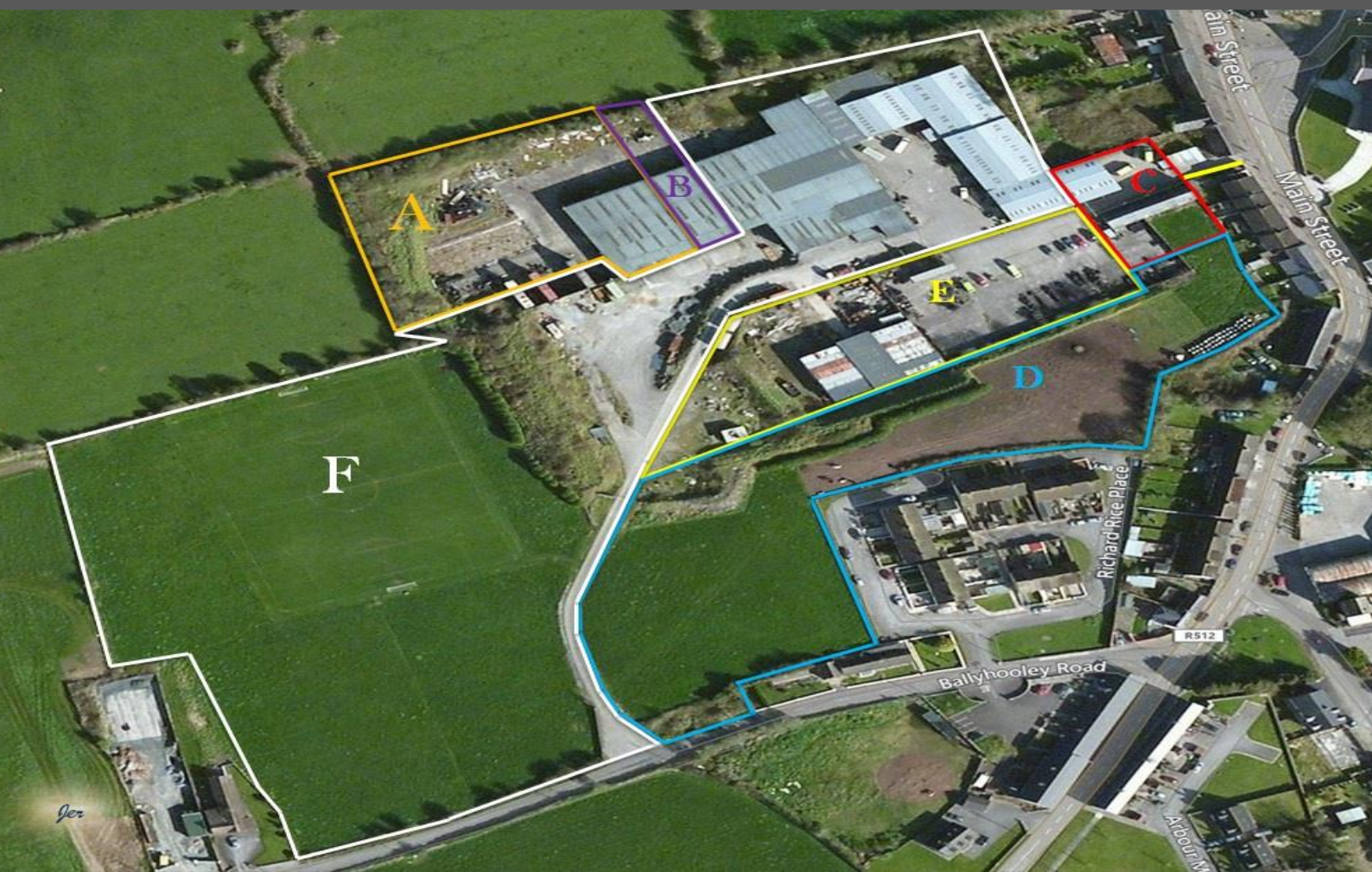


For Sale/Lease

# Main Street & Ballyhooly Rd

Glanworth o Co. Cork



**C.13.35 Acres of Warehousing/commercial yard with various zoning & development potential:**

**In Six Lots, From €125,000**

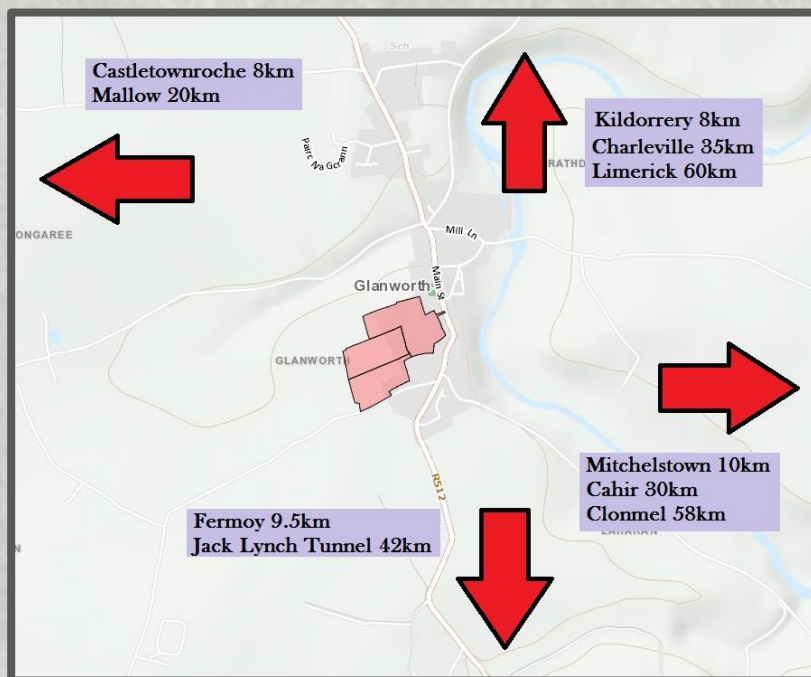
Substantial investment & development opportunity comprising of thousands of sqft of warehousing, a large yard & office space. Agricultural land zoned B-01 (Business) & DB-01 (Residential development) with