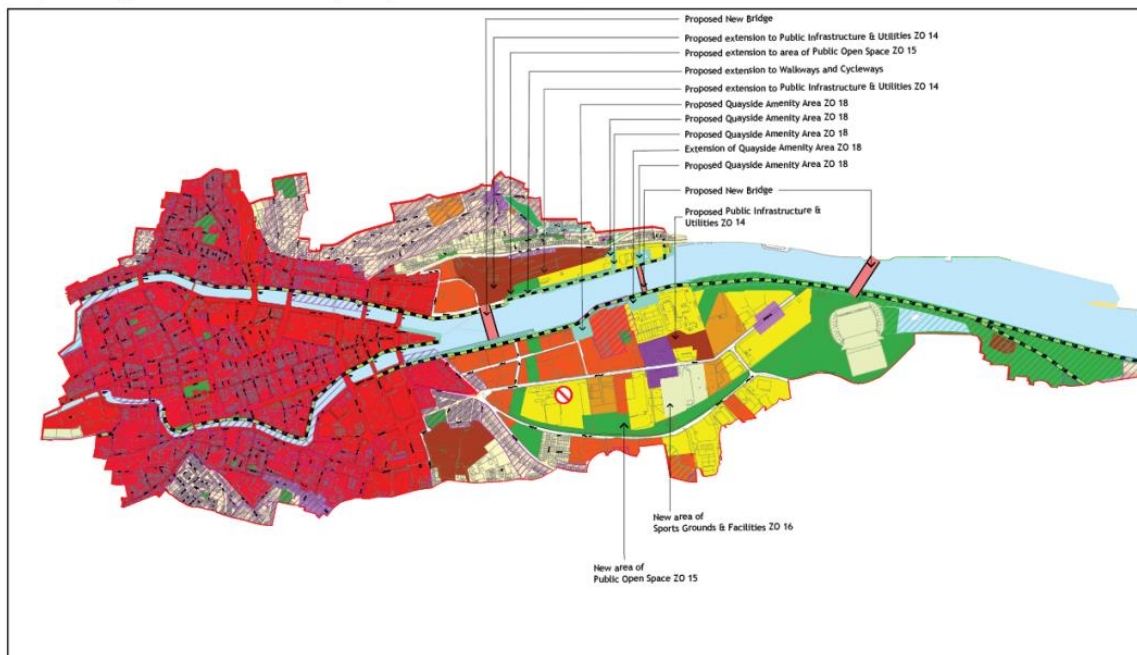


The following mapping updates relate to Volume 2: Mapped Objectives to the Cork City Development Plan 2022-2028 (as varied):

Map Reference	Existing Zoning	Proposed Zoning
Volume 2, Map 01 Overview	Walkways and cycleways	Extension of route eastwards (Pathfinder)
	ZO 02 New Residential Neighbourhoods	ZO 14 Public Infrastructure and Utilities (Horgan's Quay) and consequential changes arising from Horgan's Road Realignment including extension to ZO 14 Public Infrastructure and Utilities and amendments to ZO 15 Public Open Space (Horgan's Quay Park).
	Existing Road (Water Street) and ZO 14 Public Infrastructure.	ZO 18 Quayside Amenity (Water Street)
	ZO 02 New Residential Neighbourhoods and ZO 15 Public Open Space	ZO 18 Quayside Amenity (Shipyards Plaza)
	ZO 02 New Residential Neighbourhoods	ZO 18 Quayside Amenity (Marina Plaza)
	ZO 04 Mixed Use Development	ZO 18 Quayside Amenity (@theFord Plaza)
	ZO 02 New Residential Neighbourhoods	ZO 14 Infrastructure and Utilities (ESB)
	ZO 04 Mixed Use Development	ZO 17 Public Open Space (Monahan Park)
	ZO 02 New Residential Neighbourhoods and ZO 07 District Centre	ZO 16 Sports Grounds and Facilities (Canal Walk Sports Complex)
	n/a	Inclusion of bridges already indicated on Map 02 to illustrate connectivity.

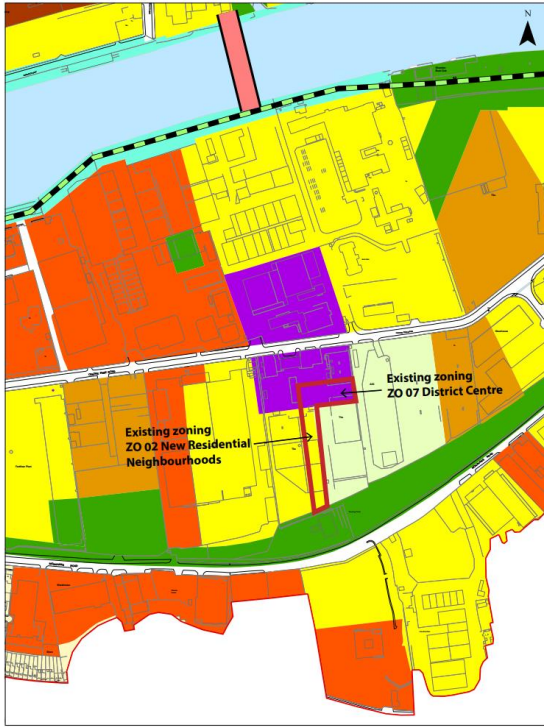
Map 01 City Centre / Docklands (2025)



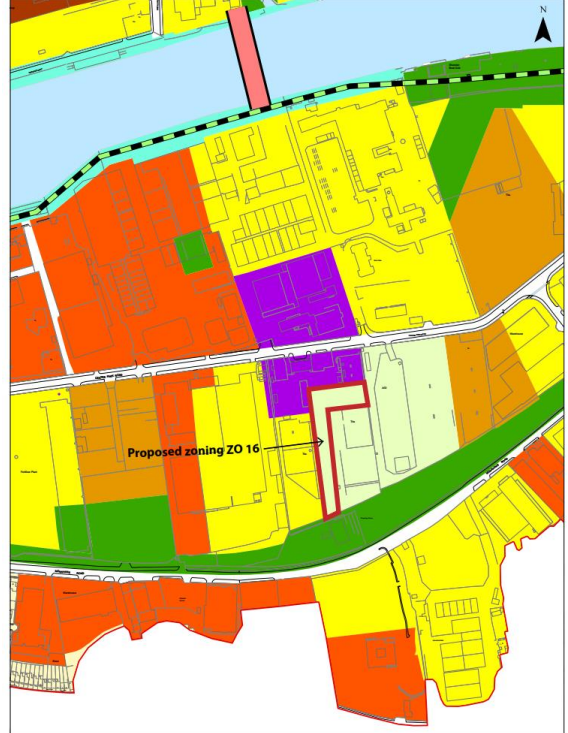
**Proposed Change No. 1:  
Extension to Sports Infrastructure and Facilities ZO 16 (Canal Walk Sports Complex)**

<p>Map Reference</p>	<p>Existing Zoning: ZO 02 New Residential Neighbourhoods and ZO 07 District Centre.</p>	<p>Proposed Zoning: Extension to ZO 16 Sports Grounds and Facilities to accommodate a full-sized GAA pitch to maximise the flexibility of the site for multi-use team-based sports where a deficit of pitch facilities exists. This is designed to meet the neighbourhood's needs including the adjoining Education campus.</p>
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**Volume 2,  
Map 01.01**



Existing Zoning



Proposed Zoning



Images above are extracts from Volume 4 outlining the vision and design approach for Sports infrastructure at this central location, adjoining the District Centre (north) and the education campus (east).



