

Planning Statement of Consistency with Development Plan Objectives



Old Market Place
Cork City Centre

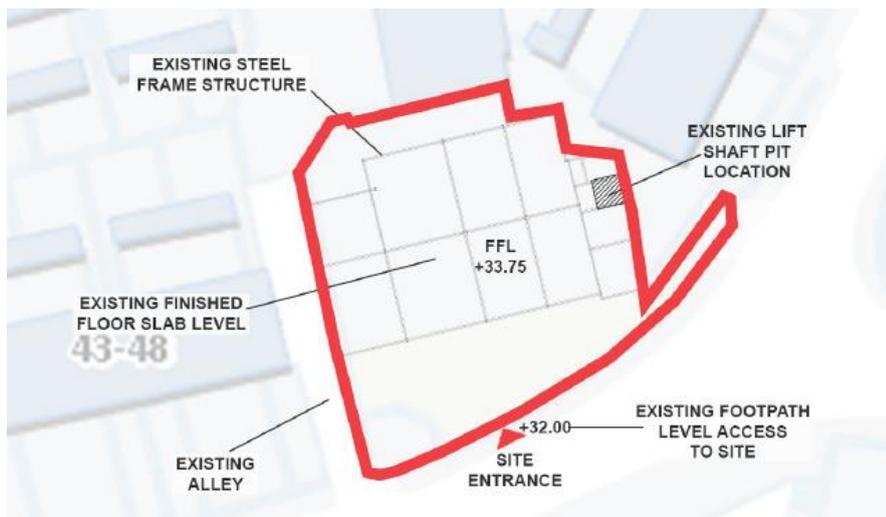


1.0 Introduction

HRP Construction Limited in association with Cork City Council seek planning permission for the development of a new residential scheme at Old Market Place Cork City. This report sets out how the proposed development is consistent with the objectives of the *Cork City Development Plan 2022-2028*.

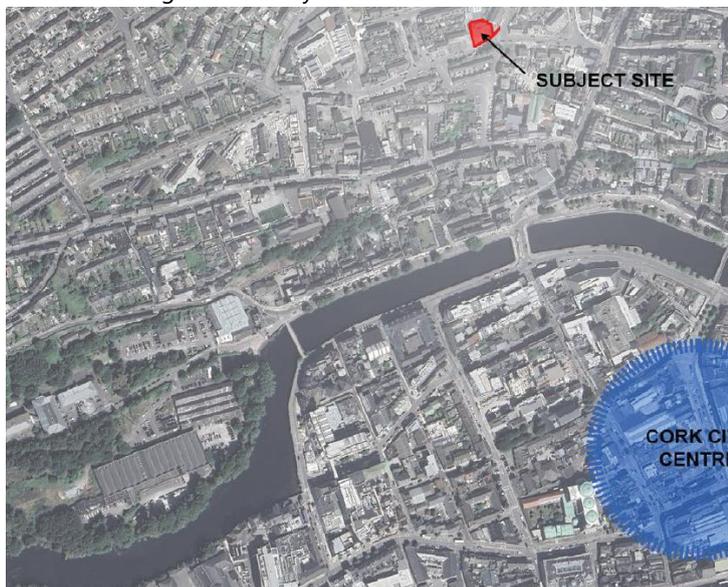
1.1 Site Location and Description

The subject site is situated to the north of Cork City Centre with north main street only a few minutes walk from the site and the wider city centre containing all the shops and other facilities which future residents may need. The site is situated in close proximity to a range of public amenities such as retail shops, supermarkets and public parks. Should the future resident not wish to go to the city centre Blackpool Shopping Centre is a 5 minute drive away.



Current site contexts

The site spans 0.0561 hectares which currently contains an existing exposed steel structure which is due to be demolished. Glen Ryan Road and Wolfe Tone Street bound the site to the south and east with the remainder of the site being bounded by residential uses.



