



FARRANFERRIS

LOCAL AREA PLAN 2009

Cork City Council
Comhairle Cathrach Chorcaí



Foreword

The Farranferris Local Area Plan sets out a new vision for the Farranferris area of the city, to promote the social, economic, cultural and physical development of this important part of the northside. The plan outlines a clear framework for sensitive growth and renewal in light of the needs of the surrounding community and the need to protect the area's unique built heritage and landscape assets and recreational and sporting amenities.

The redevelopment of Farranferris College and its associated lands represent an important development opportunity for this part of the city and holds the key to creating an inclusive and accessible educational and community focused development hub for the local community and wider city population. The City Council recognise the key role of the Diocese in this regard and look forward to bringing the adopted development strategy for the site to fruition.

The plan crucially looks beyond the boundaries of Farranferris College itself and recognises the strategic importance of the North Monastery lands to the west. The plan also seeks to knit the future development potential of the Farranferris College site into the established social and physical grain of the locality by outlining development strategies for the two other sub areas that immediately adjoin the college lands, notably Blackpool Village and the Popham's Road and Knockpogue Avenue area.

The preparation of the Farranferris Local Area Plan involved an extensive process of consultation with the public and important stakeholders with the active involvement of the Members of the City Council and other directorates within City Hall. We wish to acknowledge the contribution of the Council Members and staff in the preparation of the plan.



Cllr. Dara Murphy
Lord Mayor



Joe Gavin
City Manager

The Farranferris Local Area plan was adopted by Council on July 13th 2009



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SECTION 1 - INTRODUCTION

I.1 Cork City Council has prepared a Local Area Plan for the Farranferris area of the city, to guide development and change over the next six years. This is in response to a request from the members of the City Council to prepare a plan which would provide an impetus for the improvement of the overall plan area and would in particular address the future development potential of Farranferris College and its associated lands which have become a focus of attention following the closure of the school in 2006.

I.2 The plan area is located in the North West sector of the city and is bounded by Fairhill to the west, Fairfield Avenue to the east and Great William O' Brien Street Street including the Church of the Assumption and adjoining pocket park and Commons Road to the south (see Fig I.1). The plan area centres on Farranferris College and its associated lands but extends beyond the immediate boundaries of the site to include surrounding residential, educational, community, sporting and recreational uses. The area is characterised by a variety of land uses which give this area of the city its unique character and attractiveness. The proximity of the plan area to the established commercial core of the northside, i.e. Blackpool, is of particular importance as is the location of a large quantity of educational facilities within the boundary.

I.3 The purpose of the Plan is:

- To provide a framework for the future use of Farranferris College and its associated lands and to expand on key development issues affecting the plan area generally;
- To improve access and permeability through the plan area, in particular, to and within the Farranferris College site;
- To protect and enhance the recreation and landscape assets of the plan area;
- To protect and enhance the built environment and heritage of the plan area;
- To provide a focus for upgrading aspects of the public realm which are in need of improvement.

Plan Aim

To promote the social, economic, cultural and physical development of the plan area and create an integrated, vibrant and sustainable living, working and recreational environment.

I.4 Consultation is a key element of the preparation of Local Area Plans. An initial invitation for submissions and observations was made in January/February 2008. During this first round of public consultation individuals and groups were asked what they felt needed to be addressed in the Local Area Plan. The City Council also engaged directly with key stakeholders in the area, in particular the nine

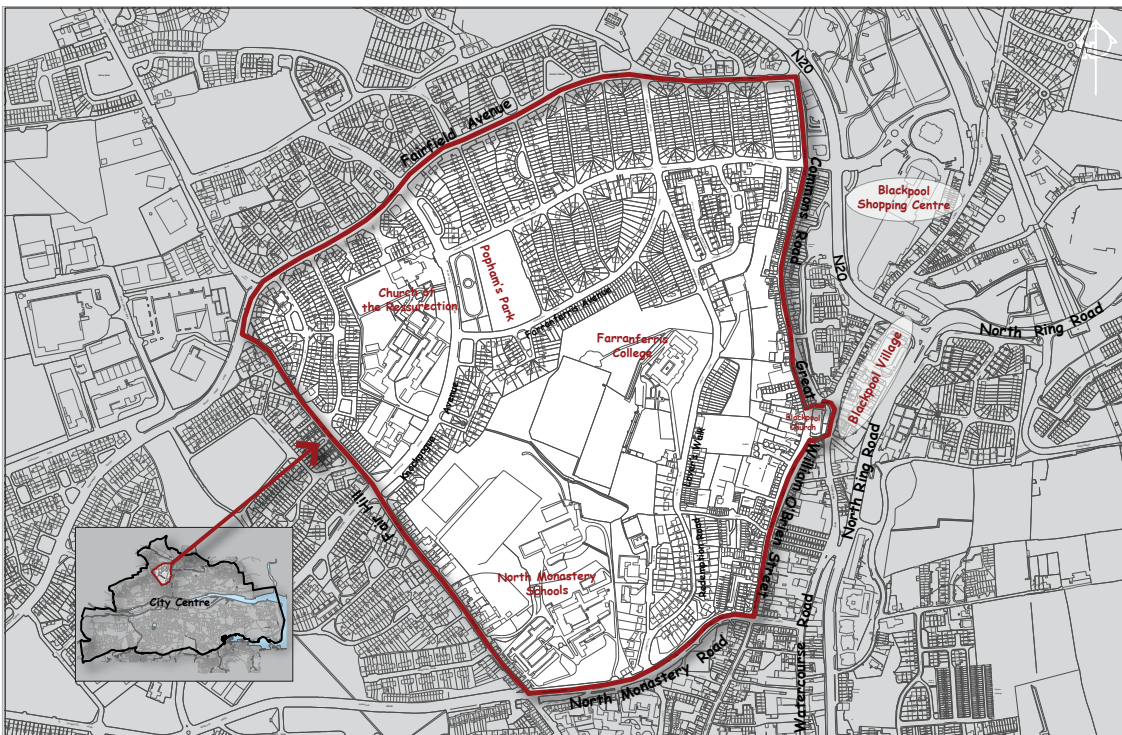


Fig I.1 Plan Area Boundary



local schools. Following preparation of the Draft Plan, the Manager’s Report was prepared to inform City Council members of the outcome of the consultation process in relation to the plan and to seek approval for a number of amendments in response to issues raised. The key issues raised in the report included:

- Securing the viable future use of Farranferris College and lands as a centre for education, training and/or community training;
- Ensuring traffic issues and traffic management across the plan area and appropriate access to the Farranferris college lands are fully considered and will not exacerbate traffic problems experienced in the area at present;
- Ensuring that walkways do not lead to anti-social behaviour and are located in appropriate locations;
- Protecting the unique natural heritage, (trees, open spaces etc.) wildlife and visual amenity of the area and in particular the Farranferris site;
- Protecting the rich built heritage of the plan area;
- Issues relating to the future use of sports pitches on the Farranferris College lands.

1.5 The Plan has sought to address the above issues as best as possible and outline a blueprint for the future sustainable development of this area of the city.

Plan Structure

1.6 The Farranferris Local Area Plan is set out as follows:

Section 1 Introduction- Introduces the plan and outlines the plan’s role;

Section 2 Strategic Policy Context- Establishes the strategic context within which this local plan is set;

Section 3 Strategy Overview- outlines an overview of the proposed strategy of this varied landscape and its division into three sub areas;

Section 4 Sub Area 1: Farranferris and North Monastery- examines area specific issues

Section 5 Sub Area 2: Blackpool Village- examines area specific issues

Section 6 Sub Area 3: Pophams Rd and Knockpogue Avenue Area- examines area specific issues

The Local Plan Process

1.7 Where appropriate, policies contained in City/ County Development Plans are developed in more detail at the local level through the preparation of local area plans, area action plans and site development briefs. Under the provisions of the Planning and Development Act & Regulations, 2000/2001 (as amended), a planning authority may at any time and for any particular area within its functional area, prepare a local area plan in respect of that area. Given the importance of Farranferris to the city and the need to identify a future use for the building and associated lands the City Council identified the Farranferris Area as a priority area where more detailed planning and development guidance is required.

1.8 This Local Area Plan is a “statutory” Local Area Plan which outlines a vision for the future development and improvement of the Farranferris area. It considers future land use zoning and objectives outlined in the Cork City Development Plan 2009 – 2015.



Fig 1.2 Aerial Photo of Plan Area

SECTION 2 - STRATEGIC POLICY CONTEXT

Introduction

2.1 The Farranferris Local Area Plan is part of a hierarchy of planning and development guidance from local to national level. What follows is a brief outline of the strategic policy context, from a national to a local level, in which this local area plan is set.

2.2 The plan falls within the context of the following planning policy hierarchy:

National Policy Guidance:

- The National Development Plan (2007 – 2013)
- The National Spatial Strategy (N.S.S.) 2002 – 2020
- Sustainable Development: A Strategy for Ireland, 1997
- Ministerial Guidelines and Directives

Regional Policy Guidance:

- South West Regional Planning Guidelines 2004
- Cork Area Strategic Plan 2002-2020 (CASP)

Local Policy Guidance:

- Cork City Development Plan 2009 - 2015

Cork City Development Plan 2009 - 2015

2.3 The City Plan sets out a vision for the development of the city from 2009 to 2015 and seeks to develop and improve the economic, social, cultural and environmental health of the city. The main zoning and other objectives of the Plan that apply to the local area plan study area are:

Residential, Local Services and Institutional uses

2.4 The provision and protection of residential uses and residential amenity is the main objective of this zoning, which covers much of the land in the study area. However other uses including small scale local services, and institutional and civic uses are also permitted, provided they do not detract from residential amenity.

Landscape Preservation Zones (LPZs)

2.5 This zoning applies aims to preserve and enhance the special landscape and visual character of these areas. There is a presumption against development within these zones unless it achieves a specific objective for the site set out in the plan. The area around the main Farranferris College building is identified as a LPZ in the City Plan. This Local Area Plan proposes some additional areas as LPZs and these are shown in Figure 4.6.



Fig 1.3 Cork City Development Plan 2009 - 2015

Sports Grounds

2.6 This zoning aims to protect, retain and enhance the range and quality of sports facilities and grounds in the city. Only development which is ancillary to the principle use of the site for sports and which will only affect lands incapable of forming part of the playing pitches will be considered in these areas. There are four areas zoned as playing pitches in the City Plan, two in Farranferris College and two at the North Monastery. This LAP proposes changing the zoning of one of the pitches in Farranferris to allow development (see figure 4.6).

Street Improvement Areas

2.7 These areas are zoned to protect residential and architectural character and to reduce the impact of traffic on residential areas. These areas exist within Blackpool Village along Great William O'Brien Street and Commons Road.

Neighbourhood Centre

2.8 The primary purpose of these centres is to fulfill a local shopping function, providing a mix of convenience shopping, lower order comparison shopping, and local services to residential and employment areas. Where neighbourhood centres are located in areas of historic significance, like Blackpool Village, policies to protect and enhance their architectural character are applied.