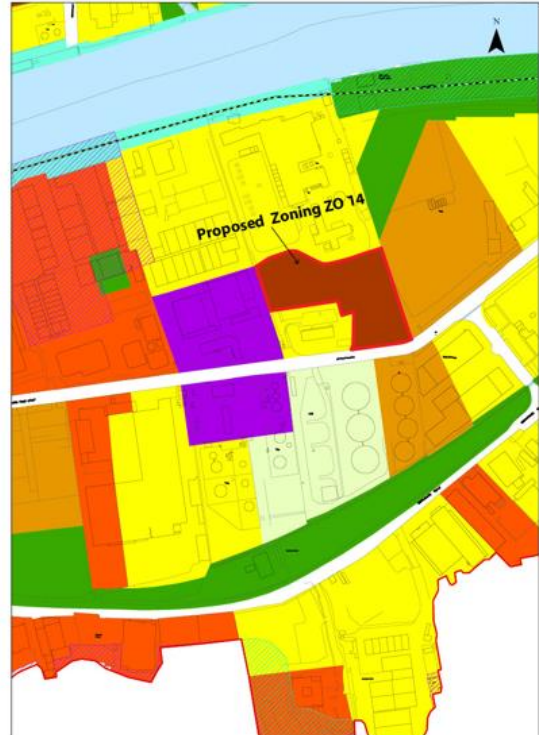
**Proposed Change No. 2:  
Zoning of Utility Infrastructure (ESB)**

Map Reference

Existing Zoning: ZO 02 New Residential Neighbourhoods.

Proposed Zoning: ZO 14 Public Infrastructure and Utilities to protect critical infrastructure.

Volume 2,  
Map 01.02



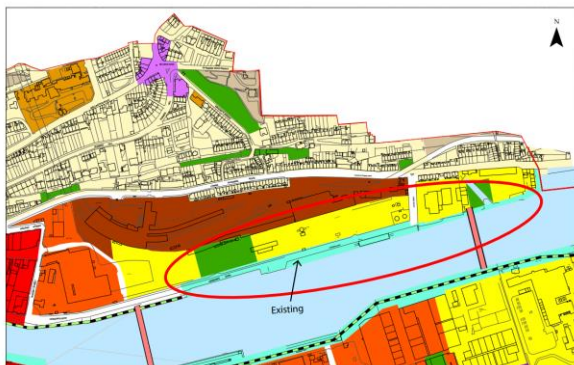
**Proposed Change No. 3:  
Extension to Walkways and cycleways**

Map Reference

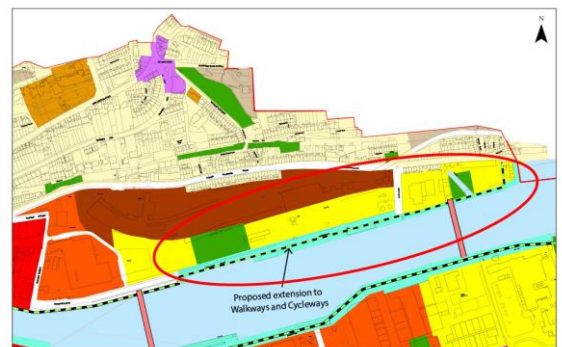
Existing Zoning: ZO18 Quayside Amenity Area and ZO 02 New Residential Neighbourhoods.

Proposed Zoning: Addition of Walkways and Cycleways over primary land use zones to reflect the line of the proposed greenway.

Volume 2,  
Map 01.03



Existing Zoning



Proposed Zoning

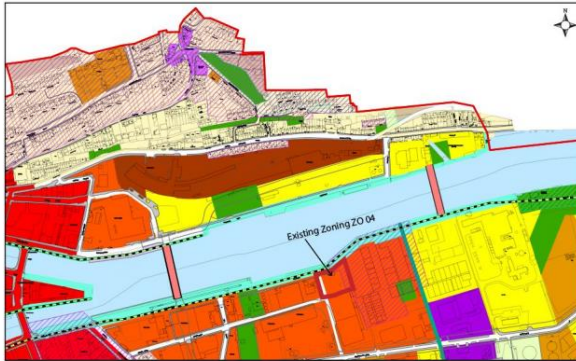
**Proposed Change No. 4:  
Extension to Quayside Amenity Area (@theFord Plaza)**

Map Reference

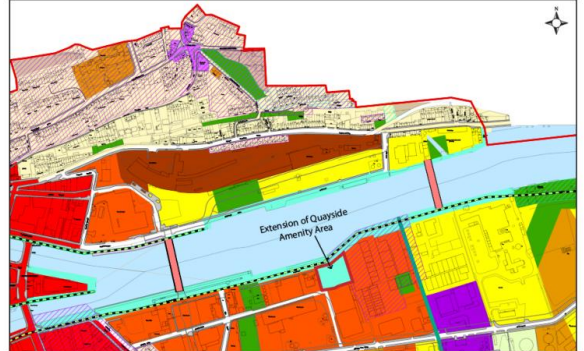
Existing Zoning: ZO 04 Mixed Use Development.

Proposed Zoning: ZO18 Quayside Amenity to provide a public plaza at a strategic location adjoining the historic Ford Factory complex.