Aerial view of the subject lands in the context of the city

2.0 Development Plan Objectives

Following a review of the Development Plan, the following development plan objectives that relate to the proposed development and a comment on how they are complied with are presented.

2.1 Objective 2.14: Walkable Neighbourhoods

How the scheme is compliant: The design prioritises pedestrian and cyclist movement with a permeable network of desire-line pathways and recreational routes that connect open spaces and facilitate future links to the wider area. The scheme has been designed using Universal Design principles to be accessible and usable by the widest range of people. Since the site is roughly 1.5m above the level of Glen Ryan Road, the proposed finished ground floor level is at +33.17m. The public footpath to the south of the site, where we propose to enter the site, is at a level of +32.00m. This leaves a level difference of 1.17m between the public footpath and finished floor level. We intend to provide a Part M compliant ramp access along with ambulant stair access to get up to this finished floor level from the public footpath. There is an excellent network of footpaths linking the site to the city centre.

2.2 Objective 2.17: Neighbourhood Design

How the scheme is compliant: The development of the design was done with the key priority to create a sense of community and assimilate into the local context. Providing housing in place of the disused hoarded site will enhance the character of the area and promote a social cohesion in the community whilst also aiming to reduce the amount of anti-social behaviour in the area. This will make the neighbourhood feel safer and provide a resident neighbourhood population on this prominent site in the neighbourhood which currently gives a poor perception because of the hoarded nature of the site. The area hosts a large number of public amenities such as parks, commercial areas and a number of schools which are in close proximity to the site. The nearest supermarket is less than a 2 minute walk away from the proposed site with Cork City Centre a 7 minute walk away.

2.3 Objective 2.31: Compact Growth

How the scheme is compliant: The location of the site on the urban periphery of Cork City and the compact, efficient layout of the proposed development contribute to achieving sustainable, compact growth in line with strategic policy. The site is brownfield and is on a site of a semi-constructed building which is no longer compliant and is essentially infill and regeneration development which aligns with the principles of compact growth.

2.4 Objective 3.1: Planning for Sustainable Neighbourhoods

How the scheme is compliant: Placemaking is central to the aim of the scheme to improve the neighbourhood feel of this area and contribute to the resident neighbourhood population. The scheme complies with sustainable residential guidelines and promotes social interaction and outdoor activity through the fact that it is reliant on neighbourhood services which will ensure social integration. The integration with adjacent communities support the creation of a sustainable neighbourhood. The design ensures accessibility.

2.5 Objective 3.5: Residential Density

How the scheme is compliant: A density of 249.5 dwellings per hectare is proposed [the site has a developable area of 0.0561 hectares], this is higher than the Development Plan's target ranges for the large part, in saying that in city centre sustainable ranges there is no upper limit provided all of the other contextual considerations have been duly considered – in this manner there is a daylight sunlight analysis

and compliance has been achieved with all departmental standards.

2.6 Objective 3.6: Housing Mix

How the scheme is compliant: The proposed dwelling mix comprises 85% no. 1 beds and 15% no. 2 beds which does not align with the Development Plan's targets. The recently published 2025 Apartment Planning Guidelines represent a substantive shift in national policy, moving away from prescriptive, across-the-board unit mix requirements for individual schemes. The guidance to date has rightly enabled statutory development plans to address divergent housing needs across different areas, as informed by housing strategies. This is applied through an assessment of parameters such as local demand profiles and the desirability of providing a range of dwelling types, mindful of the existing character and mix of an area. However, the new guidelines recognise a critical flaw in the previous approach: the imposition of rigid unit mix compositions can severely impact the financial viability of apartment schemes, ultimately stifling the delivery of new homes and failing to respond effectively to the specific needs of an area. They highlight that three-bedroom units, in particular, carry a high delivery cost which can compromise the viability of an entire project, to the detriment of overall housing supply.