two separate access points. All within a short drive of the M8 & N73 roads, Fermoy, Mitchelstown & Mallow. Viewing by appointment with sole agent.



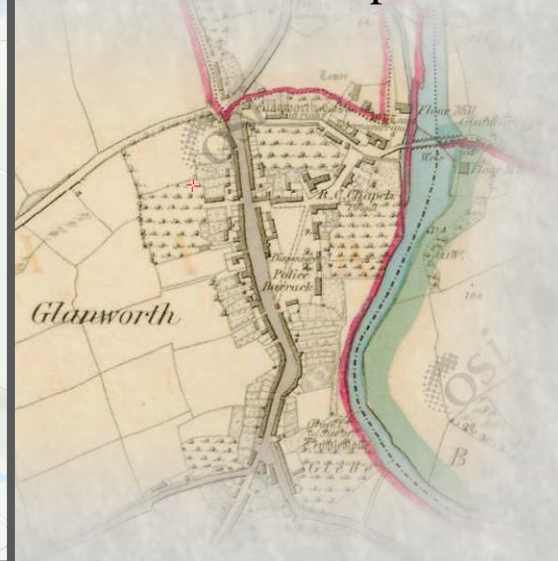
# Location



The property is located in the heart of Glanworth Village, 5 minutes walk from school, day-care & shops. Mallow Fermoy & Mitchelstown are within a short drive. This property is just 15 minutes from the M8 Motorway & is just over 30 minutes from the Jack Lynch tunnel.