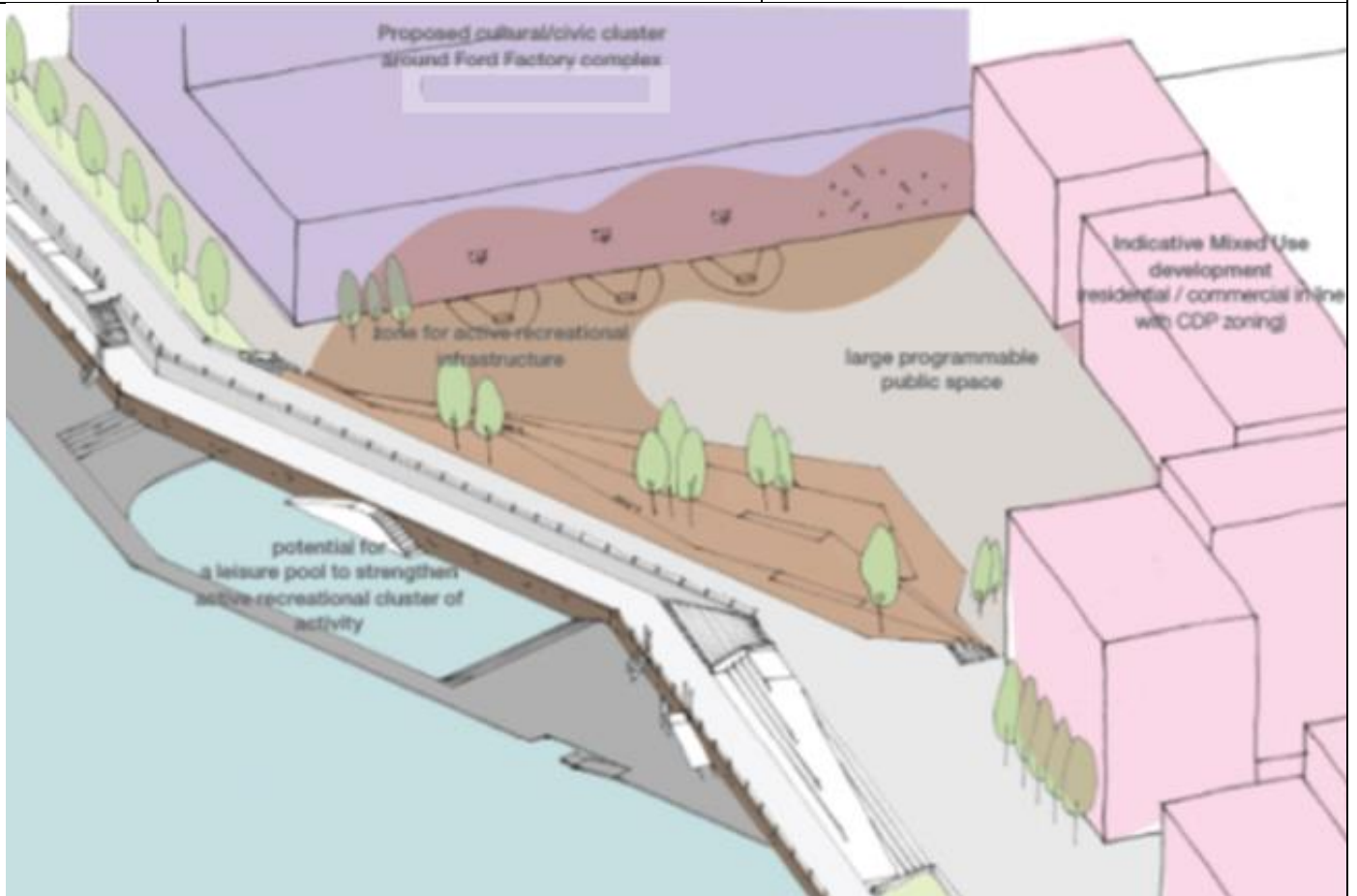
Volume 2,  
Map 01.04



Existing Zoning



Proposed Zoning



Illustrative sketch showing @theFord Plaza and ambition of uses in the adjoining buildings.



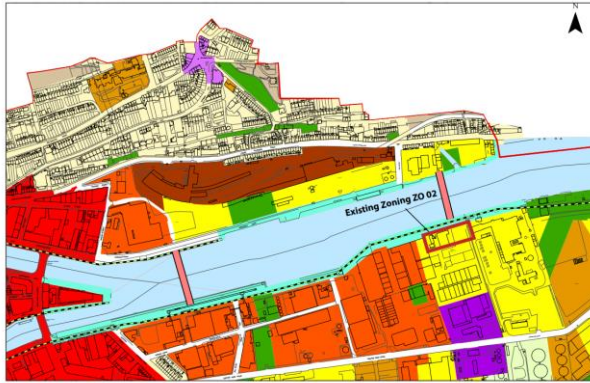
**Proposed Change No.5:  
Extension to Quayside Amenity Area (Marina Plaza)**

Map  
Reference

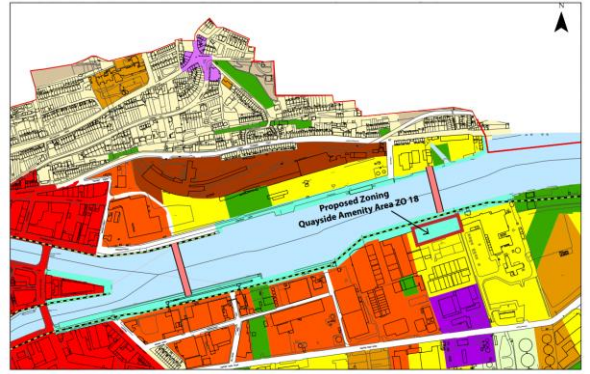
Existing Zoning: ZO 02 New Residential  
Neighbourhoods.

Proposed Zoning: ZO18 Quayside Amenity to  
provide a public plaza at a strategic location  
at the landing of the Water Street Bridge.

**Volume 2,  
Map 01.05**



Existing Zoning



Proposed Zoning



Computer generated image looking east towards the Active Travel Bridge and Marina Plaza.



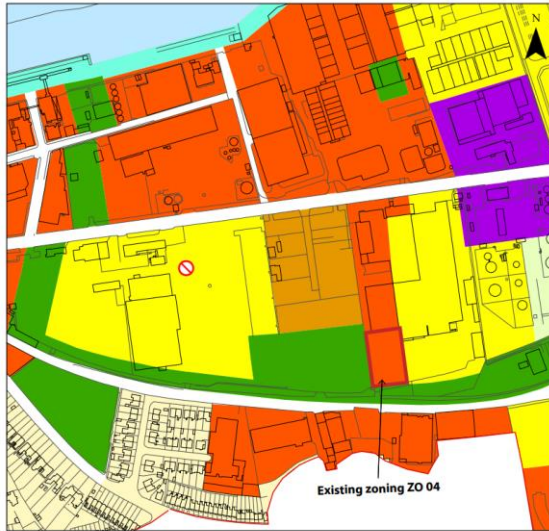
**Proposed Change No. 6:  
Extension to Public Open Space (Monahan Park)**