In response, the 2025 Guidelines, building upon the 2024 Sustainable and Compact Settlement Guidelines (SRDCSGs), introduce vital flexibility. This approach mandates that planning authorities, when undertaking a comprehensive Housing Need and Demand Assessment (HNDA), must consider the densities and range of housing typologies that are actually deliverable. The policy logically differentiates housing need, suggesting that the needs of smaller one-to-two person households are often best met by apartment-style accommodation, while larger households may be better served by compact own-door units. Consequently, the guidelines posit that in the context of sustainably increasing housing supply and enabling broader housing choices, restrictive mix requirements within individual apartment developments are no longer warranted, except in very specific circumstances. There is substantive demographic evidence from the recent 2022 Census which supports smaller unit types.

Specifically, the evolving demographic and social patterns detailed in Cork's Census 2022 Profile 3 data present a compelling case for the urgent provision of smaller residential unit types. The statistics reveal a clear and sustained trend towards smaller household sizes and more solitary living arrangements, underscoring a significant mismatch between the existing housing stock and the actual needs of the population. With the average household size in Cork now at 2.72 people, falling below the national average, the demand for large, traditionally configured family homes is demonstrably decreasing. This shift is powerfully illustrated by the 6% increase in people living alone, which now totals 49,705 individuals, a cohort that requires compact, efficient, and affordable one-bedroom apartments or studios rather than multi-bedroom houses. This need is particularly acute among the elderly, as evidenced by the startling 21% rise in those aged 65 and over living alone, now numbering 21,979. For this growing demographic, smaller, manageable, and age-appropriate dwellings are not merely a preference but a fundamental necessity for independent living and well-being. Concurrently, the changing structure of families, including a notable rise in cohabiting couples without children and a significant jump in same-sex couples, further diversifies housing demand towards units that cater to smaller, often childless, household nuclei. Even the dynamics of family formation support this trend; the slight decline in the average number of children per family to 1.32 suggests that even families with children may require more modestly sized homes with fewer bedrooms. Furthermore, the phenomenon of 60,694 adults continuing to live with their parents, a number that has grown by 12% since 2016, clearly is indicative of a constrained housing market lacking appropriate starter homes for young singles and couples. The fact that the tipping point for moving out in Cork is now age 25 reinforces the argument that a supply of affordable, smaller rental or purchase units would facilitate this transition. In essence, the convergence of these trends—more people living alone, an ageing population, smaller families, and delayed household formation—creates an undeniable imperative for a strategic pivot in housing policy and development towards a greater diversity of smaller, sustainable, and well-located residential unit types to meet the reality of modern living in Cork.

- **1-Person Households:** There were 24,735 one-person private households in Cork City in April 2022. This represents a significant portion of the city's housing landscape.
- **2-Person Households:** The number of two-person private households in Cork City was 20,646.
- **Average Household Size:** The average household size in Cork City was 2.44 people, which is notably lower than the county average of 2.72 and the national average of 2.74, highlighting the urban tendency towards smaller living units.
- **Divorced Persons:** The census recorded 3,876 divorced persons (aged 15 and over) usually resident in Cork City.
- **Families with One Child:** There were 8,654 families with one child under the age of 15 in Cork City.
- **Lone-Parent Families:** Cork City had 9,454 lone-parent families. Of these, 8,153 were headed by a lone mother and 1,301 were headed by a lone father.

The 24,735 one-person households account for a substantial 27.7% of all households in the city, making it the single most common household type. When combined with the 20,646 two-person households (which represent 23.2% of the stock), these smaller units collectively constitute a majority, representing 50.9% of all private households in Cork City. This means that over half of the city's housing stock is occupied by one or two people, a powerful statistic that underscores the critical demand for smaller, well-located residential units like apartments. The majority of housing units delivered in the last 20 years have been 3 bed units – this disproportionality has yet to be addressed. The data provided gives an evidence base and justification for the smaller unit types.

2.7 **Objective 3.35: Safe and Secure City**

How the scheme is compliant: Dwelling orientation and dual-aspect units are designed to overlook the streets, providing passive surveillance. Active frontages enliven the edges of streets, creating a more engaging and secure environment, this will be a considerable improvement from the current derelict state of the site.