Public Open Space

2.9 It is an objective of the City Council to retain all public open space in its current use. Within the study area Popham's Park has been identified as an area of Public Open Space.

Areas of High Landscape Value (AHLV)

2.10 Much of the study area is designated as an ‘area of high landscape value’ in the City Development Plan as it forms one of visually dominant series of ridges on the northside of the city. The aim is to conserve and enhance the special landscape character and visual amenity of these areas through ensuring that all development is landscape dominated and in keeping with the character of the area.

Views and Prospects

2.11 The 2007 Views and Prospects Study of the city is incorporated into the City Development Plan. A number of strategically important landscape and townscape views are identified, from which the impact of any proposed development on the Farranferris Ridge would need to be assessed. These views are:

- LT 18 (view of Farranferris Ridge from St. Anne’s Tower)
- LT 19 (view of Farranferris Ridge from Richmond Hill)
- LT 20 (view of Farranferris Ridge from Elizabeth Fort)
- LT 21 (view of Farranferris Ridge from Glenthorne)
- LT 21 (a,b,c) (view of Farranferris Ridge from the North Ring Road (a&c), Glen Avenue (b))

As per the Views and Prospects policy of the City Development Plan 2009 - 2015 there is a stated presumption against development that threatens to obstruct or compromise the quality or setting of views and prospects of special amenity value including strategic linear views, panoramic views, river prospects, townscape and landscape views and approach road views.

Farranferris –College – Education/Lifelong Learning Facility

2.12 Farranferris College is considered as a suitable location for a continuing education or lifelong learning facility in the Cork City Development Plan 2009 - 2015.

Urban Design

2.13 As stated in the City Plan, the City Council shall strive for developments of appropriate densities to support good urban design practice and to adhere to policies and objectives set out in the ‘Sustainable Residential Development in Urban Areas 2008, Guidelines for Planning Authorities,’ Department of Environment, Heritage and Local Government.’

Cycling

2.14 Policy 5.7 of the City Development Plan 2009-2015 requires developers to provide infrastructure and facilities to support and encourage cycling as a sustainable method of transport, by way of Mobility Management Plans, demonstrating integration with the cycling routes identified on the Cycle Infrastructure Objectives Map, No.

13 (see Vol. 2 of the City Plan)

Natural Heritage & Biodiversity

2.15 It is City Plan policy to protect and promote the conservation of biodiversity in areas of natural heritage importance, outside of designated areas and to encourage the management of features which are important for wild flora and fauna such as rivers, tree groups and hedgerows. The City Council shall seek to assess, manage and protect the Urban-Sylvian character of the Farranferris Ridge by requiring detailed site surveys and appropriate protection measures as part of any development proposals.

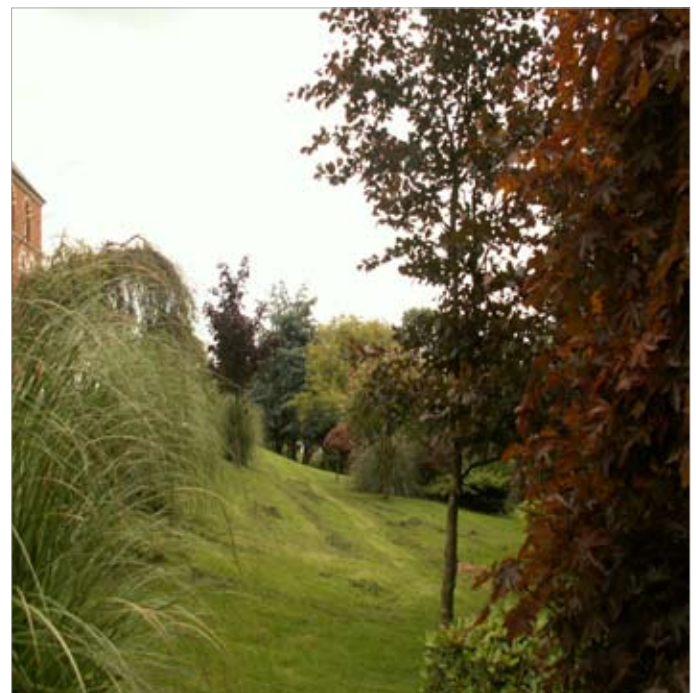


Fig 1.4 Landscaped Grounds of College



SECTION 3 - SUB AREA STRATEGY OVERVIEW

Background

3.1 Located in the North West sector of the city the plan area is covered by 4 electoral divisions and has a population of approximately 4,600. In general, population across the plan area is decreasing which reflects falling household size across the city generally. This decrease is also explained by the established density of development across the plan area and limited opportunities for new build residential development.

3.2 The plan area is strongly influenced from adjoining electoral divisions however where new build development is in evidence and population growth is increasing or remaining constant. This influence is highlighted by the nine schools in or immediately adjoining the plan area, six primary and 3 post primary which serve the wider catchment of 15,000 and cater for a school going population of nearly 3,000 students.

3.3 There is a healthy spread of local and neighbourhood services throughout the plan area which are complimented by a wider range of facilities in the nearby Blackpool District Centre. Blackpool Village provides a range of local shopping which has the potential to be expanded upon and two groups of local shops, on Popham's Road and Knockpogue Avenue (immediately to the north of the plan boundary), give a good range of service provision to the community in the area. Added to this there is a recently constructed Aldi on Mount Agnes Road and a medium scale convenience store on Close's Road.

3.4 The Farranferris Ridge defines the landscape in this area and gives it a unique and important setting. Largely preserved from development, having been in institutional ownership for generations, the landscape assets in the area of Farranferris extend to valuable tree groups and landscaped grounds associated with the schools and the open and exposed areas of green space which provide visual relief along the ridge when viewed from the surrounding area. The ridge behind Blackpool Village provides an important backdrop to the village and adds to the area's unique character also.

3.5 The plan area also plays host to important recreation and amenity assets for the city. The four sports fields associated with Farranferris and the North Monastery provide a valuable and scarce resource in this part of the city and help protect the character of this important ridge landscape. The public park on Popham's

road is laid out both as passive and active open space and serves the community in this area. Added to this areas of underutilised green space along certain roadsides (e.g. Knockpogue Avenue) provide real opportunities to exploit the unique setting of this area and improve its visual appearance.

Section Structure

3.6 The plan area is characterized by range of land uses and development patterns across a varied and generally steeply sloping ridge landscape. Residential neighbourhoods feature predominantly in the eastern and northern sections of the plan area and the historic village core of Blackpool defines its southern end. Of central importance to the plan are the lands associated with Farranferris and the North Monastery. Each particular area contributes to the rich and varied character of this part of the city but certain areas, given their greater scope for development and change, require more detailed planning consideration than others.

3.7 Given the varied character and complexity of the plan area it has been divided into three distinct sub areas. The three sub areas are illustrated in Fig 3.2 and include:

- Sub area 1: Farranferris and North Monastery;
- Sub area 2: Blackpool Village;
- Sub area 3: Popham's Road/Knockpogue Av. area

3.8 A separate strategy has been prepared for each sub area which takes account of the particular development capacity of each area relative to the opportunities available for change and the limitations existing both physically and from a sustainable land use perspective within the sub area. While each sub area strategy is presented separately the overall proposals and recommendations outlined have been considered in light of the wider benefits to the plan area.