Map Reference

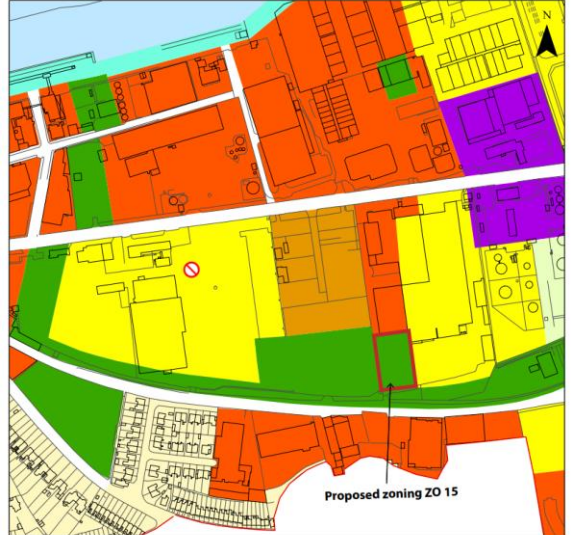
Existing Zoning: ZO 04 Mixed Use Development.

Proposed Zoning: Extension to ZO 15 Public Open Space to accommodate multi-use playing pitches for team-based sports and informal recreation to meet the needs of the future population and adjoining Education campus.

**Volume 2,  
Map 01.06**



Existing Zoning



Proposed Zoning



Illustrative Framework Plan extract showing Monahan Park with full-sized pitch to maximise flexibility of use for the future residents and adjoining school campus (north).



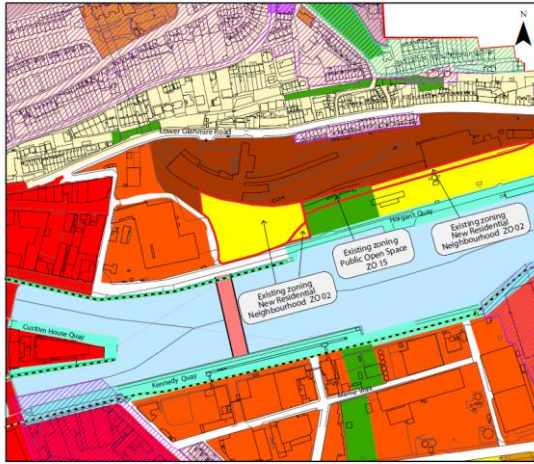
**Proposed Change No. 7:  
Change of Use to Development Plot (Horgan's Quay)**

Map Reference

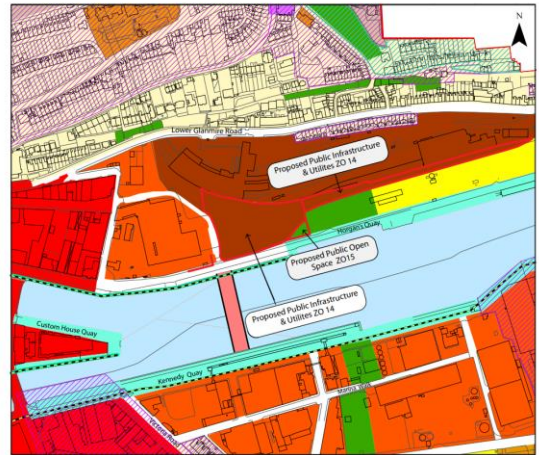
Existing Zoning: ZO 02 New Residential Neighbourhoods and ZO 15 Public Open Space.

Proposed Zoning: ZO 14 Public Infrastructure and Utilities. The realignment of Horgan's Road results in a number of consequential zoning amendments to ZO 15 Public Open Space and ZO 14 Public Infrastructure and Utilities to accommodate a multi-modal transport interchange in association with the development of a signature tall building at the Waterfront.

**Volume 2,  
Map 01.07**



Existing Zoning



Proposed Zoning



Computer generated image of inter-relationship between Horgan's Quay Park (foreground), Kent Station (background) and proposed tall building adjoining the proposed public transport interchange.



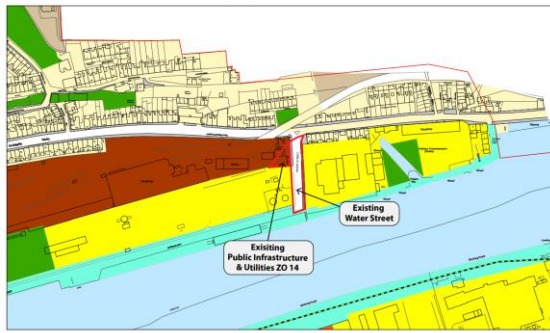
**Proposed Change No. 8:  
Change of Use to Water Street**

Map Reference

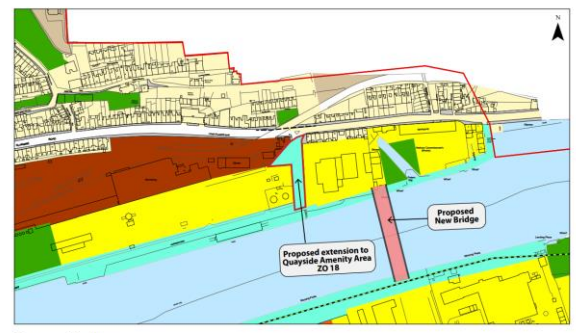
Existing Zoning: Existing Water Street and  
ZO 14 Public Infrastructure and Utilities.

Proposed Zoning: ZO 18 Quayside Amenity  
arising from Horgan's Road realignment.

**Volume 2,  
Map 01.08**



Existing Zoning



Proposed Zoning



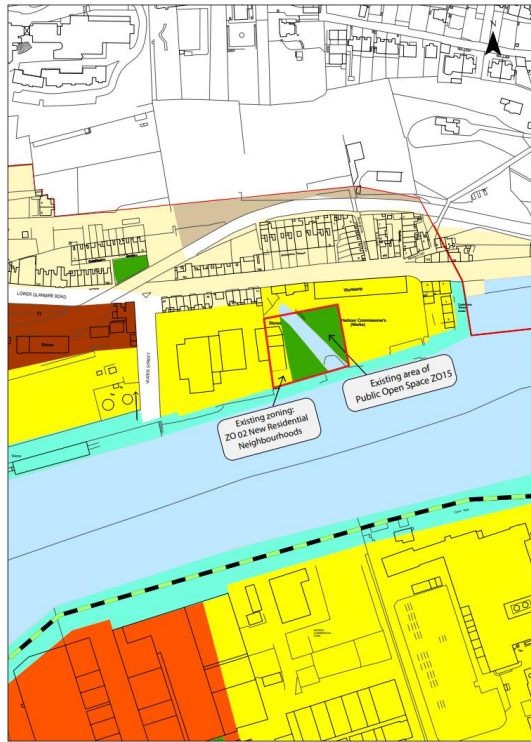
Indicative design of Water Street pocket park including provision of local access to future residential lands to the east.



