

Relevant Planning Policy for Bantry General Hospital Development Control Plan

The Cork County Development Plan 2022–2028 is the relevant statutory Development Plan for the area. The following policies and objectives are minimum requirements and should be taken into consideration during the preparation of the Development Control Plan (DCP) for the Bantry General Hospital Campus:

Chapter 2 – Core Strategy

- Objective CS 2-1 – Core Strategy
- Objective CS 2-6 – West Cork Strategic Planning Area
- Objective CS 2-7 – Network of Settlements
- Objective CS 2-8 – Climate Change

Chapter 3 – Settlements and Placemaking

- Objective PL 3-1 – Building Design, Movement and Quality of the Public Realm
- Objective PL 3-2 – Encouraging Sustainable and Resilient Places
- Objective PL 3-3 – Delivering Quality and Inclusive Places

Chapter 4 – Housing

- Objective HOU 4-8 – Building Height and Amenity

Chapter 6 – Social and Community

- Objective SC 6-1 – Social and Community Infrastructure Provision
- Objective SC 6-3 – Multi-Use Community Facilities
- Objective SC 6-7 – Healthcare Facilities
- Objective SC 6-8 – Provision of Primary Care Centres
- Objective SC 6-9 – Cork an Age Friendly County
- Objective SC 6-10 – Services and Infrastructure for Older Persons Strategy

Chapter 8 – Economic Development

- Objective EC 8-8 – Seveso III Directive

Note: Whiddy Island in Bantry Bay contains a Seveso site (Zenith Energy Bantry Terminals Ltd) which is the location for the national strategic oil reserve. Regard should be had to consultation distances from this site.

Chapter 11 – Water Management

- Objective WM 11-1 – EU Water Framework Directive and the River Basin Management Plan
- Objective WM 11-2 – Surface Water Protection
- Objective WM 11-7 – Climate Change
- Objective WM 11-8 – Water Supply
- Objective WM 11-9 – Wastewater Disposal
- Objective WM 11-10 – Surface Water, SuDS and Water Sensitive Urban Design

- Objective WM 11-15 – Flood Risk Assessments
- Objective WM 11-16 – Flood Risks – Overall Approach

Chapter 12 – Transport and Mobility

- Objective TM 12-1 – Integration of Land Use and Transport
- Objective TM 12-2 – Active Travel
- Objective TM 12-5 – Bus Transport
- Objective TM 12-8 – Traffic/Mobility Management and Road Safety
- Objective TM 12-9 – Parking
- Objective TM 12-11 – Smart Mobility
- Objective TM 12-12 – EV Charging
- Objective TM 12-13 – National, Regional and Local Road Network

Chapter 13 – Energy and Telecommunications

- Objective ET 13-1 – Energy
- Objective ET 13-20 – Building Energy Efficiency and Conservation

Chapter 14 – Green Infrastructure and Recreation

- Objective GI 14-1 – Countywide Green and Blue Infrastructure Objectives
- Objective GI 14-2 – Green Infrastructure Objectives for Main Towns and Settlements
- Objective GI 14-3 – Green Infrastructure and Development
- Objective GI 14-6 – Public/Private Open Space Provision
- Objective GI 14-9 – Landscape
- Objective GI 14-12 – General Views and Prospects
- Objective GI 14-13 – Scenic Routes

Chapter 15 – Biodiversity and Environment

- Objective BE 15-1 – Support and Comply with National Biodiversity Protection Policies
- Objective BE 15-2 – Protect Sites, Habitats and Species
- Objective BE 15-6 – Biodiversity and New Development
- Objective BE 15-7 – Control of Invasive Alien Species
- Objective BE 15-8 – Trees and Woodlands
- Objective BE 15-10 – Soils
- Objective BE 15-11 – Contaminated Land
- Objective BE 15-12 – Air Quality
- Objective BE 15-13 – Noise and Light Emissions
- Objective BE 15-15 – Waste Prevention and Management of Waste Facilities

Chapter 16 – Built and Cultural Heritage

- Objective HE 16-8 – Burial Places
- Objective HE 16-9 – Archaeology and Infrastructure Schemes
- Objective HE 16-13 – Undiscovered Archaeological Sites

- Objective HE 16-19 – Vernacular Heritage
- Objective HE 16-21 – Design and Landscaping of New Buildings

