 1km to the north of village at Kilmurry. The village has a strong functional connection with the town of Castleisland for services and facilities. There are no major sources of employment in the village and the majority of locals commute to nearby urban centres for employment.

1.5 Natural Environment and Amenity

An extensive area within the eastern side of the plan area and to the north and east of the plan area is part of an area designated an SPA under the Birds Directive. There are no other designated environmental protection areas in the vicinity of the village.

The village is in an attractive rural setting. The area around the village is mainly flat pastureland, but the ground rises significantly to the east and north of the village. The Cordal stream to the east of the village joins the Shanowen River about 700 metres to the north of the village.

1.6 Urban Form

Cordal is characterised by a dispersed settlement pattern with no streetscape development or set building line and little or no in depth development. A second purely residential settlement node is located 450 metres to the east of the Church, this again is a clustered roadside settlement without a streetscape or set building line. A considerable amount of ribbon development has taken place, both to the west of the village on the road to Castleisland and on roads to the northwest of the village particularly in the townlands of Kilmurry and Kilquane. The village is comprised of a mixture of building types.



Existing protected structure (RPS 040-002)

There is some scope for the development of a streetscape in the vicinity of the Church and shop. This area if developed further would give the village a more defined core area and urban structure. This area is the village's service hub and is the appropriate location for the development of services when demand arises.

The low development densities that exist in the remainder of the village contribute to the rural village character which predominates. The village therefore provides an opportunity to accommodate future demand for low density dwellings on individual sites which might otherwise occur in the open countryside or in a linear pattern along public roads.

1.7 Vehicular and Pedestrian Traffic

The village is located on local roads and due to its location it does not suffer from traffic congestion or through traffic. There is a footpath connecting the village with the Community Centre. There is a need for traffic calming in the village to deter high speeds through the village.

1.8 Built Heritage

There are three protected structures within the plan area;

- Church of the Immaculate Conception (21304001)
- Church of Ireland (21304002)
- Dwelling house (RPS 040-002)

It is not proposed to add any further structures to the Record of Protected Structures. However, the village has a number of older buildings that are vernacular in style and should be retained where possible.

1.9 Archaeological Heritage

There is one recorded monument within the plan area, KE040-101, which is an enclosure.

1.10 Future Development

Cordal has attracted little new development in recent years. There has been no planning application within the plan area since 2004. A significant amount of linear development has occurred on the main approach roads to the village. Zoning land for development in the village will contribute to curtailing the continued demand for one off ribbon development by providing for single detached sites in close proximity to the Church and other services while supporting the development of the village.

2.0 DEVELOPMENT STRATEGY

- The future development strategy is to provide for the modest development of Cordal as a small rural village and local service centre with low density development on a scale commensurate with its infrastructural capacity. All development will by its nature and design contribute to creating an identity and sense of place. This will be achieved by ensuring new developments are of an appropriate local scale, and contribute to improvements in its urban form, and which preserve the villages character, heritage and natural features.

3.0 OVERALL OBJECTIVES

Objective No	Overall Objective It is an objective of the Council to;
OO-1	Encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.
OO-2	Consider low density development to cater for detached housing. Such proposals will be required to demonstrate how the development contributes to the creation of an attractive urban structure while integrating with the existing village.
OO-3	Promote attractive streetscapes and approaches into the village.
OO-4	Preserve the village's architectural heritage and encourage development to be designed in a manner that is in keeping with the rural scale and character of the existing village and its natural setting. New developments should respect local design features and local heritage.
OO-5	Facilitate the provision of social, community and retail facilities necessary to support the local population and create a viable community.
OO-6	Encourage employment uses at appropriate locations to provide local employment and sustainable growth
OO-7	Facilitate village improvements as indicated on the zoning map in the form of footpaths, lighting and landscaping.

3.1 SPECIFIC OBJECTIVES

3.1.1 Vehicular and Pedestrian Traffic

Objective No	Specific Objective It is an objective of the Council to;
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
T-2	Seek the provision of footpaths as indicated on the Zoning Map.
T-3	Facilitate the provision of traffic calming measures in the village as required.

3.1.2 Natural Environment and Amenity

Objective No	Specific Objective It is an objective of the Council to;
NEA-1	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.
NEA-2	Protect existing trees and hedgerows within the village where possible and promote additional planting and the appropriate use of local stone walls in new developments.
NEA-3	Require that proposals for development within the area as shown on the zoning map shall be accompanied by a hydrological assessment to identify flooding risk and the potential impact on the aquatic habitat of the river.

3.1.3 Built Environment

Objective No	Specific Objective It is an objective of the Council to;
BE-1	Promote a high standard of architectural design and facilitate development that integrates with the existing village and is consistent with the character of its traditional village form.
BE-2	Preserve the village's architectural heritage and encourage developers to adopt existing distinctive local design features.
BE-3	Promote attractive approaches into the village.

3.1.4 Built Heritage

Objective No	Specific Objective It is an objective of the Council to;
BH-1	<p>Protect and enhance structures included in the Record of Protected Structures by requiring that:</p> <ul style="list-style-type: none"> • No such building is demolished • The maintenance, alteration, extension, replacement or insertion of any significant feature(s) or part(s) to a protected structure shall not be detrimental to the character of the structure. • Development shall be carried out and designed sympathetically having regard to the architectural character of the structure and the setting. • The erection of any structure within the curtilage, adjacent to, or within the vicinity of the structure shall not be detrimental to the character of the structure and the setting, and shall be sited and designed sympathetically with the character of the structure and the setting. • Any works that will materially affect the character of a protected structure or proposed protected structure shall require planning permission. Consultation with the Planning Department is recommended prior to any works being carried out.

Objective No	Specific Objective It is an objective of the Council to:
	<ul style="list-style-type: none"> • The Planning Authority shall secure retention and preservation of particular features of special interest. • The Planning Authority shall use its statutory powers to ensure protected structures are maintained in good order. • The Planning Authority will encourage the appropriate and sensitive reuse of protected structures.
BH-2	Encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in the village.

3.1.5 Archaeology

Objective No.	Specific Objective It is an objective of the Council to:
A-1	Ensure the preservation of all archaeological monuments included in the Record of Monuments and Places.
A-2	Have regard to the advice and recommendations of the County Archaeologist, the National Monuments Service and the National Museum in respect of monuments and features not currently listed in the Record of Monuments and Places.
A-3	Ensure that any proposed development within the lands highlighted as representing the zone of archaeological potential around a monument listed in the Record of Monuments and Places (RMP) will be referred to the National Monuments Section of the Department of Environment, Heritage and Local Government. Such developments will be the subject of archaeological impact assessment and may require further subsequent archaeological mitigation – buffer zones/exclusion zones, monitoring, pre-development archaeological testing, and archaeological excavation prior to a decision being made.