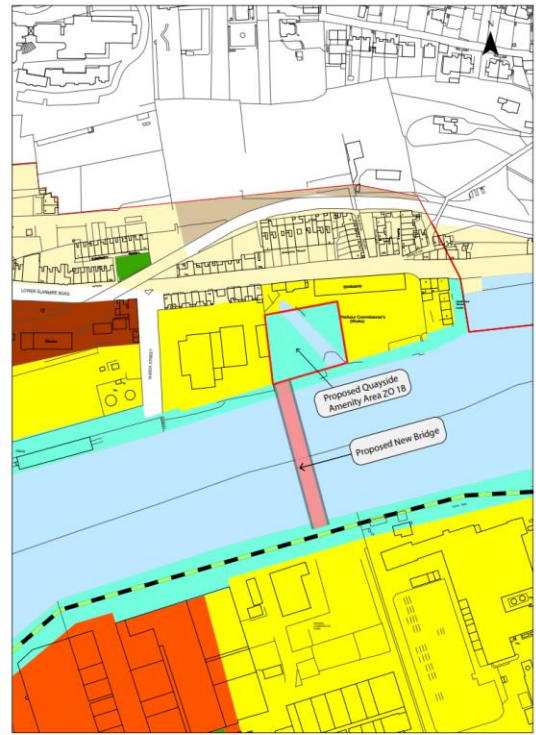
**Proposed Change No. 9:  
Change of Use and extension to Public Open Space (Shipyard Plaza)**

Map Reference	Existing Zoning: ZO 15 Public Open Space and ZO 02 New Residential Neighbourhoods.	Proposed Zoning: ZO 18 Quayside Amenity. Extension of the Shipyard Plaza to the west to accommodate the bridge landing.
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**Volume 2,  
Map 01.09**



Existing Zoning



Proposed Zoning

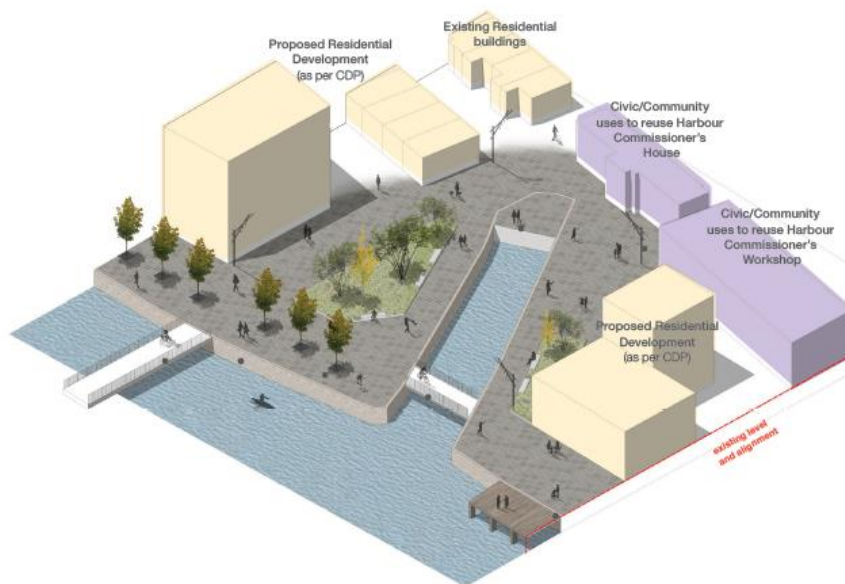
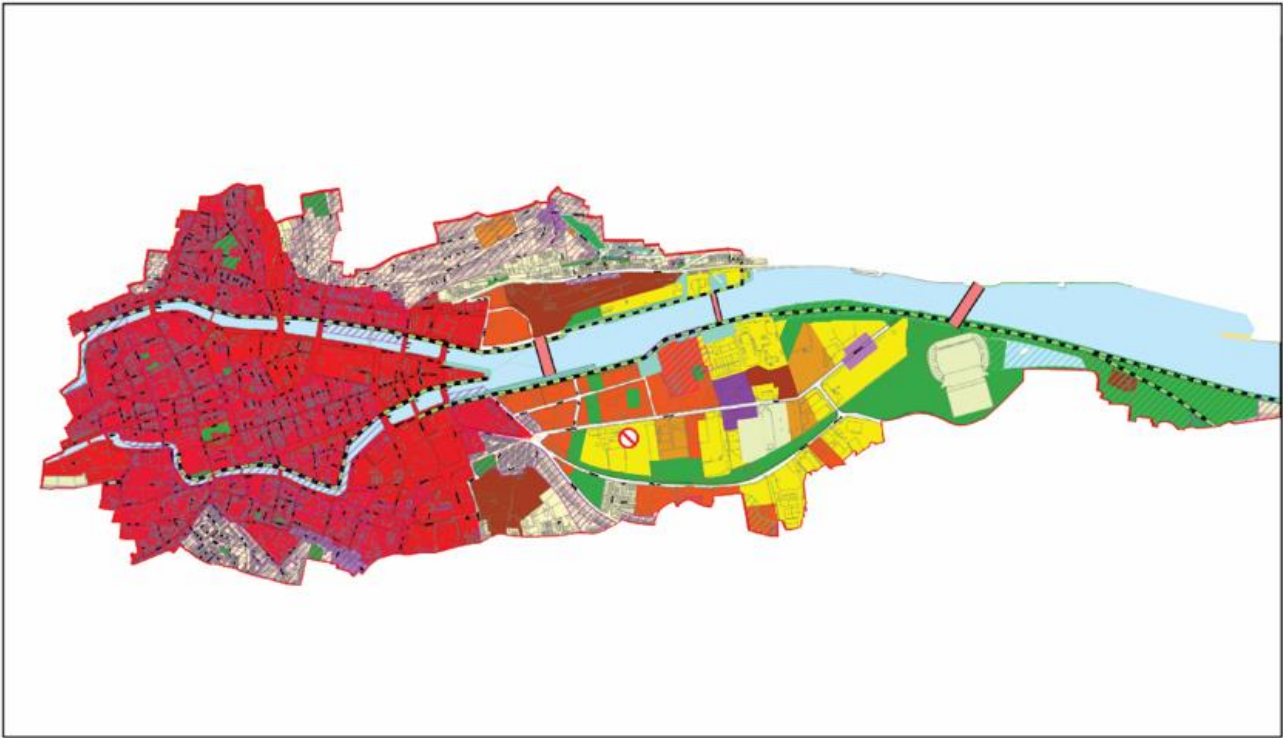