Location Map





# *Description...*

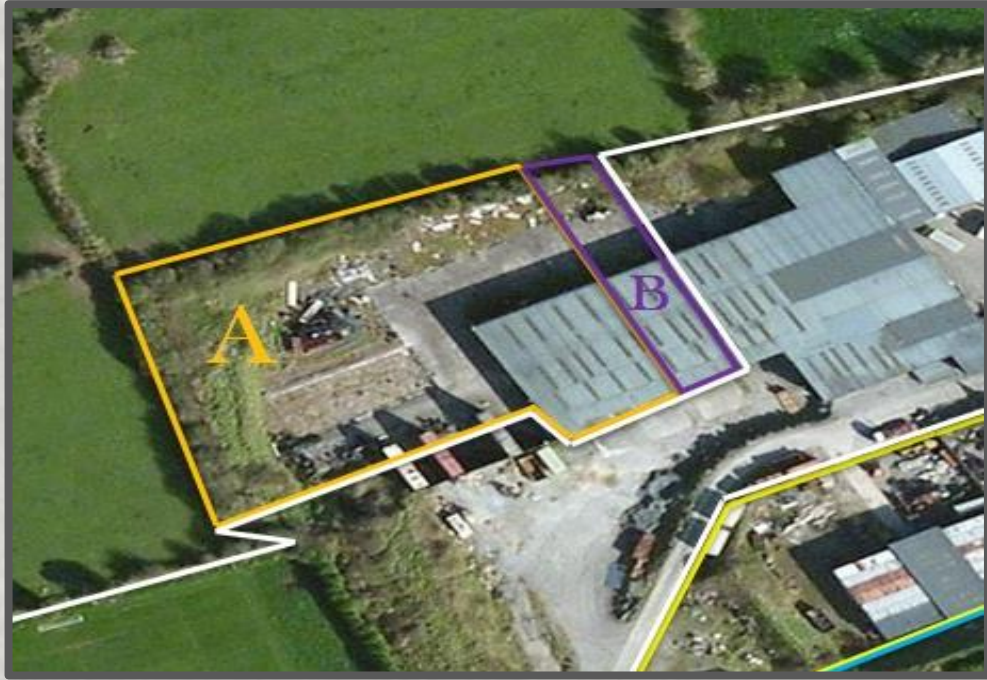
The property is being offered for sale or lease in one or the following six lots:

- A. C.9,000sqft of warehousing & large yard.
- B. C.4,500sqft of warehousing & rear yard.
- C. Stone office building with residential development potential, yard & warehouse storage.
- D. Current Agricultural land zoned DB-01 (Residential development).
- E. Open yard with storage.
- F. Current Agricultural land zoned B-01 (Business).