Chapter 17 – Climate Action

- Objective CA 17-1 – Support National and Local Climate Change Objectives
- Objective CA 17-2 – Reduction in Greenhouse Gas Emissions
- Objective CA 17-5 – Decarbonising Zones
- Objective CA 17-6 – Climate Action Plan

Chapter 18 – Zoning and Land Use

The Bantry General Hospital Campus is zoned **BT C-01 – ‘Community’** under the specific development objectives for Bantry in Volume 5 (West Cork Municipal District) of the Cork County Development Plan 2022–2028. The specific objective for this site is:

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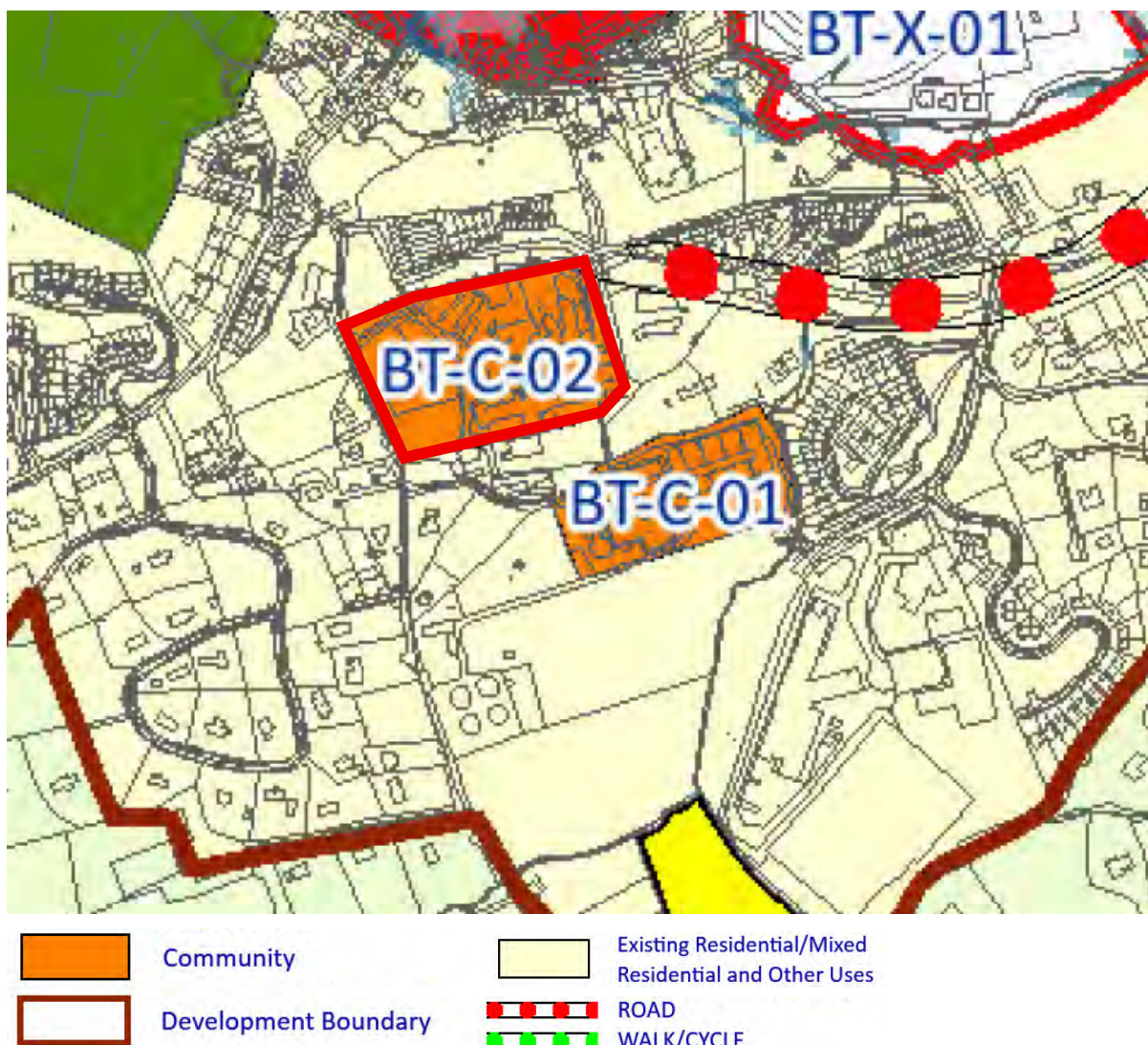
Community with specific objective for healthcare and community facilities. New development should be set back from watercourses on the boundary of this zone.”