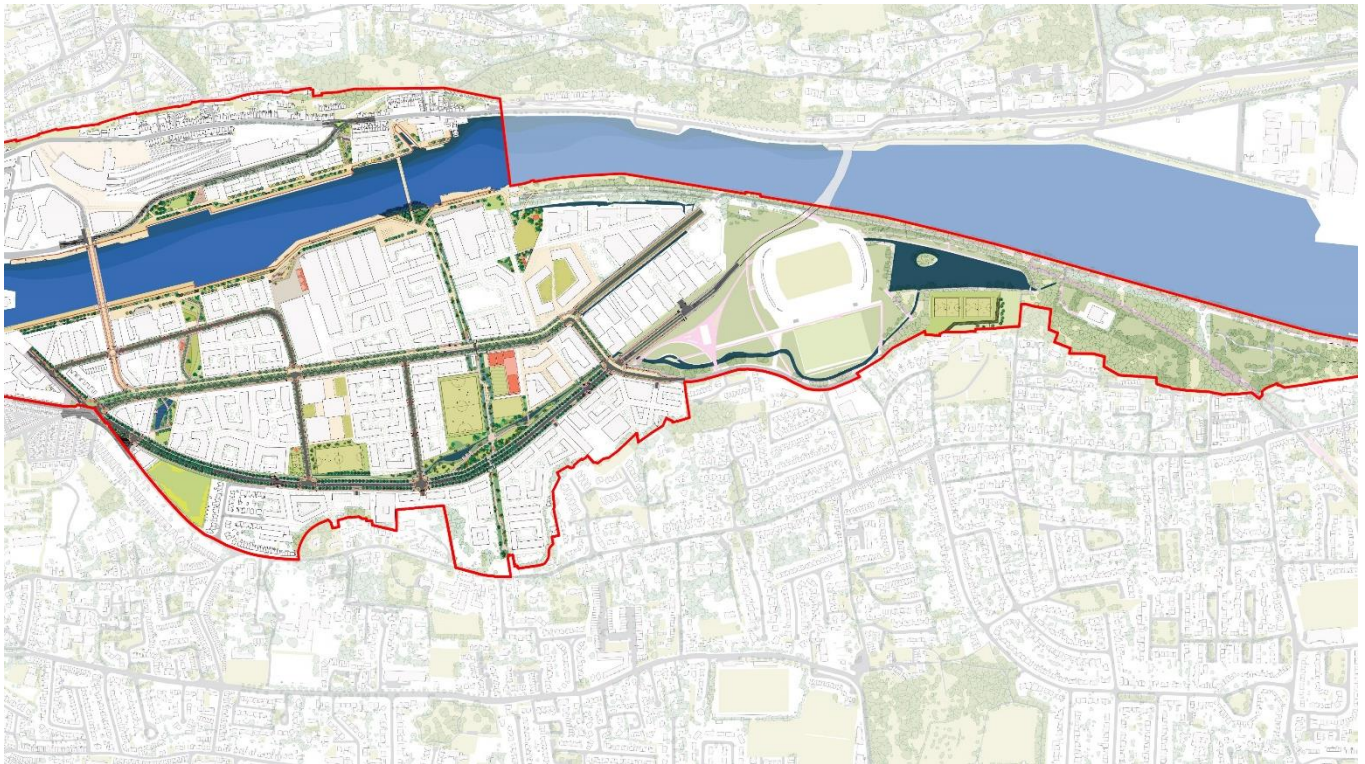
Illustration of proposed Shipyard Plaza which seeks to maximise interaction with the historic patent slipway and historic maritime buildings (purple) and accommodates the landing of the Active Travel Bridge into the design response.

The proposed changes will facilitate the delivery of the Illustrate Framework Plan vision.

Map 01 City Centre / Docklands (2025)



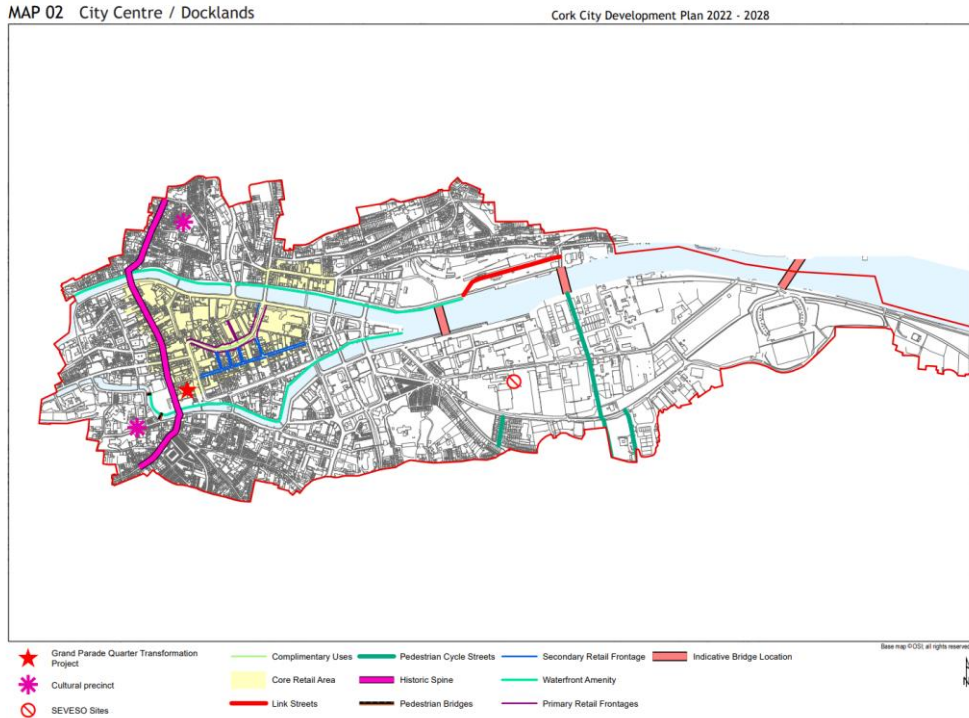
- |                                  |   |  |  |                                      |
|----------------------------------|---|--|--|--------------------------------------|
| SEVESO Site                      | ZD 01, Sustainable Residential Neighbourhoods | ZD 05, City Centre                     | ZD 12, Education                           | ZD 16, Sports Grounds and Facilities |
| Walkways & Cycleway              | ZD 02, New Residential Neighbourhoods         | ZD 07, District Centre                 | ZD 13, Institutions and Community          | ZD 17, Landscape Preservation Zones  |
| Architectural Conservation Areas | ZD 03, Long-term Strategic Regeneration       | ZD 08, Neighbourhood and Local Centres | ZD 14, Public Infrastructure and utilities | ZD 18, Quayside Amenity              |
| Area of High Landscape Value     | ZD 04, Mixed Use Development                  | ZD 09, Light Industry and Related Uses | ZD 15, Public Open Space                   |                                      |