*Lot A:*





*Lot B:*





## *Lot C:*



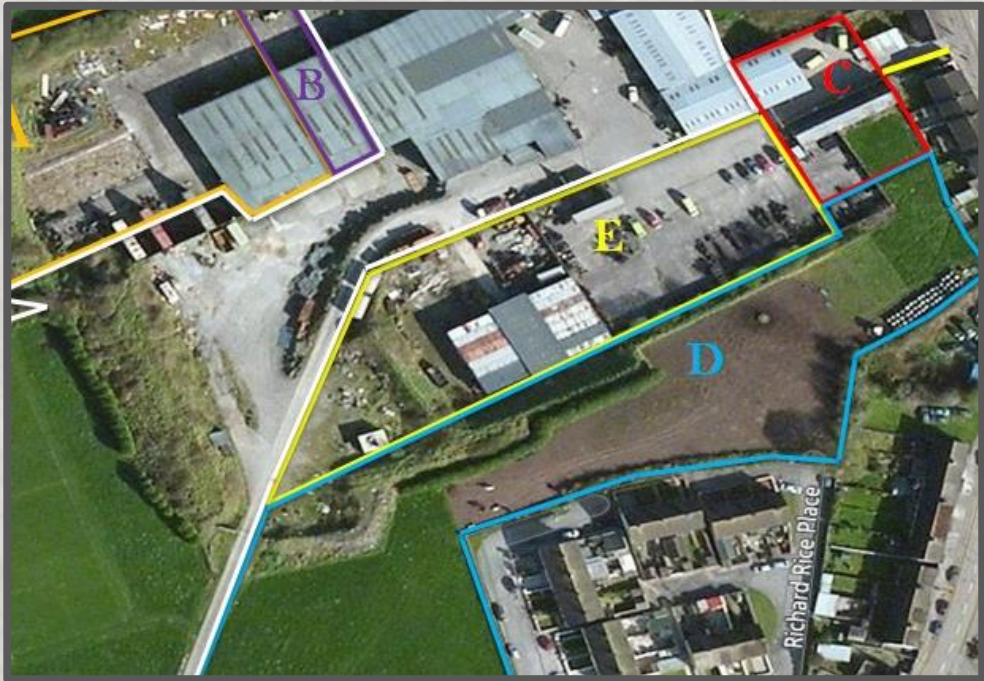


## *Lot D:*



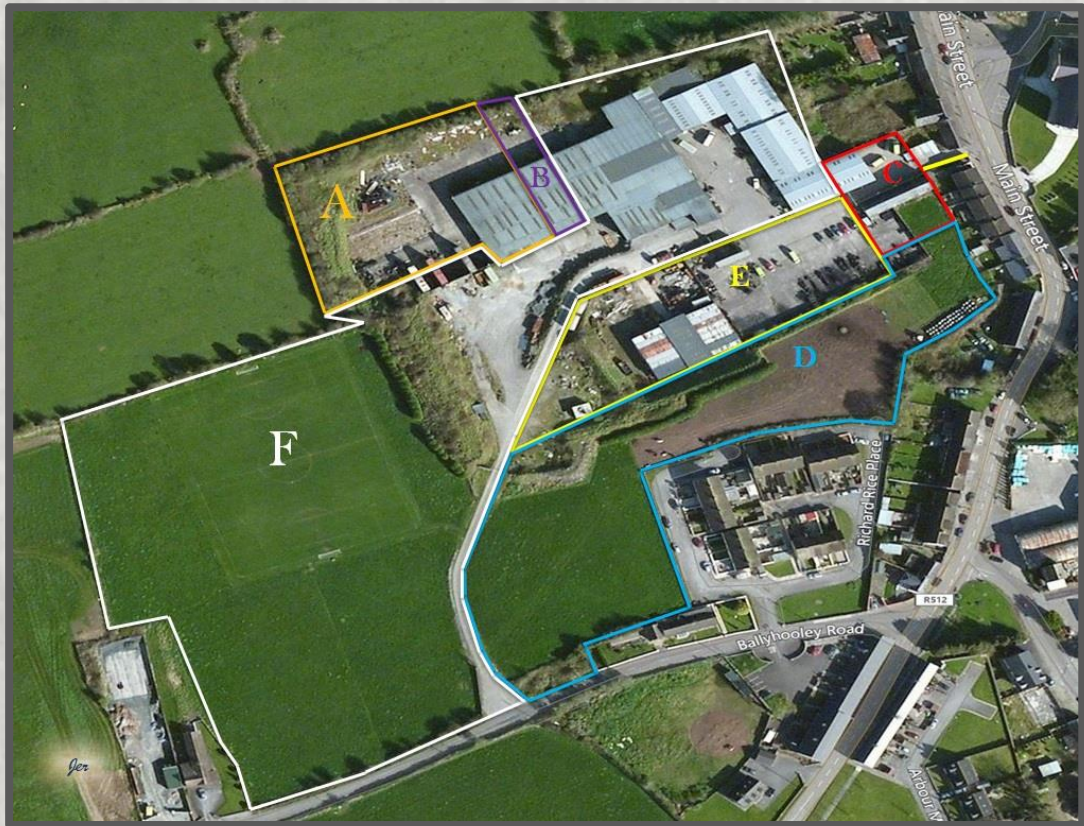


## *Lot E:*





# Lot F:





# 6 Glanworth

## 6.1 VISION AND CONTEXT

The vision for Glanworth over the lifetime of the Plan is to strengthen the range of services available and to moderate the recent rapid growth rates, to ensure future development is of an appropriate scale while respecting the unique historic and picturesque character of the village.

### Strategic Context

#### Role in Settlement Strategy

6.1.1. Glanworth is a historic village, situated circa 10km north-west of Fermoy and 56km north-west of Cork city, in the heart of the Blackwater Valley. Identified as a key village within the North Strategic Planning Area, Glanworth is one of the larger and more developed villages in the Fermoy Electoral Area.

6.1.2. Key villages are identified as important locations for the provision of jobs and services in rural areas. They generally serve large agricultural areas and have a good range of services and facilities, including employment opportunities and access to public transport.

6.1.3. The North Strategic Planning Area, as defined in the County Development Plan 2009, is an area which has historically been associated with declining socio-economic indicators and consequently falling populations on the northern fringes of the County. Large parts of the area are defined as rural diversification areas because of the prevalence in places of less intensive or productive agricultural practices and a weaker population structure. Wind farms, forestry and quarrying rather than more traditional land uses are emerging as important rural employment activities. The main opportunity to strengthen the permanent population structure of the area is by strengthening the economic base of the towns and larger villages and by promoting a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.

### Local Context

6.1.4. The River Funshion, which is a tributary of the River Blackwater, creates the topography of this area, which is that of a broad fertile lowland valley. The ground level slopes downwards in a westerly direction, towards the river and the village, and remains

relatively flat west of the village. The physical conditions of the area create a fertile landscape well suited to intensive farming.