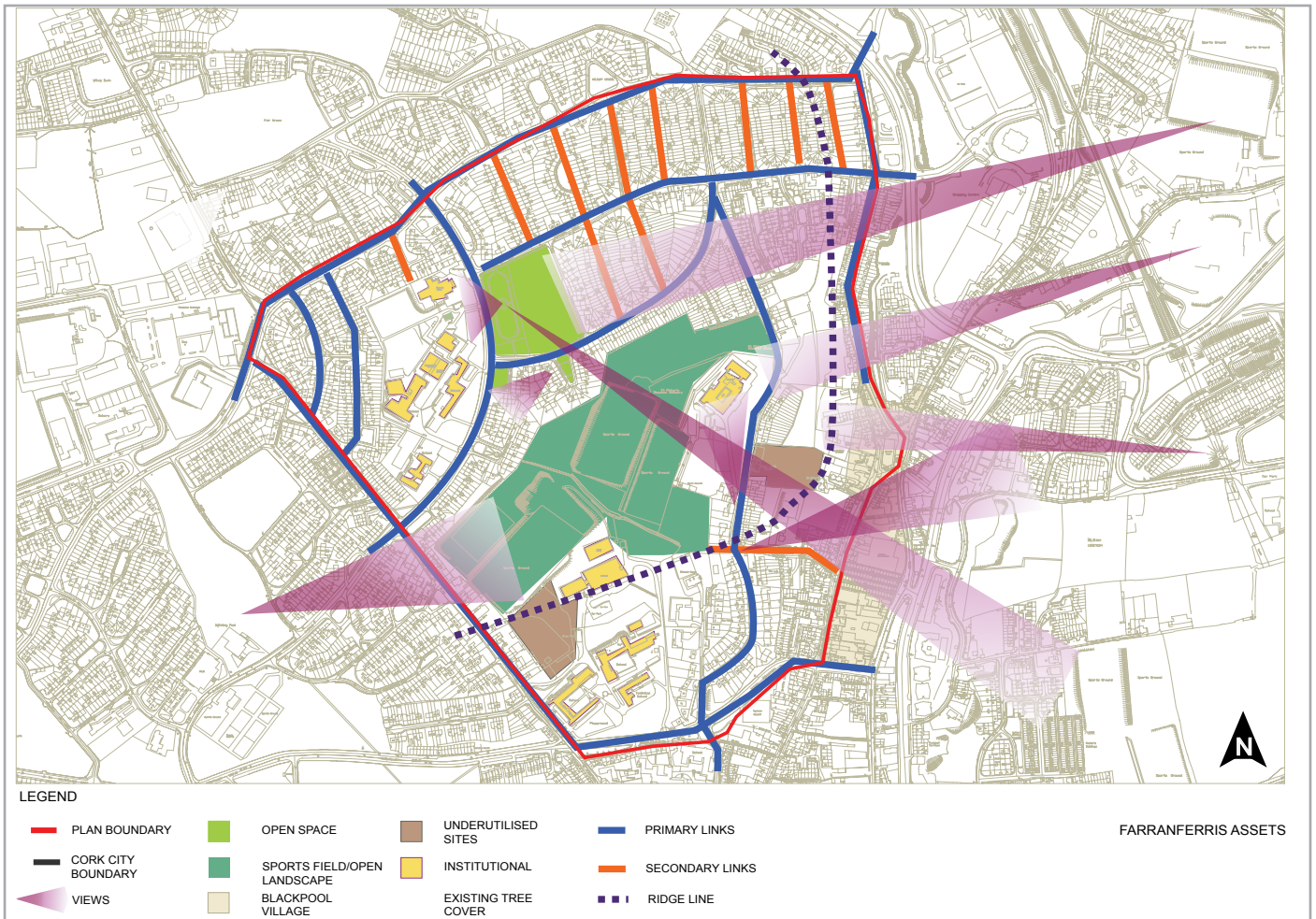


Fig 3.1 Plan Area Analysis (Physical Assets) - Cork City Landscape Study 2008

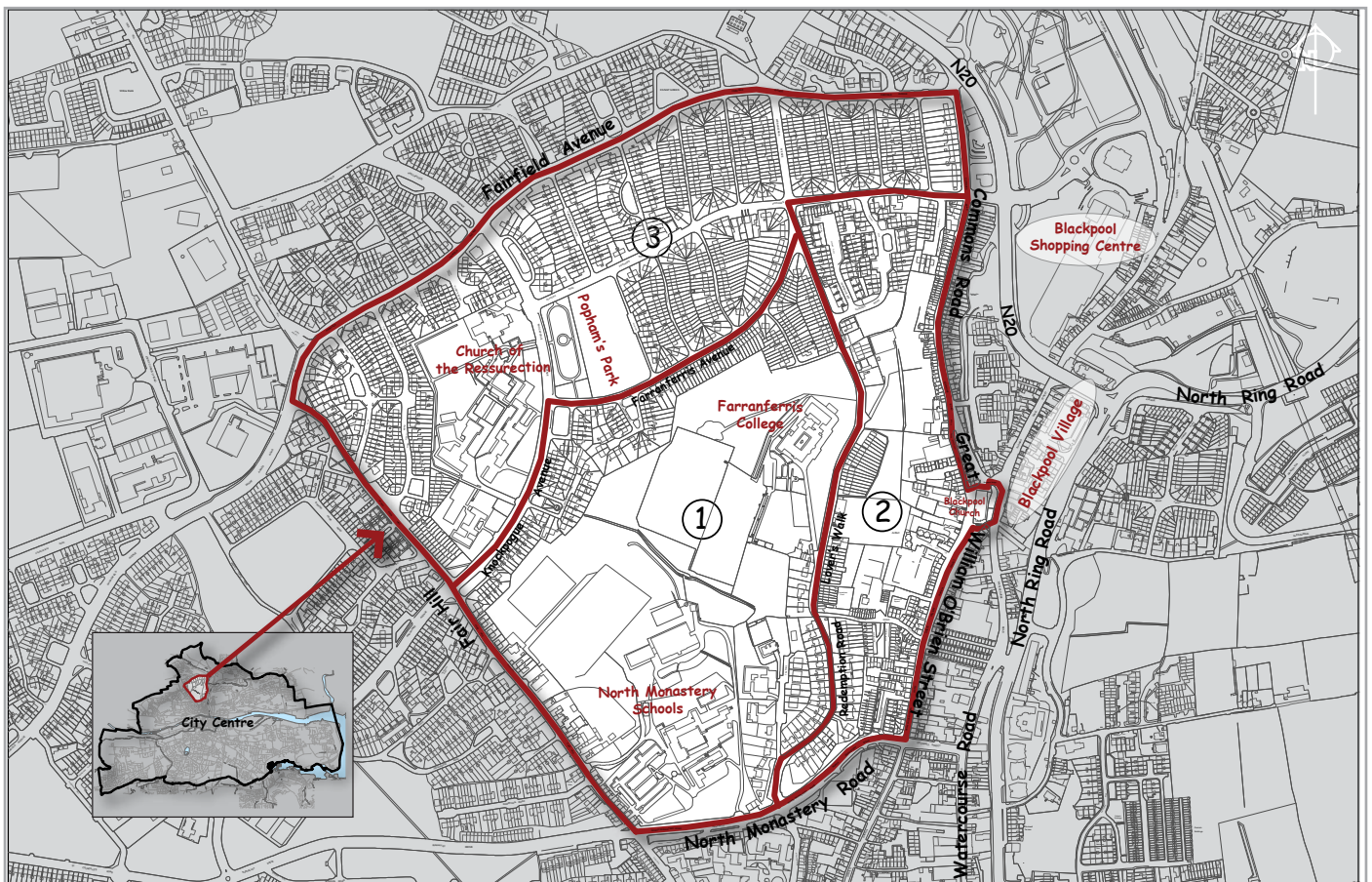


Fig 3.2 Map Showing 3 Sub Areas



SECTION 4 - SUB AREA 1 (FARRANFERRIS AND NORTH MONASTERY)

Sub Area description and analysis

4.1 The sub-area is situated in an elevated ridge landscape overlooking Blackpool Village and valley and is bounded by Fairhill to the west, Knockpogue Ave. to the north, Farranferris Ave. to the east and Redemption Rd. to the south. Framed on all sides by established road side residences the sub-area is defined by the large land banks associated with the North Monastery and Farranferris College. Farranferris closed as a school in 2006 leaving uncertainty regarding its long term future. As a result the main focus for the sub area strategy is to identify the appropriate means of harnessing the opportunities presented by the release of the site and help knit the site and college building into the wider area through the development of uses and linkages which encourage community activity and access.

4.2 Sub area I represents the most challenging of the sub areas (see Fig 4.1 – sub area analysis) for the following reasons:

Accessibility and Traffic Constraints

4.3 Any development strategy proposed must be cognisant of the limited carrying capacity of the

surrounding road network and the restricted width and relatively poor alignment of key carriageways in the sub area. Development proposed must be of scale and land use type which does not exacerbate traffic problems in the plan area overall. Alternative accesses are required to distribute the traffic load generated on site and improve permeability through the site.

Landscape Sensitivity

4.4 Much of the plan area is governed by a Landscape Protection zonings which reflect the elevated and exposed nature of the landscape in this area. Any development proposals must pay due regard to the landscape sensitivities of the area and seek to contribute to rather than detract from the sub areas unique location and setting of important built heritage assets.

Topographical Constraints

4.5 The elevated and steeply sloping nature of the ridge in this area requires that any proposed development be of an exceptional quality in terms of design and layout respecting important site features and established contours.

4.3 The sub area's architectural and cultural heritage, established residential areas, recreational and sports assets are also important factors in determining the type, scale and form of any new development proposed in the sub area. Its elevated nature gives it prominence when viewed from the surrounding ridges and parts of the city centre



Fig 4.1 Sub Area I - Analysis

(see Fig 4.3-Key Views of Site) and significant level changes across the site complicate the siting of new development and possible access points.

4.4 The sub area is of particular importance to the visual setting of the northside of Cork City representing one of the few remaining large parcels of undeveloped green space due in large part to the playing pitches sited on the ridge. The Farranferris and North Monastery buildings command a prominent and important position in the landscape and are visible from much of the opposite ridge (Ballyvolane, the Glen) and valley (the N20, Blackpool District Centre) and important parts of the city centre (Shandon and Elizabeth Fort) making it particularly sensitive to development (see Fig 4.3 below).

4.5 The three North Monastery schools (1 Primary, 1 secondary and 1 Gaelcoláiste) benefit from two open playing pitches to the rear which provide an important sports amenity for the schools themselves and are intermittently used by other schools in the immediate vicinity. These pitches also help preserve the integrity of the ridge in this area. The primary school and original secondary school buildings are of architectural merit and their associated grounds are of significant landscape value.

4.6 The Farranferris site is of significant historical and architectural importance being occupied by the late C19th

Farranferris Seminary building (1887) and landscaped grounds. This Protected Structure (PS 623), which is in sound condition and retains many of its original internal features is currently occupied on the ground floor by Northside Community Enterprises, a community based education and training centre. The curtilage of the building contains the associated landscaped grounds which are of particular note containing main fine specimens of mature deciduous trees. Vehicular and pedestrian access to the site is confined to the historic and attractive avenue located off Lover's Walk.

4.7 As is the case on the North Monastery site two sports pitches lie to the rear of the main building in Farranferris. The top pitch is larger (approx. 160m x 90m) and in better condition. Taking account of the steeply sloping nature of the site the two pitches are terraced with robust shelter belts planted on the eastern side of both pitches. The lower pitch suffers from poor drainage at its southern end.

4.8 Two other fields (unused) lie to front of the lower sports field and to immediate south of the main building, the most southerly of which is bordered to the east (along the roadside) by an established row of houses. Both fields are relatively steeply sloping along an east-west axis and are delineated by established hedgerows. An original hedgerow and stream runs between Farranferris & North

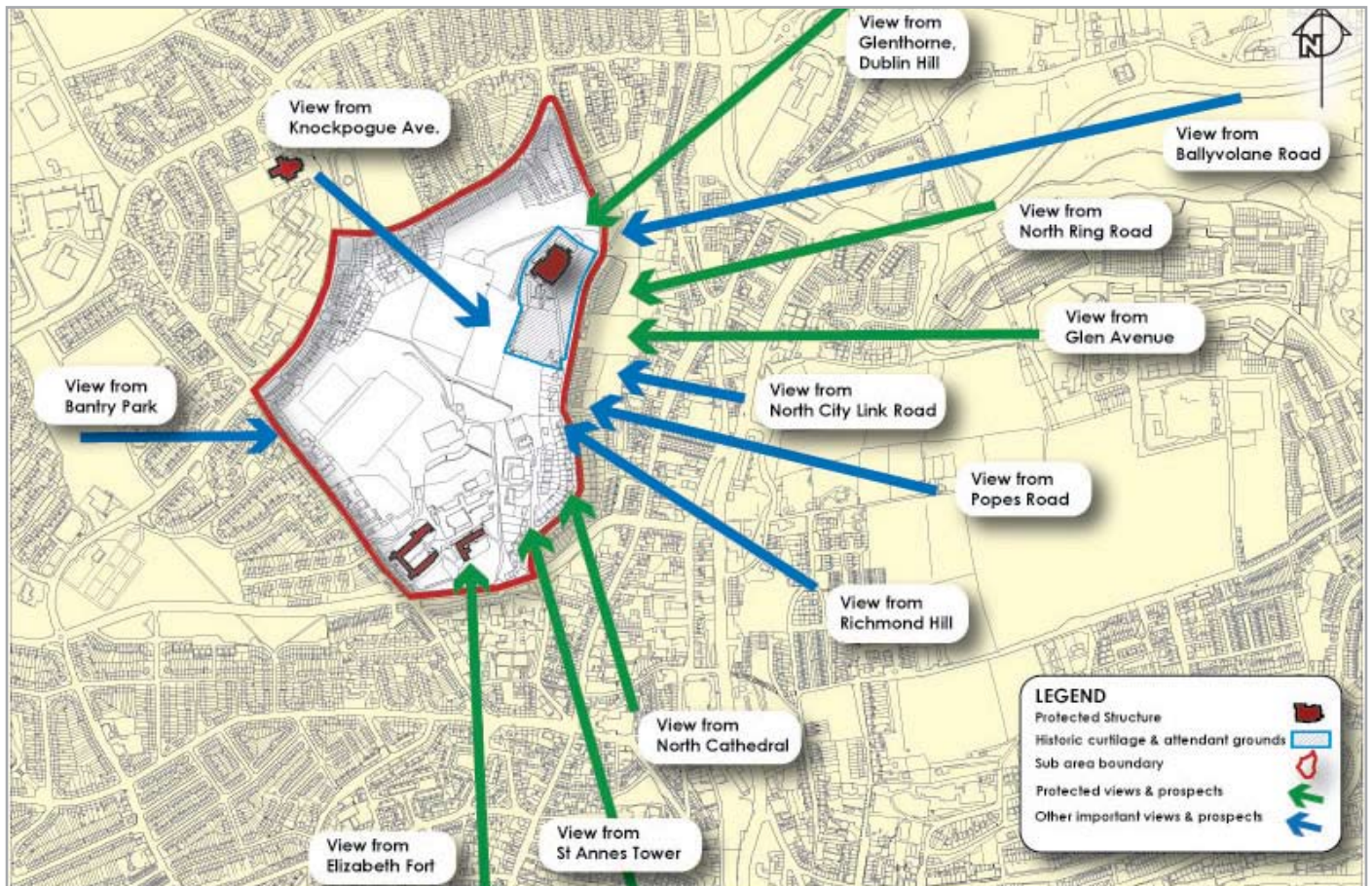


Fig 4.2 Key Views of the Site

Monastery which is of natural heritage value.