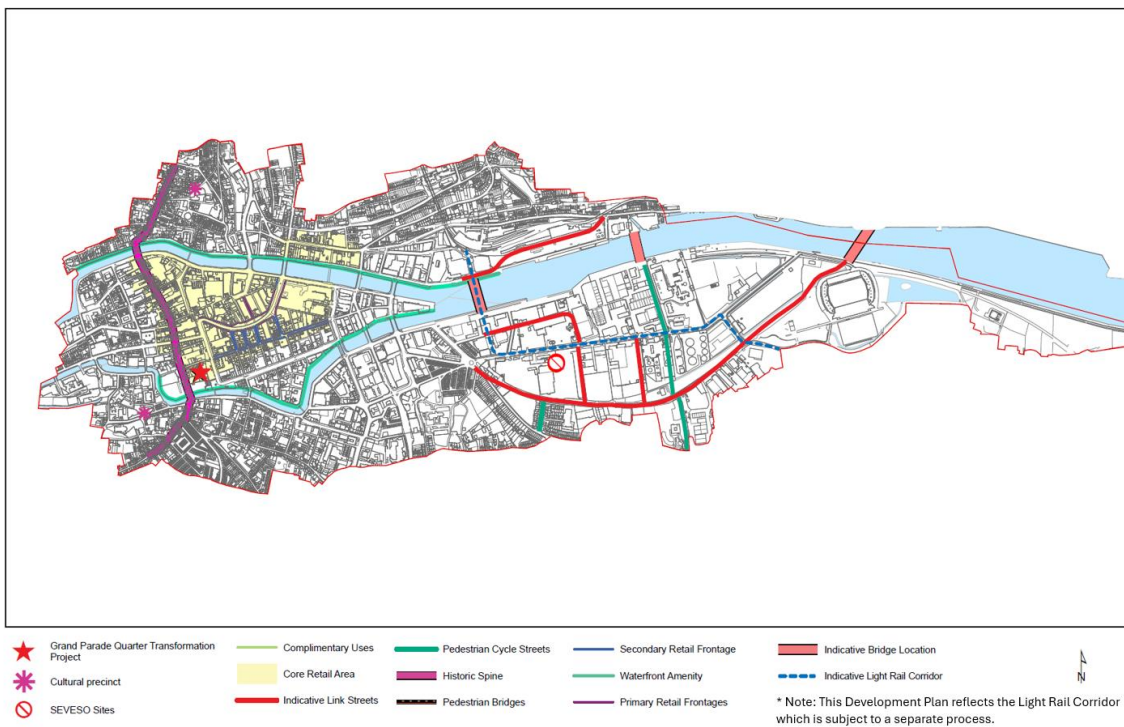
Map Reference	Proposed Mapping Updates
Volume 2, Map 02	Relocation of Water Street Bridge to the east Relocation of Pedestrian Cycle Streets (Blue Green Infrastructure Route) New Link Streets and Light Rail Corridor.

Existing map



Replace with:

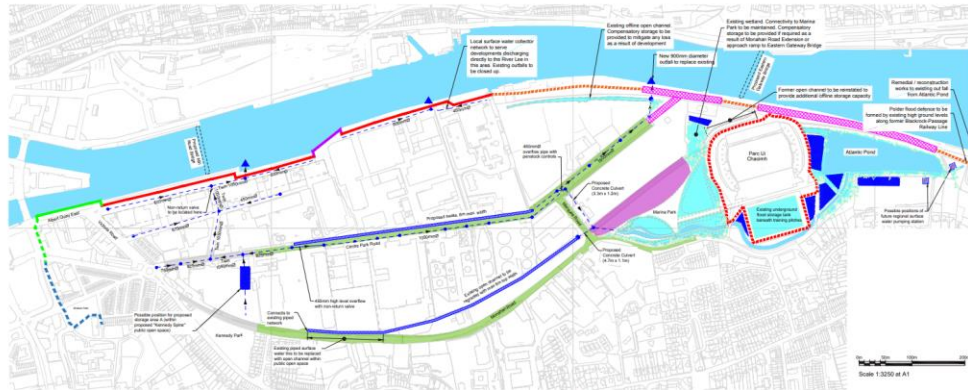
MAP 02 City Centre / Docklands (2025)



**Map Reference**  
**Volume 2, Chapter D**

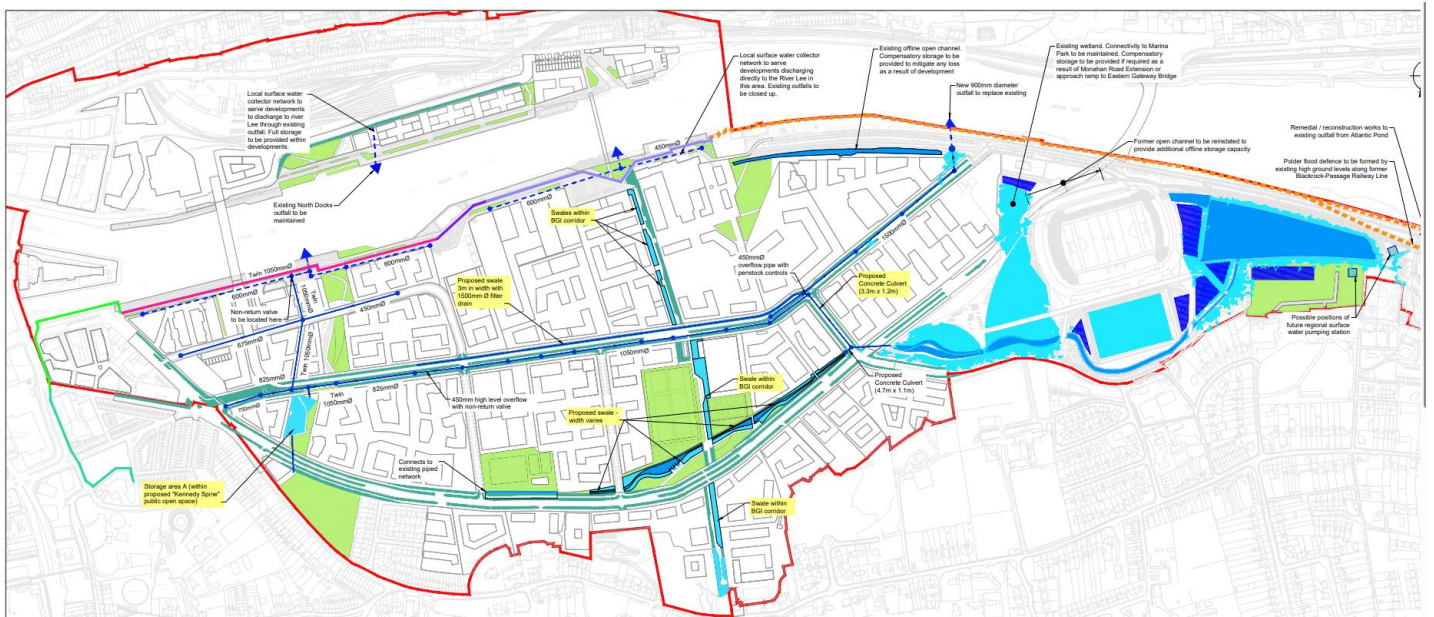
**Proposed Zoning Updates**  
 Update Drainage Map to illustrate integration of drainage with public open space strategy.