6.1.5. The entrance to this historic village from the Fermoy side, via the 16<sup>th</sup> century, narrow, 12-arch stone bridge and under the ruins of Glanworth Castle, is visually stunning. The Castle is complemented by an exceptional range of other medieval and archaeological remains in and around the village. The village is primarily laid out on an elongated linear spine with some minor roads radiating from the east. The streetscape has retained its historic vernacular character with a strong street edge intersected in places by incidental open spaces and the Catholic Church. The village contains an attractive mix of single and two-storey terraced, semi-detached and detached properties within the core arranged within a tight urban grain.

## 6.2 PLANNING CONSIDERATIONS

### Population and Housing

6.2.1. The population of Glanworth has increased from 400 in 1996 to 432 in 2006. In the period since the last plan a lot of new housing has been constructed in the village and it is therefore expected that the population has increased further in the interim.

Table 6.1: Population Trends			
Census	1996	2002	2006
Glanworth	400	378	432

6.2.2. Geo-directory data confirms this trend in the number of houses built in the village, up from 151 in 2005 to 265 in 2010, an increase of 75%.

Table 6.2: Housing Trends			
Geo-Directory	2000	2005	2010
Glanworth	138	151	265

6.2.3. The exceptional growth figures experienced in this key village is replicated across many other villages in the County. While the CASP Update has specifically flagged as an issue the need to control future population growth in the villages and rural areas of the CASP Ring, in order to rebalance growth towards the towns and reinforce their function, Glanworth is located within the North Strategic Planning Area and is not

subject to the recommendations of the CASP Update. In the case of Glanworth, the main requirement to moderate growth comes from the need to rebalance development in favour of the North Cork towns as per the recommendations of the North and West Cork Strategic Plan.

6.2.4. Most of the recent new housing developments in the village are of a medium and low density suburban style and comprise of terraced, semi-detached and some detached units. These are largely located on the fringes of the village, the largest of which is Pairc na Crann. Some successful infill schemes have also been completed and have added to the fabric of the core. A moderate amount of vacancy has been noted within the village but it is envisaged that these will be taken up in the short-medium term once the market stabilises.

### Infrastructure and Community Facilities

6.2.5. Notwithstanding Glanworth's location along the Regional Route, R512, it is considered that its location away from major transport corridors is a disadvantage. Access to these major routes is via a substandard and poorly aligned county road network.

6.2.6. A feasibility study for a new river crossing has been carried out by consultants engaged by Cork County Council and a preferred central low level option has been identified as the most suitable solution. The route will cross the Funshion River downstream from the existing bridge and starts at the bottom of the western approach to the existing 13 span arch bridge. The width, height and current weight restrictions on the existing bridge prevent the movement of agricultural, freight and emergency vehicles. The movement of cars in an alternating one-way flow system is delayed at present by the operation of traffic signals at both approaches to the bridge. The provision of a new river crossing would provide increased accessibility to Glanworth Village and provide immediate economic and tourism benefits.

6.2.7. Bus Eireann operate a public bus service, departing at Glanworth to Fermoy and Cork city.

6.2.8. Glanworth waste water treatment plant provides secondary treatment however it has no spare capacity. Upgrading is required to accommodate any additional population growth. High levels of infiltration of the plant have been recorded during storm events and this needs to be addressed. The plant discharges to the Funshion River, which is a Drinking Water Protection Area and within the Munster Blackwater catchment where the Freshwater Pearl Mussel is a protected species under Annex 1 of the EU Habitats Directive. Protecting water quality and managing discharges from the treatment plant is therefore a significant consideration.

6.2.9. Water supply is from the Dumnahon reservoir, which is in poor condition. There are persistent problems with the high concentration of nitrates in the water and the provision of a new scheme is being identified that will serve Glanworth, Kilworth and Glenahulla.

6.2.10. Parts of Glanworth have been identified as being at risk of



flooding. The areas at risk follow the path of the River Funshion through the village and adjacent low lying areas and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government in 2009.

6.2.11. Glanworth offers a range of community facilities to the local community including a national school, church and graveyard, a playing pitch and a community centre. In light of the recent expansion of the settlements additional community and recreational facilities are now required. Given the historic and scenic qualities of the village, opportunities exist to provide attractive areas of open space such as a park, amenity walk or playground.

6.2.12. A bring site, located in the Glanworth Mill car park, currently includes containers for glass bottles/jars, beverage cans and textiles.