Sub Area I Strategy – Key Considerations

4.9 The sub-area strategy provides detailed planning guidance in respect of the following:

- The future use and appropriate development of the Farranferris Seminary building and associated lands;
- The improvement of access, linkages and traffic management proposals generally;
- The protection of important sporting and landscape assets;
- Specific site development guidelines for areas with development potential.

Development Objective 4.1

Any proposals for the redevelopment of Farranferris and its associated lands must be set within the context of an agreed masterplan for the site. This masterplan should be in accordance with the objectives and guidance outlined in the Farranferris Local Area Plan.

The Farranferris Seminary Building, curtilage and attendant grounds

4.10 The future use and treatment of the seminary building, curtilage and attendant grounds is central to the sub area strategy outlined below. Given that the building and grounds have been historically operated and continue to read as a single entity it is important that efforts be made to preserve the buildings intrinsic character and ensure that future uses integrate sensitively and appropriately.

Use

4.11 Given the legacy of the seminary building as an important educational resource in this area of the city and the stated support for this legacy to continue by both the Bishop and other commentators (as expressed in during public consultation on the draft plan) the Council's objective is to prioritize and support the continuing use of the building as an educational and training centre for the surrounding community.

4.12 Such a proposal extends a long standing tradition and is best suited to preserving the layout and key external and internal features of the building into the future. The current occupants (Northside Community Enterprises) use the original building as an educational/training facility without loss of the buildings character and integrity and so continued use by the current occupier or similar tenant(s) would be encouraged provided the scale of activity extends beyond the ground floor to all floors above.

4.13 It is important the building is managed as a single entity under single stewardship so that the use of the building can be monitored and unnecessary sub division avoided (in the event of multiple building users). Other uses compatible with the conservation of the building will be considered on their merits, and may include community uses and an educational or health service institution. The first preference for the building other than education would be a use that provides a community facility/use on site.

Development Objective 4.2

The main Farranferris Seminary building should be managed as a single entity, preferably as a education and training centre. Any future user(s) of the building must demonstrate how the entire building will operate and be organized as such. The sub-division of the building will not generally be acceptable. All external modifications to the building and internal changes should be carried out to the highest conservation best practice.

Associated gardens an historic features on site

4.14 As can be seen from the strategy map the main buildings landscaped gardens, curtilage and attendant grounds have been outlined (see Fig 4.5). The main building, landscaped gardens and avenue define the historic curtilage of the building and contribute to the sites unique character and appearance. These gardens should be preserved as existing. The extent of the attendant grounds of the main building have been determined by the original 1840's layout of the site (a horticultural nursery). This portion of the site contains important organising elements (burial ground (now deconsecrated), walkways and viewing platform). These features are of historic importance and should be retained and integrated in any development proposal.

Development Objective 4.3

Any development proposal involving the main building shall be accompanied by a detailed conservation strategy for the building, attendant grounds and other on site features of historical value. The landscaped gardens and pathways shall be retained in situ and a detailed landscaping plan and tree survey shall be undertaken to determine the location and range of species on site. A landscaping management plan shall also be undertaken.

The Proposed Sub Area Strategy

4.15 Figure 4.6 illustrates the preferred development scenario for the sub area bearing in mind the analysis and planning policy objectives presented above. Areas where development is considered suitable are outlined on the map and alphabetized. Each letter should be read in conjunction with the development guidance outlined in the proceeding sections.

4.16 Access arrangements (both vehicular and pedestrian) within the sub area are explained and determined by their potential to provide important linkages to and through the sub area and the capacity of the road network in the vicinity to support the likely traffic generated. It is important to note that the development scenario presented is predicated on access arrangements proposed being delivered. Should certain accesses not be delivered the scale and nature of development permitted on site would have to be reconsidered and the consequent traffic impacts of alternative development options appropriately assessed.



Fig 4.3 Farranferris College in context

Access Arrangements

4.17 Given the substantial size of the Farranferris site (c.9 ha) where the sole vehicular and pedestrian access is taken from the existing avenue there is an obvious need to improve access into and through the site in order to:

- Make Farranferris College and lands more accessible to the surrounding community;
- Improve linkages and permeability throughout the plan area;
- Release the development potential of certain areas of the Farranferris site.

4.18 In the absence of providing suitable alternative access points the potential for development on site will be severely compromised and the value and attractiveness of the site to the wider community will be undermined. It is important that more than one other vehicular access is

created so traffic generated on site does not overburden the surrounding road network in any one place. It is also important that the use of the existing avenue is considered in terms of its limited carrying capacity and the contribution it makes to the curtilage of the seminary building.

4.19 As per figure 4.5 two additional vehicular access points are proposed along with a number of pedestrian and cycle linkages.

Vehicular Access

1 Primary Access from Seminary Road (see Fig 4.5)

To facilitate access to the site at the eastern end it is proposed to provide a second primary access off Seminary Walk. This access would:

- Compliment the western access (no.3) proposed by facilitating the creation of an important east-west link through the site;
- Release the development potential of site A;
- Service development associated with Area B (see Fig 4.5) and traffic associated with the intensified use of the Farranferris Seminary Building.

This access would be provided by widening and extending the existing road off Seminary Walk (serving Seminary Place).

2 Secondary Access off existing Avenue to Farranferris College (see Fig 4.5)

As the avenue forms part of the historic curtilage of the main building and is an important landscape asset the integrity of the avenue must be maintained. While sufficient in terms of capacity to cater for vehicular movement associated with the main building currently the avenue may need alteration at its entrance to cater for development associated with the main Seminary building and sites C I and D. This alteration may result in widening the gated entrance. Access off the avenue to sites C I and D will need to be located and designed to avoid damage to the integrity of the avenue and important tree species. Any improvements at the junction between the main avenue and Redemption Road should be fully appraised to avoid unnecessary damage to the character of the avenue's main gates and piers.

The main avenue should only serve vehicular movements associated with the main building and potentially movements associated with sites C I and D. Beyond servicing the above the avenue has insufficient capacity to serve the remainder of the site.

3 Primary Access from North Monastery Road (see Fig 4.5)

North Monastery Road is an important artery for vehicular traffic in this area of the city. Providing a direct link to Blackpool Village and to Fairhill the carriageway is well aligned and offers a valuable option for filtering traffic to the western outer fringe of the plan area thereby reducing potential congestion on the already constrained road network within the heart of the sub area.

It is proposed to access the Farranferris site from North Monastery Road via the existing entrance to the North Monastery schools. This link, which currently serves the three schools has the potential to be widened and a direct link created to the development opportunity site C (see fig 4.5). This link would provide a link to Farranferris along a favourable and established gradient. This arrangement will help limit the visual impact of the road network on this sensitive landscape and distribute the additional traffic load to Fairhill which is best suited, given its capacity and alignment to absorb development associated with this area of the site.

The impact on existing school traffic, both vehicular and pedestrian, would need to be carefully considered in the interests of safety.

4 Secondary Access off Fairhill

In order to release the development potential of site E within the North Monastery lands the existing access off Fairhill could be formalised and a usable access created. This access would serve site E only which would likely be used by the schools to develop an educational or other appropriate facility to serve their own needs or those of the surrounding community.

Mobility Management

4.20 Notwithstanding the City Council's stated support for appropriate densities as outlined in 'Sustainable Residential Development in Urban Areas 2008 - Guidelines for Planning Authorities,' it is an underlying principle of the Local Area Plan that the quantum of development shall be directly linked to the demonstrable capacity of the local road network.

Development Objective 4.4

Mobility management plans shall accompany all non-residential development proposals and shall incorporate proposals to encourage non-car modes of transport, including public transport.

4.21 In light of local road network capacity constraints, and as part of public realm improvements, comprehensive traffic calming measures on Redemption Road shall be implemented in tandem with development works in order to manage traffic generated.

Development Objective 4.5

Any development proposal involving the redevelopment of the Farranferris site must be accompanied by a detailed Traffic Impact Assessment (TIA). This assessment will involve traffic modeling which should be undertaken in consultation with the City Council transportation section. This TIA is central to determining the scale, density and layout of development on site and the appropriate quantum of on site car parking.

Pedestrian and Cycle Access

4.22 A number of new pedestrian and cycle access points are proposed (see Fig. 4.6) to compliment the vehicular access points outlined above. This will serve to enhance permeability through the site and accessibility to the wider plan area overall. Two pedestrian access points are proposed:

- Off Farranferris Avenue;
- Off Seminary Place.

4.23 It is understood that the pedestrian access proposed through Farranferris Park will need to be discussed and agreed with existing residents.

Parking

4.24 It is proposed to apply the car parking standards outlined in the Cork City Development Plan 2009 – 2015 to the area. However given the limited carrying capacity of the road network and the need to prioritise movement by foot, bicycle and public transport car parking provision at a rate lower than the maximum permitted standards for Parking Zone 3 will be sought for all non-residential uses. Rates shall be determined in conjunction with Mobility Management Plans.

Development Opportunity Areas

Area A

4.25 This part of the site (measuring approx. 2.35ha) is considered suitable for low-medium density residential development with a general guideline building height of 2 stories. The gradient in the northern part of the area will need to be factored into the layout and the proximity of established houses needs to be carefully considered as part of any development proposal. It is important that any



development associated with area A does not encroach on the setting of the main building. Access to this section of the site will be taken off Seminary Walk (point 1).

Area B

4.26 This area includes the sports hall and workshop located to the NE of the seminary building and extends to the Seminary Walk/Lover's Walk frontage. The sports hall and workshop were constructed in the 1970's and are of no conservation value. Their removal is acceptable provided the replacement building is of an excellent architectural quality and respects the character and setting of the seminary building.

4.27 The new building should be set back further away from the main building than the existing sports hall and:

- not break the building line of the main college building;
- not break the parapet height of the main college building;
- take advantage of the levels on site to avoid impacting on the landscape setting of the ridge and main building;
- a part of the area between the main college building and new building is retained as a hard landscaped plaza;
- be accessed from the Farranferris College avenue (point 2) or the primary access from Seminary Road (point 1);
- protect and frame views of special amenity value of

the Farranferris College building and ridge identified in Fig 4.2.