2.8 **Objective 5.10: Energy Conservation and Efficiency**

How the scheme is compliant: The development will utilise high-performance building materials, including double/triple glazing and thermally broken frames. An air-to-water heat pump system is proposed for each dwelling. All public and amenity lighting will be low-energy, dimmable LED fittings.

2.9 **Objective 5.11: Energy Efficiency Considerations**

How the scheme is compliant: The energy strategy prioritises passive design benefits through building orientation and fabric, supplemented by highly efficient mechanical and electrical systems to meet the required Renewable Energy Ratio.

2.10 **Objective 5.12: Energy Use Management**

How the scheme is compliant: A whole-life cycle approach to material selection will be employed to minimise embodied carbon. Principles of reducing, reusing, and recycling will be adopted throughout the project's design, construction, and operational phases

2.11 **Objective 5.13: Waste Management**

How the scheme is compliant: Prior to the commencement of development a Construction and

Environmental Waste Management Plan [CEMP/CEWMP] will be prepared which will outline how construction and operational waste will be managed in compliance with the Waste Management Acts, aiming to maximise recycling and reuse.

2.12 Objective 5.14: Adaptable Design

How the scheme is compliant: Units are designed for adaptability, featuring level access, living rooms at entrance level, potential for vertical/horizontal extension in houses, and internal spaces suitable for wheelchair turning. Some ground-floor apartments are fully accessible.

2.13 Objective 5.17: Heat Pumps

How the scheme is compliant: The use of certified air-to-water heat pump systems in each dwelling is proposed to contribute to renewable energy targets.

2.14 Objective 9.2: Waste Water

How the scheme is compliant: Separate foul and surface water drainage systems are proposed. A pre-connection enquiry to Uisce Éireann confirmed the feasibility of connecting to public water and sewer networks. This is included with the submission.