#### Employment and Economic Activity

6.2.13. The predominantly agricultural nature of the area is reflected in the main sources of employment in this rural settlement, with the key players being McDonnell Bros. Ltd. Grain and Agricultural Merchants and the Co-Op Stores. Glanworth Tyres is another significant employer in the village.

6.2.14. Industrial uses are concentrated on the southern fringe of the village, close to the disused railway line and land has been zoned here for industrial purposes.

6.2.15. Other sources of employment in the service and commercial sectors include public houses, convenience and comparison shops, post office and hair salon.

6.2.16. Further diversification of the existing narrow economic base is required in order to strengthen the economic profile of Glanworth and its surrounding rural hinterland. Tourism offers huge potential for such diversification as it is considered that this sector has not been exploited to date.

#### Environment & Heritage

6.2.17. As detailed in the Draft Landscape Strategy 2008 Glanworth is located within Landscape Type 5: Fertile Plain with Moorland Ridge. The landscape is deemed to be of very high value (picturesque with scenic routes and natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance.

6.2.18. Forestry has emerged as a significant land use in many of the upland areas and while this is an important economic resource, it can have significant impacts on the landscape and needs to be carefully planned and managed to respect the landscape character of the area and the setting and amenities of the village.

6.2.19. The village is located close to a number of important sites of environmental interest and importance. Glanworth Ponds is located adjacent to the settlement and is designated as a proposed Natural Heritage Area (pNHA85) given its significance for the occurrence of Golden Dock as well as a diversity of other aquatic and wetland plants.

6.2.20. Browns Farm Toghier Cross Roads is a further site subject to proposed Natural Heritage Area protection and is located 1.75 km west of the village. It too is designated for its ecological importance including hundreds of immature threatened plants.

6.2.21. The natural setting of the village, with its stunning views when approached from the north-east (Fermoy side), is protected by its designation as a Scenic Landscape in the Cork County Development Plan, 2009.

6.2.22. Glanworth is renowned as an area of significant archaeological and historical interest. There are six structures within the village, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2009 – Glanworth Castle (in ruins), Rock Abbey (in ruins) and the old Friary (in ruins) all of which are situated in the townland of Boherash, with Glanworth Woolen Mills (which has been recently sensitively converted to a restaurant and furniture store) and Glanworth Church (in ruins) in the townland of Glanworth, together with Glanworth Medieval Bridge and Weir.

6.2.23. There is also a significant cluster of Scheduled Monuments within and around the settlement which are subject to protection under national legislation and policies contained in the County Plan. The most significant of these is Labbacallee Wedge Tomb, the largest megalithic tomb in Ireland.

6.2.24. The settlement is under the Blackwater-Bride Water Management Unit. One of the key risk factors identified to the water quality includes the waste water treatment plant.

#### 6.3 PROBLEMS AND OPPORTUNITIES

6.3.1. The village has achieved strong growth in housing in the period since 2002 with new development including housing estates to the south and west of the village. An important issue for the village is the provision of improved community services in line with the settlements expanded population needs.

6.3.2. The picturesque nature of the village, enhanced by the renovation of the mill, offers significant tourism potential. However the location of the village away from major transport routes makes it difficult to generate a sufficient volume of tourists to sustain tourist services. In

seeking to overcome this challenge opportunities such as local festivals and religious heritage should be exploited. The graveyard, with headstones dating from 1720, is of particular interest to people tracing ancestral heritage of the area.

6.3.3. The promotion of renovation/reuse of derelict sites and the identification of further infill sites within the village should be prioritised over the development of large-scale greenfield sites on the fringes of the settlement. This would result in a more compact form and consolidated village core.

6.3.4. The Council will encourage the comprehensive redevelopment of the area around the Village Green and the old Dairygold Co-Op site, which is identified as an opportunity site to contribute to the vitality of the core. A village design statement is recommended to guide future development within this picturesque and historic settlement and provide a framework for appropriate public realm improvements along the main street and at key locations within the village.

6.3.5. As outlined above there is a need to moderate growth within the key villages of the electoral area in order to rebalance growth in favour of the towns and in keeping with the recommendations of the North and West Cork Strategic Plan.

#### 6.4 PLANNING PROPOSALS

6.4.1. Over the lifetime of the Plan a moderate growth rate is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first.