Area C

4.28 Measuring approximately 1.3 ha this development area is comprised of the lower sports field. Suitable for medium density residential development (or social and community related development) not exceeding 3 stories it is important that the layout is landscape dominated and buildings are of a high quality design which do not negatively impact on the setting of the protected structure or landscape. Access to this section of the site is to be taken through the North Monastery schools campus (point 3). Any development will need to reinforce the existing landscape structure, retaining trees and watercourse in context, and provide public access to the viewing platform in the adjacent Area D. To achieve this the line of the road should preferably run along the inside edge of the eastern boundary of the site of the lower sports field.

Area CI

4.29 Area CI, the field unit to the south of Area D, is an area of approximately 0.7 hectares. The area benefits from an underlying Residential, Local Services and Institutions zoning objective and also an Area of High Landscape Value objective that seeks to protect the area's landscape value and character. The site is capable of accommodating one pavilion building set within a strong landscape structure



Fig 4.4 Aerial Photo of Sub Area I



that enhances the existing landscape value of the site to provide a treed edge to the Blackpool Valley. The site will be accessed from Area D and the preferred use will be social and community uses to relate to the use of the Farranferris College campus. The building in terms of scale and height should respect the residential amenity of residents to the east fronting Redemption Road and should be a maximum of 2 storeys in height.

Area D

4.30 Area D forms part of the curtilage of Farranferris College, and is protected by the Landscape Preservation Zone zoning objective. The development potential of Area D is limited in order to protect the landscape character and assets of the site, and also to protect the setting of Farranferris College and its curtilage. A single stand alone building with a community/social use (e.g. crèche) would be encouraged in this location. Any development in this area should not exceed 2 stories, be of excellent design quality and should respect the landscape character and features of the site. Site access to this area will be from the Farranferris College Avenue.

4.31 This portion of the site has many features of significance, including pathways, structures, a viewing platform and a burial ground (at the south-western boundary). The presence, extent and significance of the burial ground needs to be determined. The burial ground is an important and sensitive site element that needs to be dealt with appropriately as part of any redevelopment proposal.

4.32 The viewing platform at the higher level to the

west of this area, which provides views of the City Centre and its landmarks (including Saint Anne’s Tower and North Cathedral), should be publicly accessible to allow public enjoyment of the views. This should be accessible from Area C, and could form part of a public space provided as part of the development of this upper area.

Area E

4.33 Located on the North Monastery Lands the site has potential to accommodate the development of educational/community uses associated with the schools on site. Development would be restricted to 2 storeys in height given the gradient of the site and proximity of established roadside residencies on Fairhill. There is an existing access to the site from Fairhill which if upgraded would provide convenient vehicular and pedestrian access to the site. Should the land not be required for these purposes other uses such as residential would be open for consideration on their merits provided satisfactory access is secured.

Area F

4.34 Potential exists in this area of the site to extend the top sports field associated with North Monastery and possibly redevelop the field as an all weather sports facility to serve the schools. While community access would be encouraged and provide a possible revenue stream for North Monastery appropriate access, parking and facilities would need to be provided in this event.

DEVELOPMENT STRATEGY OVERVIEW				
AREA	SITE AREA (approx. ha)	BUILDING HEIGHT (storey)	ACCESS FROM	SUITABLE USES
Main Building	n/a	n/a	Point 2 or 1	Education/Social & Community
A	2.35	2	Point 1	Residential/Social & Community
B	n/a	3	Point 1	Education/Social & Community
C	1.3	2-3	Point 3	Residential/Social & Community
CI	0.7	2	Point 2	Education/Social & Community
D	0.6	2	Point 2	Education/Social & Community
E	0.96	2	Off Fairhill	Education/Social & Community or Residential

Table 4.1 Development Strategy Overview

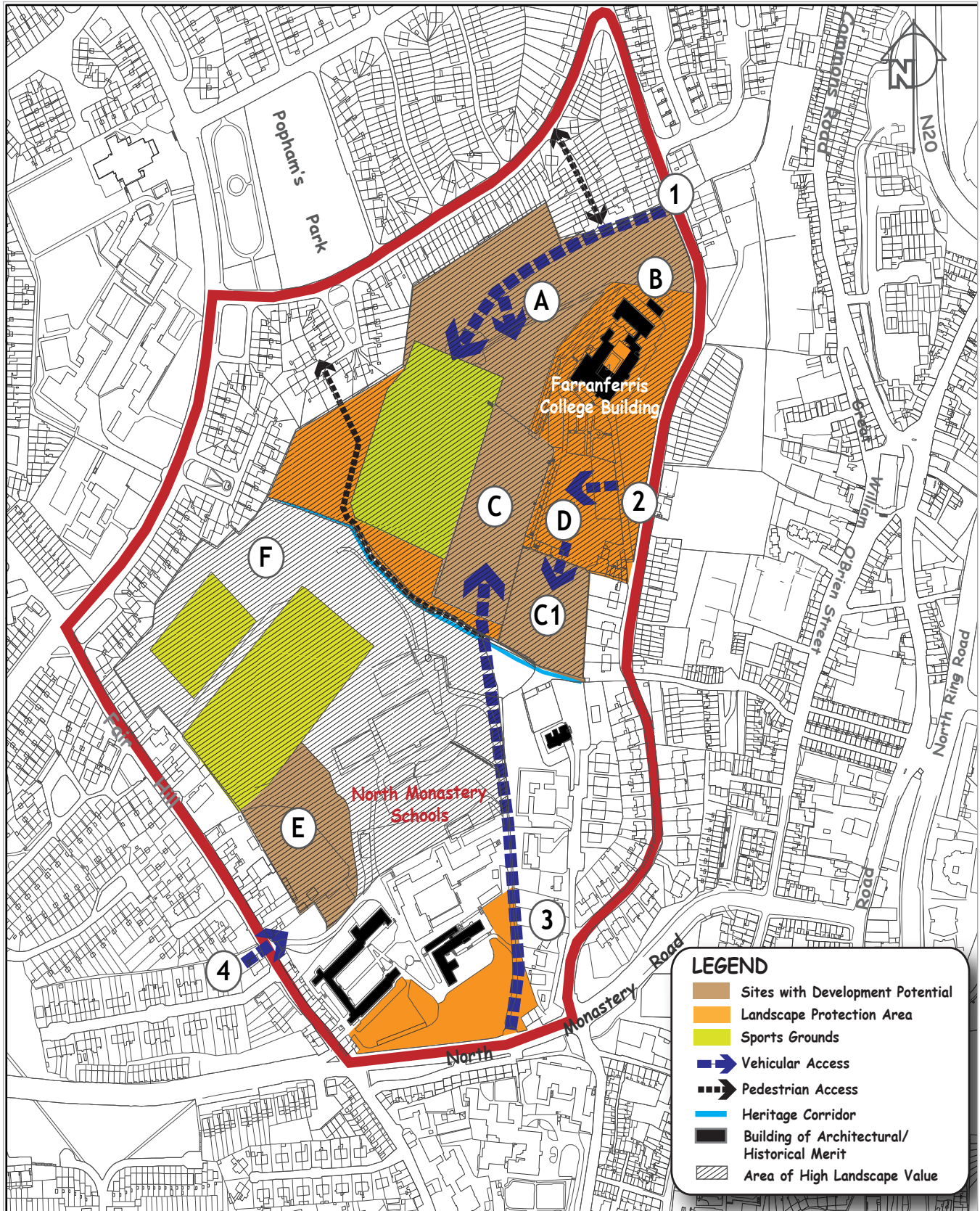


Fig 4.5 Sub Area Strategy Map - Sub Area I

Specific Objectives for Landscape Preservation Zone - Farranferris Ridge			
Map Zone	Ref	Landscape Assets to be protected (see Table 10.1 of City Plan)	Site Specific Objectives
NW	10	A (Topography), B (Water) C (Tree Canopy), D (Ecology) E (Visually important land), G (Landmarks), J (Historic Landscapes)	<ul style="list-style-type: none"> To restore and enhance the Historic Landscape; To seek re-use of college building and to allow development within its immediate environs consistent with the Protected Structure and landscape significance of the site; To reinforce landscape structure on site, including new tree planting and retention of watercourse as landscape / ecology feature; To allow development to replace existig structures within Area B in conformity with Local Area Plan objectives; To allow limited development within Area D in conformity with Local Area Plan objectives.
NW	10a (Farranferris Ridge upper)	A (Topography), B (Water) C (Tree Canopy), D (Ecology); E (Visually important land)	<ul style="list-style-type: none"> To provide a passive amenity space which benefits from an enhanced landscape structure and significant tree planting; To provide a pedestrian route between the lower site and Farranferris Avenue via Farranferris Park; To protect and enhance the watercourse and its setting.
NW	10b North Monastery School Grounds	G (setting to Landmark) H (Public and Private Open Space)	<ul style="list-style-type: none"> To seek the development of a passive public open space to provide for the surrounding residential areas.

Table 4.2 Landscape Preservation Zone Objectives

Landscape & Views and Prospects

4.35 To protect the landscape qualities of the site much of the area is covered by an Area of High Landscape Value objective (see Fig. 4.6). In addition it is necessary to determine those visually important areas of the sub area which are not considered suitable for development given the sensitivity of the landscape in those areas. Fig 4.5 identifies these areas as Landscape Preservation Zones (LPZ). These areas are considered unsuitable for development as they help protect the visual setting of the ridge, the college building and other buildings of architectural/historical merit in the sub area, except where a specific objective for development is proposed in table 4.2 above.

4.36 The areas to the front of the original North Monastery School and primary school are of significant landscape value and provide a unique setting for these important buildings. It is proposed to identify this area as a Landscape Preservation Zone. As a result the area is to be preserved from development save in the case of the grounds to the front of the original North Monastery which could be laid out as a passive amenity space for the community in the area.

4.37 The Landscape Preservation Zone to the west and south of the top sports pitch is considered unsuitable for

development. Elevated above the level of the main building on site this essentially inaccessible parcel of the site is particularly prominent when viewed from the opposing ridge and surrounding area. Development in this area would serve to undermine the landscape quality of the ridge at this elevation. Given the shape and gradient of this portion of the site it is suggested that the area be planted and landscaped as an area of passive amenity space.

Tree Planting and Protection

4.38 The City Council recognise the valuable contribution trees make to the landscape, biodiversity and visual amenity of the city. The local area plan shall seek to protect and strengthen all significant trees and tree groups on site through the use of Tree Preservation orders. All development proposals shall include measures to protect and enhance existing trees and tree groups.

Development Objective 4.6

It is an objective of the City Council to improve the landscape of the area, identified as a tree protection priority area in the City Development Plan 2009-2015, by way of making Tree Preservation Orders for the most important specimens and requiring additional tree planting in any redevelopment in order to integrate new development into the landscape.