2.15 Objective 9.12: Waste Management

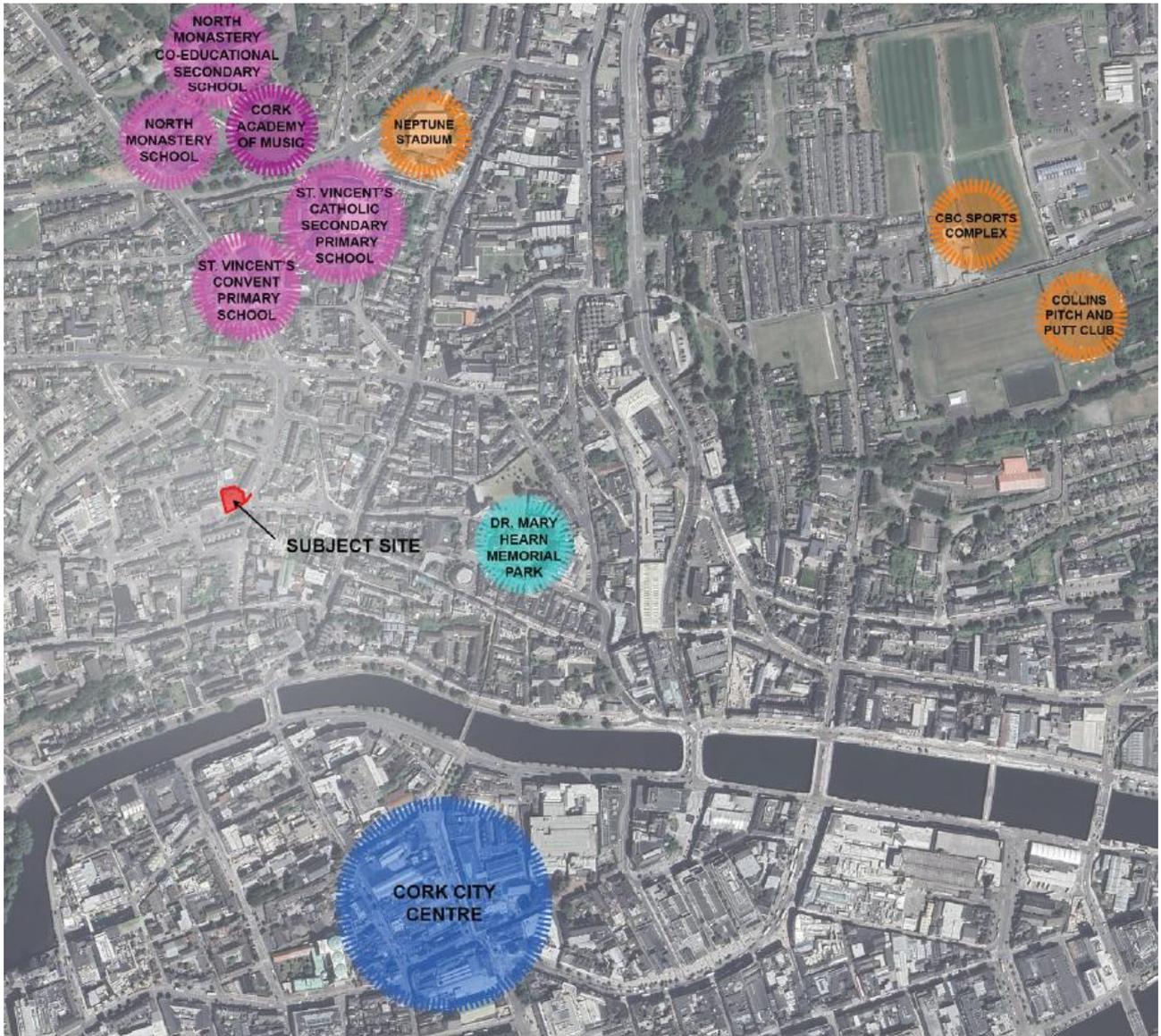
How the scheme is compliant: Prior to construction, a Waste Management Plan will be prepared which will describe how waste will be managed during construction and operation in compliance with legislation, aiming for waste reduction, reuse, and recycling.

2.16 Objective 9.19: External Lighting

How the scheme is compliant: The public lighting scheme uses low-energy, dimmable LEDs designed to minimise light pollution and impacts on wildlife and residential amenity.

2.17 Objective 11.1: Sustainable Residential Development

How the scheme is compliant: The scheme will have a regenerative effect and will create a more high quality place as a result of its completion. It is sustainable insofar as it is infill brownfield compact high density residential development. It has been developed in line with the 15 minute city concept for which all future residents of the scheme will have access to all social, educational, medical and economic infrastructure within a 15 minute walk or cycle from the site.



Key amenities and services in proximity to the site

2.18 Objective 11.3: Housing Quality and Standards

How the scheme is compliant: The design creates a distinctive and improved streetscape, ensures passive surveillance, and provides an active and improved street frontage. All units are double aspect in nature and have excellent access to light owing to positive orientation. A daylight sunlight analysis accompanies the submission, Adequate bin and bicycle storage is provided, and a Housing Quality Assessment is supplied which demonstrates compliance with all spatial standards.

2.19 Paragraph 11.160: Community Infrastructure Assessment (CIA)

Social and Community Infrastructure Audit

Policy 11.160 of the Cork City Development Plan 2022-2028 mandates that planning applications for 100 or more residential units must include a Community Infrastructure Assessment (CIA). This assessment evaluates the development's impact on local community facilities despite only 14 no units being proposed.