The overarching zoning objective for Community (C) lands is set out in Volume 1, Objective ZU 18-21, which states:

“Promote the provision of educational, community related and healthcare development including, where relevant, the provision of ancillary accommodation and facilities.”

Appropriate uses in Community areas include: education facilities including schools and colleges, childcare facilities, healthcare facilities, residential healthcare facilities (e.g. hospitals), residential care, community related facilities, multiuse community facilities, ancillary facilities such as staff accommodation, cemeteries, and sheltered housing.

An adjoining site is also zoned BT C-02 – with a specific objective ‘Community lands reserved for hospital.’ (2.5 ha), which should be considered in the context of the overall hospital campus.



Volume 5 – West Cork Municipal District (Bantry-Specific Objectives)

Volume 5 of the Cork County Development Plan sets out settlement-specific policies for Bantry. Bantry is designated as a Main Town in the West Cork Municipal District and is recognised as a Service Centre in the RSES for the Southern Region (RPO 23). The following General Objectives and specific policies for Bantry are of relevance:

- Objective BT-GO-01 – Plan for development to enable Bantry to achieve its target population of 3,662
- Objective BT-GO-02 – Provision of adequate water and wastewater infrastructure
- Objective BT-GO-03 – Prioritise the development of a relief road for the town
- Objective BT-GO-09 – Support and promote general improvements to the public realm
- Objective BT-GO-10 – Green infrastructure, biodiversity and landscape assets
- Objective BT C-01 – Community with specific objective for healthcare and community facilities
- Objective BT C-02 – Community lands reserved for hospital
- Objective BT U-05 – Proposed Relief Road
- Objective BT U-08 – Establish and develop a network of pedestrian/cycling routes through the town

Volume 2 – Heritage and Amenity

Volume 2 of the Cork County Development Plan contains the Record of Protected Structures, Architectural Conservation Areas, the Record of Monuments and Places, scenic routes, and landscape designations. The Design Team should consult this volume for:

- The Record of Protected Structures for the Bantry area
- Scenic Routes in the vicinity of the hospital
- High Value Landscape designation for the Bantry Bay area

Section 28 Ministerial Guidelines

The following Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended) are of particular relevance to the preparation of the DCP:

- Architectural Heritage Protection: Guidelines for Planning Authorities (Revised 2011)
- Design Manual for Urban Roads and Streets (DMURS) (2019)
- Development Plans: Guidelines for Planning Authorities (2022)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)
- The Planning System and Flood Risk Management: Guidelines for Planning Authorities (2009)
- Urban Development and Building Heights: Guidelines for Planning Authorities (2018)
- Housing Options for Our Ageing Population: Policy Statement (2019)
- Spatial Planning and National Roads: Guidelines for Local Authorities (2012)

Other Relevant Policy and Guidance

- Regional Spatial and Economic Strategy (RSES) for the Southern Region (2020) including RSES Review
- National Planning Framework – Project Ireland 2040 including First Revision
- National Development Plan 2021–2030
- Sláintecare 2025+
- Cork County Heritage Plan
- Cork County Biodiversity Action Plan
- Cork County Climate Adaptation Strategy
- Cork County Local Economic and Community Plan
- A Vision for Bantry Bay and Harbour (2019)
- Bantry Destination Towns Initiative (Fáilte Ireland)
- West Cork Marine Network – N71 West Cork to South Kerry Corridor
- Marine Leisure Infrastructure Strategy for the Western Division of Cork County (2007)
- Strategic Flood Risk Assessment (SFRA) for Cork County Development Plan (October 2021)
- Volume 3 of the Cork County Development Plan 2022–2028 – Built Heritage Objectives (Record of Protected Structures, Architectural Conservation Areas, Record of Monuments and Places)
- Climate Action and Low Carbon Development (Amendment) Act 2021
- EU Water Framework Directive and associated River Basin Management Plans

****Please note that this list is not exhaustive, and it will be the responsibility of the Design Team appointed to fully review the development against the relevant planning policy framework, including any variations to the Cork County Development Plan adopted during the course of the project.*