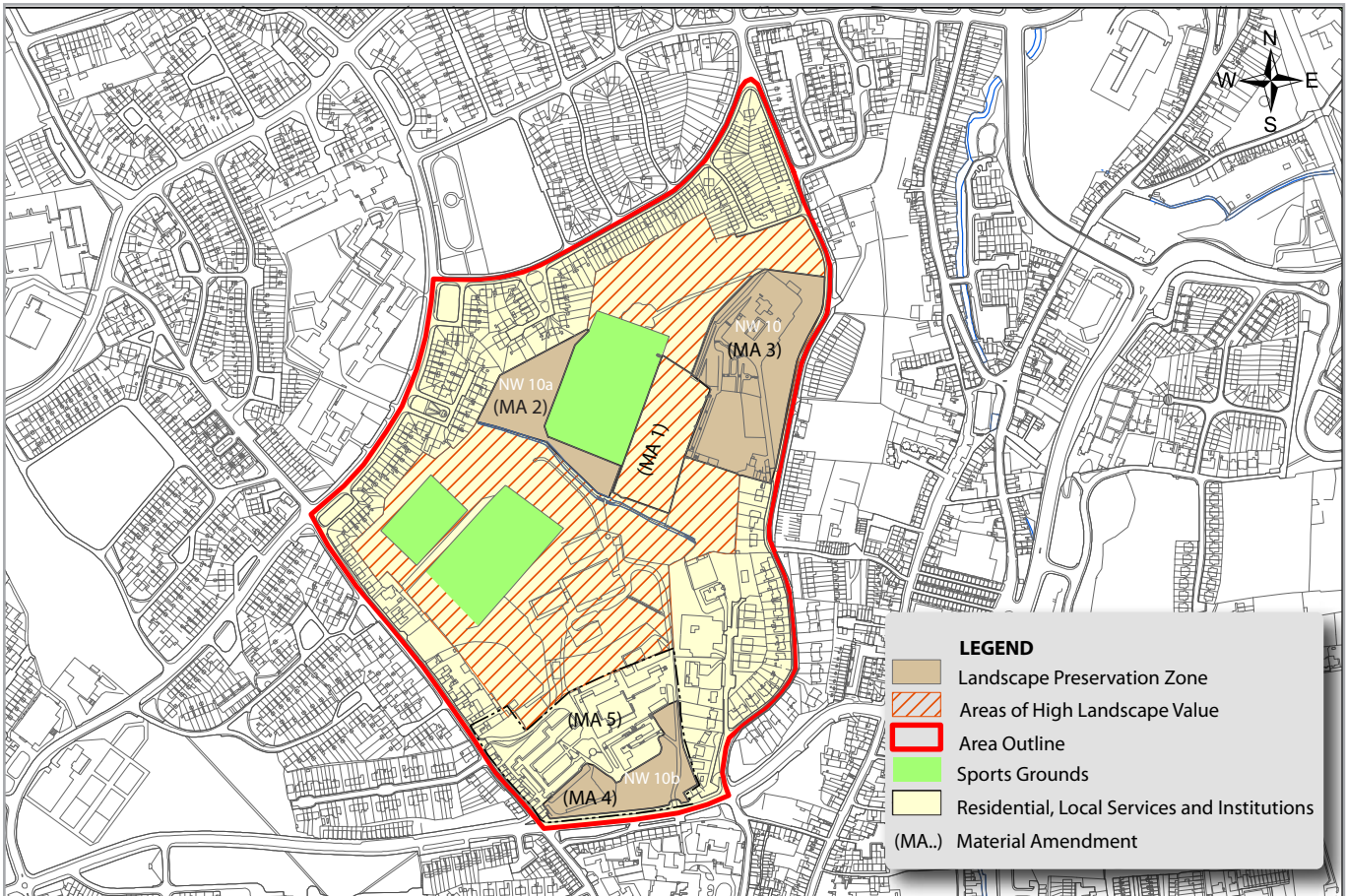


Fig. 4.6 Proposed Land Use Zoning Map

Sports Pitches

4.39 It is proposed to retain the main full size sports pitch on site. There is an opportunity for this pitch to serve the needs of schools in the vicinity of the site and sporting needs of the wider community. It is important that convenient access is provided to the pitch (as outlined above) and that dedicated car parking is provided to serve the facility. Facilities are to be provided for users of the pitch and the community and schools in the area have to be given access at regular and convenient times. The pitch when combined with the areas of passive amenity space behind will provide an important and accessible amenity facilitate for the area. A perimeter walkway should be provided around the pitch and passive amenity space should link to the established walkways around the college building and pedestrian linkages proposed for the site.

4.40 It is proposed to facilitate the development of the lower sports field (as per development Area C). This sports pitch is deficient in terms of width and poorly drained at its southern end. To increase it to full size and make it properly functional is difficult due to a lack of convenient access and the need to undertake substantial ground works which will undermine the value of the tops sports field. The pitch could have been developed as an all weather training facility but the general area is well served

in this regard i.e. the Sam Allen sports complex within 10 minutes walk of the site. The informal sports pitch in Popham’s park also serves as a smaller training ground in the immediate locale of the site.

Buildings of Architectural and/or Historical Merit

4.41 In addition to the main Farranferris College Building three other buildings of architectural merit have been identified (see Fig 4.5 and table 4.3) .The appropriate means of protection will be considered following further conservation study but in the interim efforts should be made to preserve the character, setting and features of these important buildings.

Buildings of Architectural/Historical Merit	
Name	Location
North Monastery (original)	North Monastery Road
North Monastery Primary School	North Monastery Road
Bishop’s Palace	Redemption Road

Table 4.3 Buildings of Architectural Merit

Consequent zoning changes to City Development Plan

4.42 The development strategy outlined above results in proposed zoning objectives for the area which are largely in line with the City Development Plan with a number of amendments, (see figure 4.6 above). The zoning of the lower playing pitch is changed from Sports Ground to Residential, Local Services and Institutions use; Landscape Preservation Zones are designated at Farranferris College; to the south of North Monastery Schools; and to the west and south of the top sports pitch.



Fig. 4.7 View of North Monastery



SECTION 5 - SUB AREA 2 (BLACKPOOL VILLAGE)

Built Heritage and Conservation

Sub Area description and analysis

5.1 Sub-Area 2 centres on the historic village of Blackpool and is bounded by the largely residential area of Redemption Road/Lover’s Walk to the west and mixed use village centre of Great William O’ Brien Street/Commons Road to the east.

5.2 To the rear of Great William O’ Brien Street/Commons Road land levels rise sharply due to the escarpment defining the edge of the ridge in this area. This ridge has been incrementally built upon but important areas remain intact and represent an important visual backdrop to Blackpool Village. It is important that these existing landscape assets are protected into the future.

5.3 Blackpool is a unique area of the city in that it retains the character and appearance of the original village with important buildings and groups of buildings framing historic streets and lanes. For many Blackpool is synonymous with Cork, its buildings, people and folklore evoking a strong image and identity of the city. It is important the conservation value of the sub area is highlighted and efforts made to improve the physical appearance of the area where necessary.

5.4 While Common’s Road is characterized largely by established roadside homes Great William O’ Brien street exhibits a more mixed use character with houses, shops and public houses addressing the street. This mixed use adds to the vibrancy and attractiveness of the sub area creating opportunities to maximize its location and definition as a Neighbourhood Centre. While the adjoining streets of Watercourse Road and Thomas Davis Street have a stronger retail and commercial function efforts should be made to retain and develop the mixed use potential of Great William O’ Brien Street in particular.

5.5 From the above analysis it has been possible to identify key areas of focus for this sub area strategy. These include:

- Built Heritage and Conservation;
- Public Realm Improvements (including painting grants scheme);
- Key Development Opportunity Sites.

5.6 The purpose of this section is to consider the architectural heritage of the sub-area. Following a survey of the area much of Blackpool Village is designated as an Architectural Conservation Area in the Cork City Development Plan 2009-2015, recognising its architectural, archaeological, historical and social significance. This designation takes in most of the significant buildings in Sub-Area 2 (see fig. 5.1), apart from those on the Commons Road.

5.7 In addition, specific buildings of merit are identified in the table below and in Figure 5.1 While some of the buildings identified may warrant Protected Structure status others may be sufficiently protected by Architectural Conservation Area status due to their group value. Further study will be taken to consider if additional protection is needed.

Record of Protected Structures		
RPS Ref	Name	Location
PS491	Madden’s Buildings	Watercourse Road
PS666	James Barry House	Seminary Road

Table 5.1 Protected Structures within Sub area 2

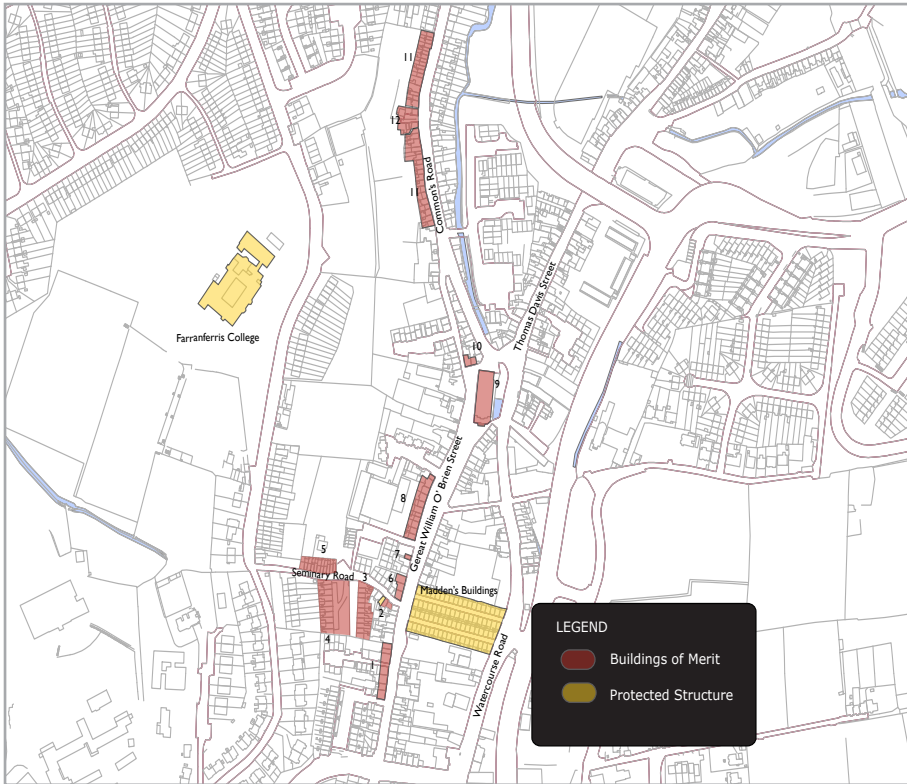


Fig. 5.1 Building Conservation Analysis

Buildings of Architectural/Historical Merit			
Ref	No.	Street	Name
1	54-61	Great William O' Brien Street	
2	1-3	Barry's Place	
3	1-11	Seminary Road	Seminary Buildings
4	1-10	Seminary Road	Seminary Villas
5	9-14A	Seminary Road	
6	66-68	Great William O' Brien Street	
7	71	Great William O' Brien Street	
8	73-82	Great William O' Brien Street	
9		Blackpool Church	
10	96-97	Great William O' Brien Street	
11	28-62	Common's Road	
12	1-6	Common's Road	Rock Cottages

Table 5.2 Buildings of Merit within Sub area 2



96-97 Great William O' Brien St



54-61 Great William O' Brien St



Seminary Buildings



9-14a Seminary Road



Blackpool Church

Public Realm Improvements

5.8 A series of public realm improvements are proposed in Blackpool. These include:

- Enhance the physical fabric of important streets and spaces in line with Street Improvement Area objectives;
- Aid pedestrian flow and reduce the quantity of on street parking where appropriate;
- Compliment quality public realm upgrades that have occurred around the church under the 1998 Blackpool/Shandon Integrated Area Plan.