The subject site at Old Market Place is located in Cork City Centre, immediately adjacent to the vibrant and historic Old Market Place area and within close proximity to Glen Ryan Road. For the purposes of this

Social and Community Infrastructure Assessment (CIA), a thorough analysis of the existing social and community infrastructure serving the local population is essential. The defined catchment area for this assessment is established as a 1-kilometre walking distance from the site. This metric is appropriate for a dense, central urban location and represents the realistic distance individuals are prepared to travel, predominantly via walking or cycling, to access day-to-day amenities and services. Consequently, this 1-kilometre zone constitutes the primary and most direct area of influence for the proposed development.

The strategic position of the site within the heart of Cork City must be acknowledged. Its central location provides unparalleled, immediate access to the full spectrum of higher-order city-centre facilities. This includes access to major retail, cultural venues (theatres, cinemas, galleries, Triskel Arts Centre, Cork Opera House), a comprehensive range of primary and tertiary healthcare services (including multiple GP practices, the South Infirmary Victoria University Hospital, and the Mercy University Hospital), and third-level educational institutions (University College Cork, Munster Technological University). The site is exceptionally well-served by public transport, with numerous bus routes on nearby Washington Street, Grand Parade, and South Mall, and is within easy walking distance of the core retail, business, and civic districts. This level of integration underscores the site's position within the fully serviced, sustainable core of the city as promoted by the 15-Minute City model.

Population Profile 2022 Census

[Note: Insert relevant Census data for the specific city-centre electoral divisions surrounding Old Market Place, focusing on demographics pertinent to a central urban area.]

Overview and How the Scheme is Compliant:

Community, Healthcare and Social Services

There are no national, regional, or local quantitative standards regarding the provision of social and community facilities and services. However, the site's location in Cork City Centre places it within an area of the highest possible concentration of such infrastructure. The proposed development of 14 units is a small-scale, infill residential scheme that will integrate into this existing, richly serviced urban fabric.

The immediate vicinity of Old Market Place, Glen Ryan Road, and the wider city centre is exceptionally well-served by community and social infrastructure. Key facilities within the 1km catchment include the Cork City Library (Grand Parade), the centrally located Citizens Information Service, and numerous community support organisations accessible in the city centre. An Garda Síochána has a divisional headquarters on Anglesea Street. The area is densely populated with healthcare providers, including multiple GP practices, dental surgeries, opticians, and pharmacies located along Washington Street, Oliver Plunkett Street, and surrounding avenues. The proximity to both the South Infirmary Victoria University Hospital and the Mercy University Hospital is a significant asset. This density of provision far exceeds what would be expected for a residential population of this size in a suburban or rural setting, and the proposed scheme will place no additional measurable strain on these services.

Support Services, Clubs, and Recreation

The city centre offers an extensive array of support services, including meeting spaces for groups such as Alcoholics Anonymous and Narcotics Anonymous in various central venues. For sports and recreation, residents will have immediate access to the facilities at Bishopstown Stadium (within cycling distance), the Mardyke Arena, and a dense network of public parks including the nearby Bishop Lucey Park and the larger Fitzgerald's Park. The Lee Fields provide extensive green amenity and walking/cycling routes along the river. The area is also home to countless clubs, societies, and cultural groups catering to all interests, based in venues throughout the city centre.

Arts and Culture

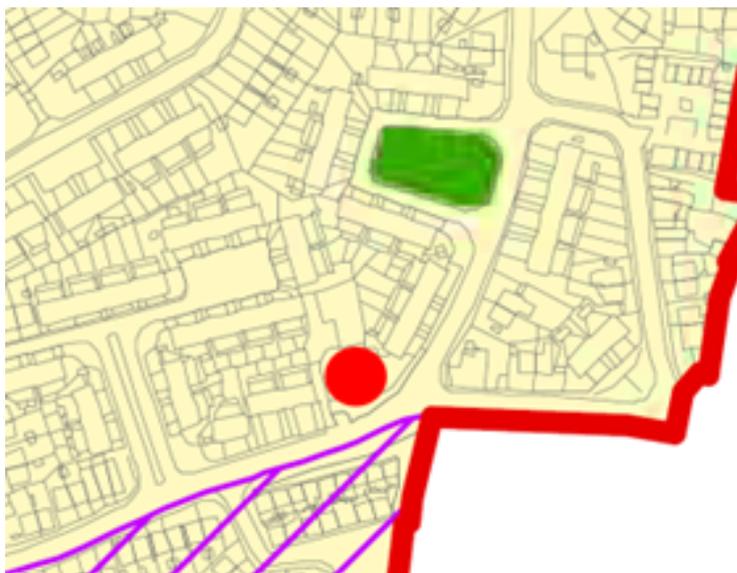
The site is located at the epicentre of cultural provision in the region. Within a short walk are the Crawford Art Gallery, Triskel Arts Centre (Christchurch and the newly developed Triskel Wiesdorf), the Cork Opera House, the Everyman Palace Theatre, and the Firkin Crane. This concentration of major cultural institutions is unmatched elsewhere in the city or county and represents a premier asset for future residents.