**Existing Map**



- Minimum Ground Level**
  - Centre Park Road and Monahan Road ground levels to be raised to a minimum of 0.85mOD (varies, refer to indicative cross sections contained in Drainage Strategy Report).
  - Existing ground levels to be profiled in this zone to allow potential overland flow into the catchment from the south to be intercepted by the proposed "wester" surface water drainage network. Minimum ground level = 1.6mOD.
  - Levels on proposed Monahan Road extension to vary from 1.0mOD at existing Monahan Road to circa 3.3mOD at the eastern extremity (to facilitate future ramp up to 1.1mOD at Eastern Gateway Bridge).
  - Existing ground levels to be maintained unless noted otherwise (refer to "proposed polder defences" notes for requirements for river-facing public space).
- Proposed Polder Flood Defences**
  - Reinstating of existing quay walls to achieve Lower Lee FRS flood defence level of 3.5mOD (with provision for adaptability to 4.35mOD).
  - Flood Defence to 4.35mOD to be integrated into fabric of new buildings (i.e. raised ground floor levels and/or adjoining riverside promenade. (Refer to Drainage Strategy Report for further details of alignment and typical sections).
  - Existing wharf "transition section" to be reconstructed with provision for flood defence wall to 4.35mOD at new wharf edge.
  - Existing Marina ground levels above 4.35mOD to be maintained.
  - Raising of existing ground level (<math>+0.4mOD</math> height) to bring levels up to 4.35mOD (including reinstating of Centre Park Road approach to the Marina).
  - Possible future flood defence measures to 4.35mOD including permanent and demountable elements (to alleviate residual risk in the Mid-Range Future Scenario in the absence of the Lower Lee Flood Relief Scheme).
  - Possible future flood defence measures to 4.35mOD including permanent and demountable elements (to alleviate residual risk in the High-Range Future Scenario in the absence of the Lower Lee Flood Relief Scheme).
  - Existing flood defences at Parc UI Chaoimh (current flood defence level = 0.7mOD) to be raised to 1.1mOD.
- Surface Water Drainage and Storage**
  - Proposed Surface Water Swales.
  - Proposed Surface Water Pipe and Manhole.
  - Proposed outfall structure with double non-return valves.
  - Possible areas to accommodate required additional surface water flood storage (i.e. in addition to currently mobilised regional storage, and proposed storage requirements on development sites). Refer to Drainage Strategy report for further design parameters.
    - Western Catchment (to Kennedy Quay)
      - Area A: 1,500m<sup>3</sup> storage.
    - Southern Catchment (to Atlantic Pond)
      - Area B to H: Total aggregate storage requirement of 6,730m<sup>3</sup> storage.
      - Regraded Monahan Road open channel to provide a total of 4,900m<sup>3</sup> storage.
    - Northern Catchment (to former Tedcastle site)
      - Proposed Centre Park Road swale to provide 2,270m<sup>3</sup> storage.

**Replace with:**



**DRAINAGE LAYOUT**

SCALE 1:2500

**Surface Water Drainage and Storage**

- PERMANENTLY WET SUDS FEATURE, EXISTING WATERCOURSE OR LAKE
- MOBILISED FLOOD STORAGE
- PROPOSED SURFACE WATER PIPE AND MANHOLE
- PROPOSED OUTFALL STRUCTURE WITH DOUBLE NON-RETURN VALVES
- POSSIBLE AREAS TO ACCOMMODATE REQUIRED ADDITIONAL REGIONAL SURFACE WATER FLOOD STORAGE (I.E. IN ADDITION TO CURRENTLY MOBILISED REGIONAL STORAGE AND PROPOSED STORAGE REQUIREMENTS ON DEVELOPMENT SITES).
- POSSIBLE LOCATIONS FOR FUTURE REGIONAL SURFACE WATER PUMPING STATION

**Quay Wall & Flood Defence Works**

- SECTION 1 (MARINA REGENERATION AND REPAIR WORKS TO EXTEND TO BLACKROCK MARINA - GROUND LEVELS BASED IN SECTIONS WHERE BELOW 4.35mOD AND WHERE ABOVE 4.35mOD TO BE MAINTAINED)
- SECTION 2 (SOUTH JETTES) - FLOOD DEFENCE TO 4.35mOD TO BE INTEGRATED INTO ADJOINING RIVERSIDE PROMENADE.
- SECTION 3/4 (FOR DUNKOP & ESB JETTES) - EXISTING WHARF "TRANSITION SECTION" TO BE RECONSTRUCTED WITH PROVISION FOR FLOOD DEFENCE WALL TO 4.35mOD AT NEW WHARF EDGE.
- SECTION 3/4 (FOR DUNKOP & ESB JETTES) - FLOOD DEFENCE TO 4.35mOD TO BE INTEGRATED INTO ADJOINING RIVERSIDE PROMENADE.
- POSSIBLE FUTURE FLOOD DEFENCE MEASURES TO 4.35mOD INCLUDING PERMANENT AND DEMOUNTABLE ELEMENTS (TO ALLEVIATE RESIDUAL RISK IN THE MID-RANGE FUTURE SCENARIO IN THE ABSENCE OF THE LOWER LEE FLOOD RELIEF SCHEME)
- POSSIBLE FUTURE FLOOD DEFENCE MEASURES TO 4.35mOD INCLUDING PERMANENT AND DEMOUNTABLE ELEMENTS (TO ALLEVIATE RESIDUAL RISK IN THE HIGH-RANGE FUTURE SCENARIO IN THE ABSENCE OF THE LOWER LEE FLOOD RELIEF SCHEME)

**Additional Drainage / SuDS**

- DRY LANDSCAPING
- RAIN GARDEN