6.4.2. The development boundary defined in the 2005 Local Area Plan contained a significant amount of land and a good proportion of this remains undeveloped. Permission exists for approximately 96 units, the construction of which is yet to commence. The village development boundary defined in this Plan provides a generous land supply to cater for the development needs arising over the lifetime of this plan. It is clear however, that all of the land will not be required for development.

6.4.3. While it is acknowledged that there are outstanding permissions, having regard to the morphology of the existing settlement, recommendations of the North and West Strategic Plan and DoEHLG guidance, the plan envisages development in the range of 50 additional dwellings over the lifetime of the plan. A maximum development size of 30 is considered appropriate to respect the grain of the existing settlement.

6.4.4. Traffic impacts on the pedestrian environment of the village and traffic calming measures are recommended to improve the overall pedestrian environment and reinforce the attractive character of the settlement. Proposals should be prepared as part of a wider Village Design Statement.



6.4.5. On the periphery, there is opportunity to create a variety of innovative responses to add to the housing mix of the settlement. Contemporary responses are advocated which draw on the historic elements of the settlement (i.e. plot widths, building heights, material finishes, roof profiles, boundary detailing) and reinterpret them in a contemporary manner adding to the unique sense of place.

6.4.6. The layout and design of new development must pay particular attention to the retention of important views and the setting of landmark buildings within the village.

6.4.7. The Council seeks to encourage the provision of small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. The expansion of tourism facilities is seen as having significant potential in the village given Glanworth's setting, picturesque historic fabric and the range of historic assets available.

6.4.8. The most appropriate and sustainable locations for small-scale commercial uses should be within the core, subject to it not impinging on the residential amenities of the area. Existing brownfield or infill sites may provide opportunities to accommodate this or the conversion of ground floors of certain buildings. Elsewhere, consideration will be given to appropriate small-scale employment uses subject to its compatibility with the existing adjoining uses and other proper planning and sustainability principles.

6.4.9. The management of conservation issues and development of the village's unique built and natural heritage and amenities are key components to the future success of the settlement.

6.4.10. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas.

## 6.5 OBJECTIVES

6.5.1. The general objectives that apply within the development boundary of Glanworth are set out in the following table:

Objective No.	Development Boundary Objective
DB-01	<p>a) Within the development boundary of Glanworth it is an objective to encourage the development of up to 50 houses in the period 2010-2020.</p> <p>b) In order to secure the population growth and supporting development proposed in DB -</p>

Objective No.	Development Boundary Objective
	<p>01a, appropriate and sustainable water and waste water infrastructure, that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>c) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 30 units.</p> <p>d) All proposals for development within the area identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6</p> <p>e) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for stormwater storage and disposal.</p> <p>f) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>g) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Development in the core should generally be in the form of terraced development/courtyard schemes</p>

Objective No.	Development Boundary Objective
	<p>h) Residential development in other areas shall provide for small groups of houses, detached units, serviced sites and self-build options and shall comply with the urban design principles set out in the Plan, respect the views and setting of landmark buildings which form part of the character of the village.</p> <p>i) Appropriately scaled retail and office development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>j) Other business/industrial development can be accommodated on suitable sites within the development boundary, subject to normal proper planning and sustainable development criteria.</p>

## Business

6.5.2. In addition to the option of small scale business uses on suitable sites within the development boundary, a specific site has been identified for business use within the village. The site was zoned for industry in 2005 and has remained undeveloped. This Plan now advocates a more flexible zoning approach on site to encourage a range of employment uses including small-scale tourist-related commercial activity which can contribute to the range of uses in the village.

Objective No.	Business Objective	Approx. Area (Ha)
B-01	Small scale business uses including tourist related uses.	1.0

## Special Policy Area

6.5.3. The Dairygold site in the core of the village is identified as having potential in fulfilling a mixed-use role within the settlement and creating a high quality village development which respects the character and urban form. The specific zoning objective for this brownfield site is set out below:



Objective No.	Specific Policy Area Objective	Approx. Area (Ha)
X-01	Mixed use development to include business and tourist related business uses in keeping with the scale and historic character of the settlement. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.31

Community / Utilities / Infrastructure

6.5.6. The specific community, utilities and infrastructure zoning objectives for Glanworth are set out in the following table:

Objective No.	Specific Zoning Objectives	Approx. Area (Ha)
C-01	Provision of playground.	0.274
U-01	Develop and maintain pedestrian link and walk.	-

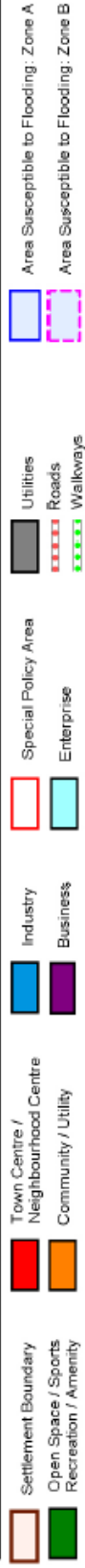
Open Space

6.5.4. Lands previously identified in 2005 to preserve the natural scenic setting of the village and to promote tourism within the village will continue to have specific protection under this Plan given its strategic function.

6.5.5. The specific open space zoning objectives are set out in the following table:

Objective No.	Open Space Objectives	Approx. Area (Ha)
O-01	Open space that will remain open and rural in character to preserve the views and the setting of the village.	1.94
O-02	Open space incorporating the promotion of amenity walks and tourism within the village. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.5









For Illustration Purposes Only



Michael

**DORGAN**

AUCTIONEERS & VALUERS

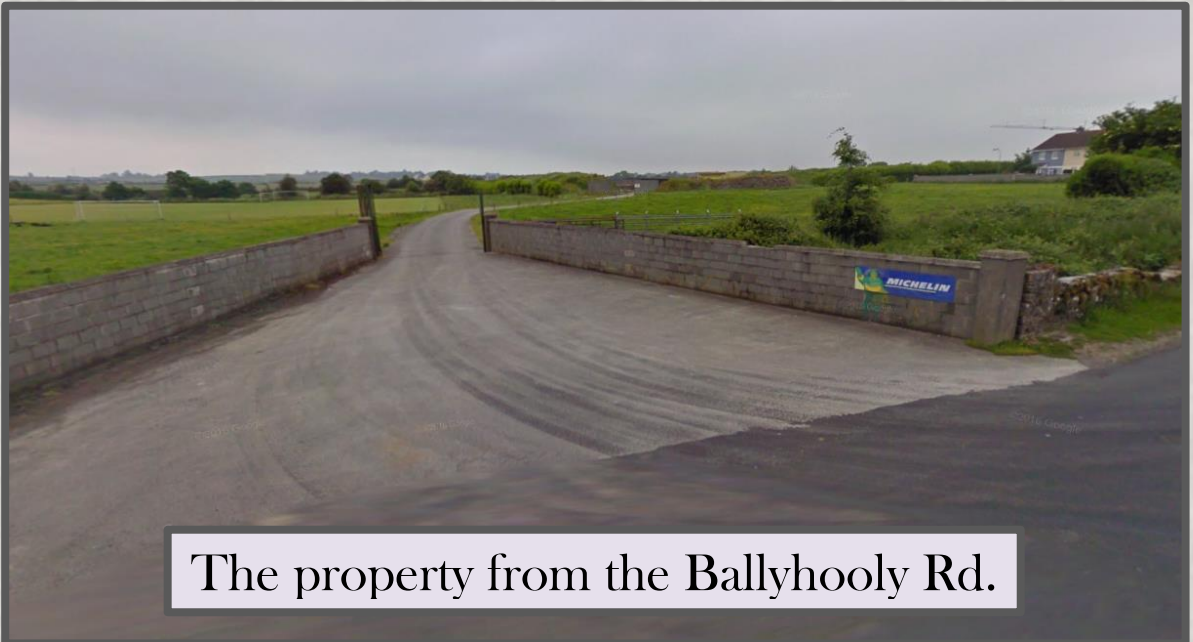
025 85700



## *Directions:*



The property from Glanworths Main Street.



The property from the Ballyhooly Rd.



# Terms:



**From: €125,000**

This property is being offered for Sale or lease. Terms are available and to be negotiated on application with sole agent:

Michael Dorgan Auctioneers & Valuers  
Baldwin Street  
Mitchelstown  
Co. Cork

(025) 85700

Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)

**Viewing:** Strictly by Appointment only.



## Building Energy Rating

BER: N/A

BER No.

EPI: kWh/m<sup>2</sup>/yr

Full BER Certs & Advisory reports available on request.

The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.