Great William O’ Brien Street

5.9 The proposed upgrade of the lower section of Great William O’ Brien Street is illustrated in Fig. 5.3 and includes:

- Reducing the carriageway width to 5.5 - 6m;
- The widening of both footpaths (2-2.5m) to enhance the built environment for pedestrians and give greater

space to the frontage of important buildings;

- The creation of alternating tree lined edges will help enclose the street, add visual relief and improve its environmental quality;
- The removal of visual clutter on in the streetscape, e.g. overhead wires and provision of appropriate street furniture;
- The provision of traffic calming measures and pedestrian priority crossings will help slow traffic and encourage safe movement of pedestrians across the carriageway;
- Dedicated on street car parking should be provided for residents (permit parking) with a limited amount of on street parking provided for shoppers and workers



Fig. 5.3 Planned Upgrade of Great William O’ Brien Street



Sketch of proposed Great William O’ Brien St (1)



Sketch of proposed Great William O’ Brien St (2)

Common's Road

5.10 The proposed upgrade of Common's Road is illustrated in Fig 5.4 and includes:

- Reducing the carriageway width to 6m;
- The creation of dedicated on street car parking to serve the residents which will be provided on a permit basis;
- The creation of a tree planted edge on the western side of the street to add definition and enclose the street;

- The creation of a focal public space at the junction of Brocklesby Street and Common's Road with the development site at the apex giving an opportunity to create an active ground floor space (e.g. restaurant/ café);
- Making Brocklesby Street one way only given its restricted width and availability of a right hand turn onto Common's Road at the Church;
- The provision of a dedicated pedestrian crossing to link to the River Bride riverside walk.



Fig. 5.4 Proposed Upgrade of Common's Road



Sketch of proposed Common's Road (1)



Sketch of proposed Common's Road (2)

Seminary Road (Water Lane)

5.11 Seminary Road represents an important pedestrian linkage between sub area 2 and sub area 1. In light of the need for future development associated with Farranferris to be within easy access of the services of Blackpool Village it is important that this link is upgraded. Proposals for the upgrade of the lane are illustrated in Fig 5.5 and include:

- The full pedestrianisation of the street for much of its length;
- The establishment of a single lane carriageway with dedicated and widened footpaths provided on both sides;
- The installation of high quality street lighting to enhance pedestrian safety in the area.

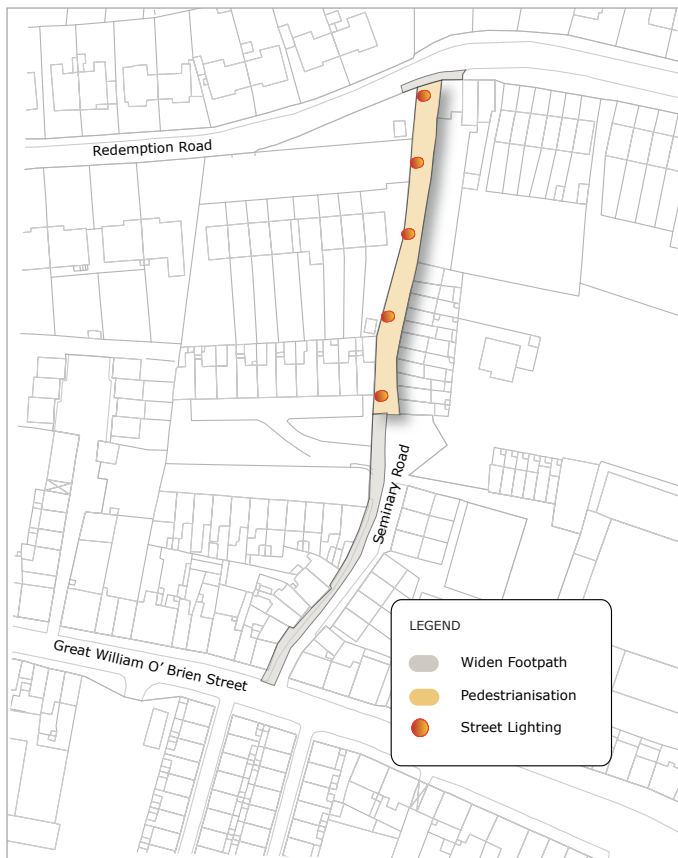


Fig. 5.5 Proposed Upgrade of Seminary Road

Pocket Park around Blackpool Church

5.12 The sub area lacks dedicated areas of open space for passive relaxation. The existing pocket park to the east of Blackpool Church is in need of improvement and offers a real opportunity to improve the quality of the public realm in Blackpool. Proposed upgrade works are illustrated in Fig 5.6 and include:

- Access to the space should be improved and unnecessary barriers removed;
- The creation of green space within the pocket park to add visual relief and interest;
- The planting of trees along the eastern boundary of the park to offset the impact of traffic and improve the environmental quality of the space;
- The provision of both steps and a ramp up to the space from Watercourse Road to ease access to the space for all.



Fig. 5.6 Proposed Upgrade of Pocket Park by Blackpool Church

Painting Grants Scheme

5.13 A painting grants scheme has been introduced in Blackpool Village for the external painting and decorating of buildings within key parts of the sub area to enliven the streetscape and improve its overall appearance. This type of scheme has already been successfully applied in Shandon and other parts of Blackpool. The scheme provides a grant and advise service to property owners and an incentive to paint their properties. The following factors may be taken into account when assessing applications for the scheme:

- The proper treatment of natural materials such as stone slate or brick which should be left unpainted;
- The extent to which colours of the natural materials should influence the scheme;
- The amount of diversity to be allowed and the degree of conformity to be retained;
- Tone and colour;
- The use of good quality, breathable paints;
- The elements to be emphasised or suppressed;
- The treatment of details such as string course, fascias and reveals.

5.12 Varying grants apply for residential and commercial premises as resources permit. The scheme will apply to designated streets in the wider Blackpool area, including the following streets within the sub-area:

- Great William O’ Brien Street;
- Brocklesby Street;
- Water Lane;

Development Opportunity Sites

Area A (see Fig 5.8)

5.13 Located below and accessed off Lover’s Walk this 0.68ha site is steeply sloping from east-west and sits above the escarpment that forms the backdrop to Blackpool Village. The site is zoned Residential, Community and Local Services in the City Development Plan 2009 -2015. The site is most suitable for an appropriately scaled residential development. Given the visual prominence of the site it is proposed to identify the site as an Area of High Landscape Value. Any proposal as a result will have to be designed to the highest of standards, be landscape dominated in layout and not exceed 2 stories in height.

Area B (see Fig 5.8)

5.14 Located to the rear of Brocklesby Street and Common’s Road this 0.47ha backland site is currently occupied by lower grade uses and has the potential to be redeveloped as a high quality residential scheme. Located to

the rear of existing roadside properties any scheme would have to avoid negative impacts on residential amenity and infill elements in the streetscape designed to respect the form, building heights and character of the street. Non-residential uses would be open for consideration for infill buildings which front Brocklesby Street. Car parking should be mimimised where possible and access appraised given proposals to reduce traffic to one way on Brocklesby street.

Area C (see Figures 5.8 and 5.4)

5.15 Located at the northern end of the Blackpool Neighbourhood centre this site occupies an important position at the junction of three local roads. As per Fig 5.4 it is proposed to reduce Brocklesby Street to one way and create an area of public space to the front and sides of the site. An opportunity exists to secure an active ground floor use (e.g. restaurant/café) which maximizes this amenity space. Any building would have to be designed to a high standard and respect the form, building height and character of this area of Blackpool. Any development would have to avoid negatively impacting on the important local view of Blackpool Church when viewed from Common’s Road.



Fig 5.7 View of Blackpool Village

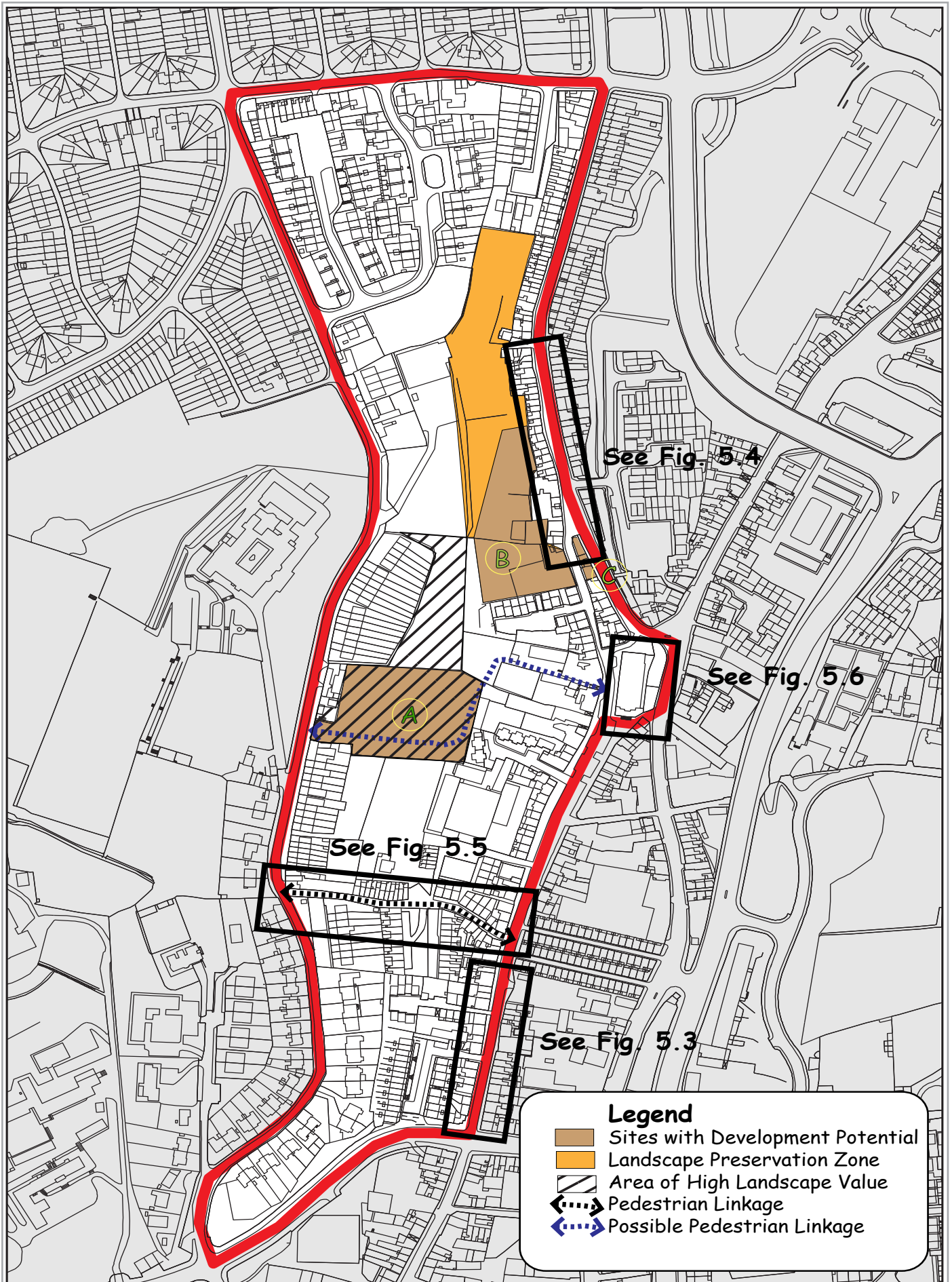


Fig 5.8 Sub Area Strategy Map - Sub Area 2

SECTION 6 - SUB AREA 3 (POPHAM'S ROAD AND KNOCKPOGUE AVENUE AREA)

Area description and analysis

6.1 Sub area 3, the largest of the sub areas frames the eastern and northern ends of the plan area and is characterized in the main by established residential development. Suburban in form and generally two stories in height the established residential estates and roadside homes in the sub area comprise the bulk of the population in the plan area. On Knockpogue Avenue, however there is a cluster of community facilities i.e. two primary schools, one post primary school and a church (of architectural/historical merit) which serve a vital community function in the plan area.

6.2 The sub area enjoys unique and attractive views over the city and ridges opposite and benefits from important amenity assets, e.g. Popham's Park. Given the density of development in the area however there are no available development opportunity sites. As a result the strategy for sub area 3 concentrates on improving the quality of the public realm and providing important linkages to the development and sporting opportunities available in the remainder of the plan area. Added to this it is important existing clusters of local service provision are recognized and formalized within the sub area so as to give opportunities for possible expansion.

Public Realm Improvements

6.3 The sub area contains two significant road arteries, Fairfield Avenue and Knockpogue Avenue, which convey bulk traffic around the perimeter of the plan area. While providing an important infrastructural role these corridors, due to their width and layout, lack definition and character. As a consequence it is proposed to enclose these streets which robust tree planting along their extents and maximize available areas of underutilized open spaces as important areas of passive amenity space. These proposals will help create important visual interest along the streets and in the case of Fairfield Avenue frame important views of the ridge opposite and valley below. In the case of Knockpogue Avenue the curving arc of the street can be emphasized with visual gaps created at important locations (e.g. Popham's park) to celebrate the unique views available. These proposals will compliment similar proposals planned for Fairhill and improve the visual amenity and environmental quality of the plan area overall.

Local Service Centre

6.4 It is proposed to designate the existing cluster of local shops on Popham's Road as a Local Centre and create possible opportunities for expansion of important local services in this area. Within the identified Local Centre an anchor convenience shopping outlet of 400sqm is acceptable in principle as is a similar amount of associated small local service units. Retail offices, not exceeding 75sq.m will be open for consideration in this centre also.

Pedestrian Linkages

6.5 Given the cluster of community facilities, and in particular the three schools, on the western side of the heavily trafficked Knockpogue Avenue it is proposed to provide a series of traffic calming and pedestrian priority measures along the street. These measures will improve pedestrian safety in the area and encourage pedestrian movement in the plan area. Traffic calming measures on Knockpogue Avenue shall be implemented as part of any proposals to provide improved bus stop facilities.

6.6 Three designated pedestrian crossings are proposed::

- at the junction of Knockpogue Avenue and Farranferris Avenue;
- at the junction of knockpogue Avenue and Fairhill;
- at the junction of Knockpogue Avenue and Popham's Road.

6.7 In the case of the former, this crossing will ease movement for students from the schools accessing Popham's Park and the sports grounds associated with Farranferris. This crossing will also link with the pedestrian route proposed as part of the sub area 1 (see Fig. 4.6) strategy. The two other crossings will help aid pedestrian movement at important points and serve to slow traffic on this wide and heavily trafficked carriageway.



Fig 6.1 Existing tree planting on Knockpogue Avenue

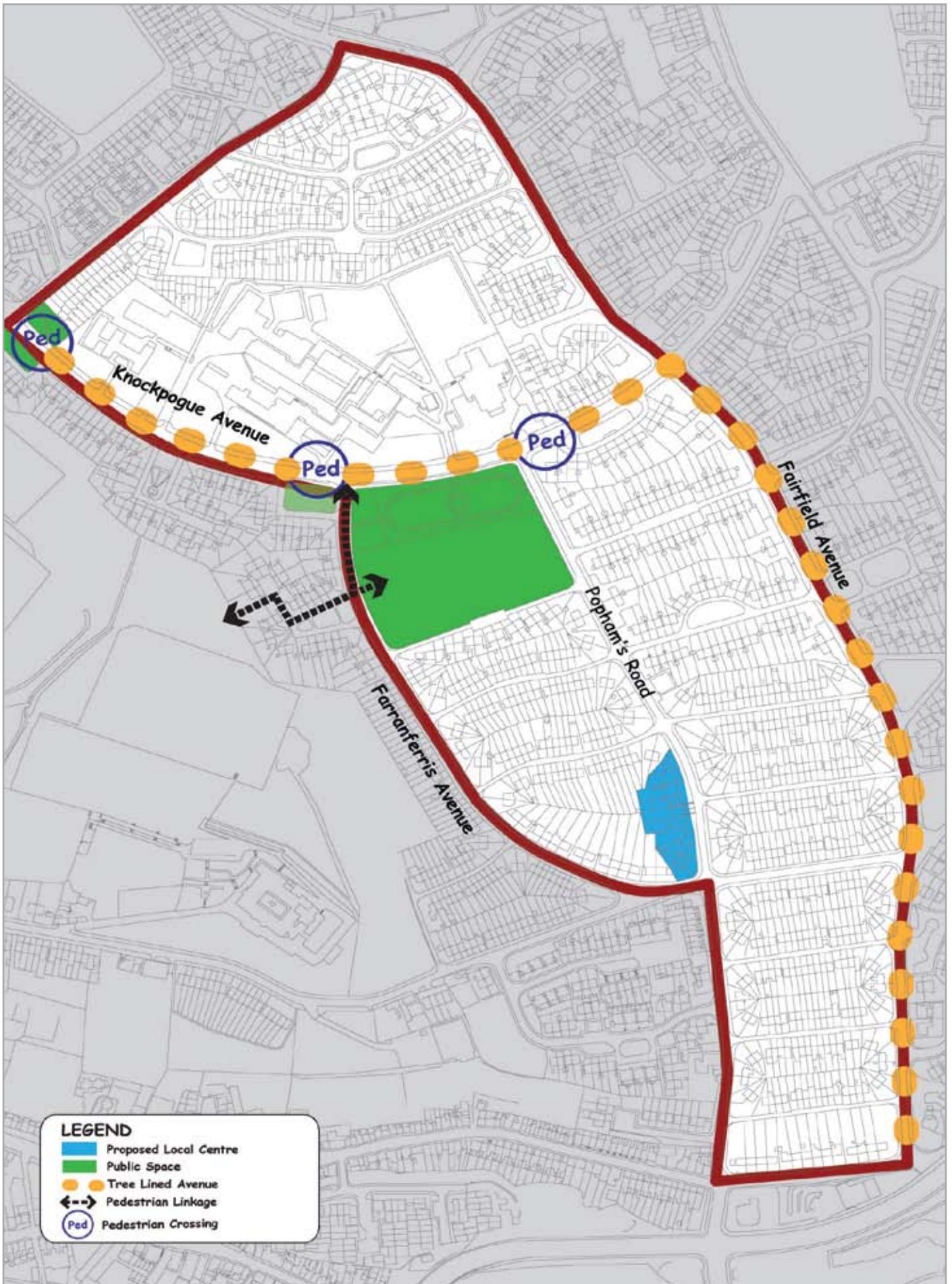
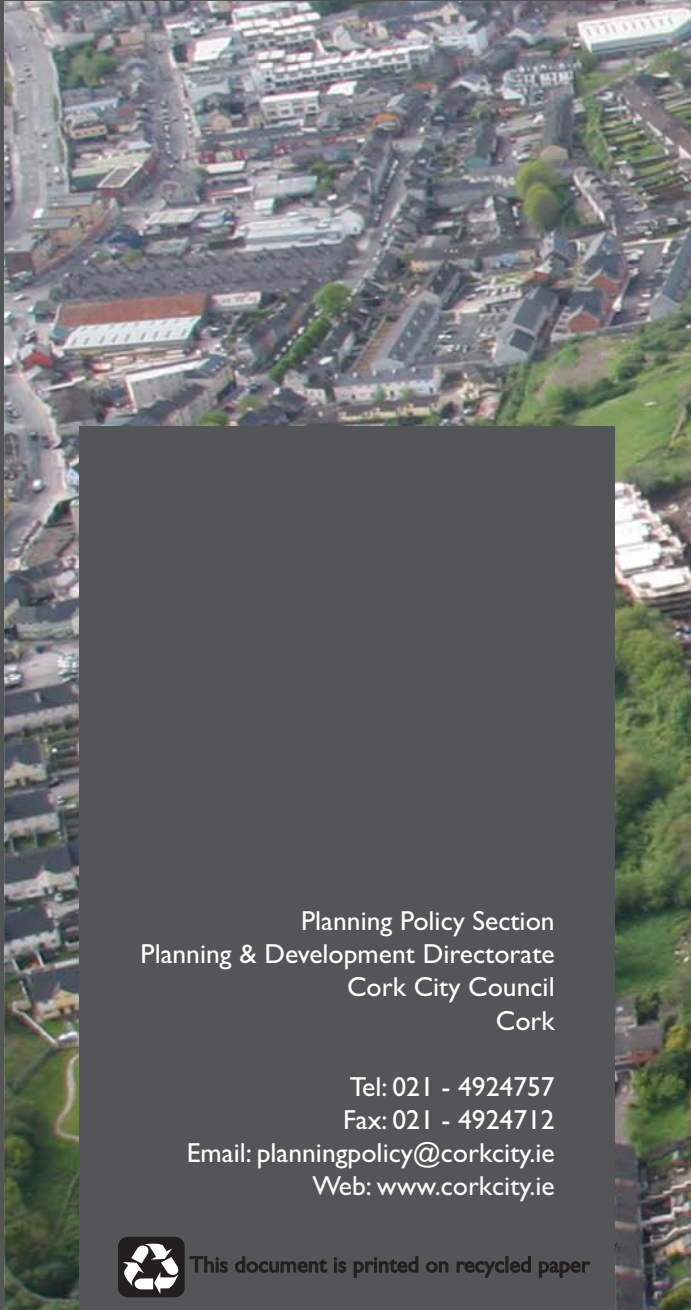


Fig 6.2 Sub Area Strategy Map - Sub Area 3



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