Education and Childcare

The city centre is home to several primary schools and is within walking distance of a number of post-primary schools. Furthermore, the site is adjacent to the campuses of University College Cork and Munster Technological University, underscoring its location in the city's premier educational district. Regarding childcare, while the proposal is for less than 75 units (and therefore not automatically triggering Policy 3.21), the area is exceptionally well-provided for, with numerous registered childcare facilities and crèches located within the immediate vicinity along Washington Street, the South Parish, and surrounding areas. The existing capacity and choice for parents in this central area are significant.

2.20 Land Use Zoning Objectives

The subject site is zoned **ZO 1** Sustainable Residential Neighbourhoods is a land-use zoning designation for established residential areas, focused on sensitively managing new development to create complete, livable communities. ZO 1 is the primary zoning for Cork's established residential fabric. Its objectives are focused on managing growth in a way that enhances existing communities, promotes sustainability, and ensures new development is well-integrated with the necessary services and amenities.



Extract from Cork City Development Plan 2022 [site in red]

How it is compliant: The sustainable compact growth of Cork City is facilitated by this infill brownfield development. The development of the subject lands seek to make the most efficient and sustainable use of land by achieving densities that contribute towards compact growth and encouraging the redevelopment of adjoining residentially zoned land.

The proposed development respects the character and scale of the neighbourhood in which it is situated and also importantly supports the primary objective of this zone to provide for residential uses and to

protect residential amenity.

Sustainable Development Goals

This statement provides a detailed assessment of the proposed brownfield development—comprising 14 residential units—against the integrated framework of the United Nations Sustainable Development Goals (SDGs) as explicitly adopted and contextualised by the Cork City Development Plan 2022. The Plan's strategic clustering of the SDGs into five core themes provides a robust lens through which to evaluate this project's profound contribution to Cork's sustainable future. This development is conceived not as a standalone intervention, but as a catalytic piece of urban repair that embodies the principles of a Sustainable & Compact City, advances Climate Action & Environment, fosters Inclusive & Healthy Communities, supports Economic Prosperity & Innovation, and exemplifies the collaborative spirit of Partnerships & Governance.

Foundational Alignment with a Sustainable & Compact City (SDGs 1, 9, 11)

At its core, this project is a direct manifestation of the compact city model, central to SDGs 9 (Industry, Innovation and Infrastructure) and 11 (Sustainable Cities and Communities). The deliberate choice of a brownfield site for regeneration is a primary sustainable act, halting urban sprawl, utilising existing services, and revitalising underused land—a key action under SDG 11, Target 11.3. This approach inherently supports SDG 1 (No Poverty) by enhancing the assets and opportunities within the existing urban fabric, combating area-based deprivation.

Proactive Commitment to Climate Action & Environment (SDGs 7, 13, 14, 15)

The project's design embodies a proactive response to the climate and ecological emergencies, directly addressing SDGs 13 (Climate Action), 15 (Life on Land), and contributing to SDGs 7 (Affordable and Clean Energy) and 14 (Life Below Water). Energy efficiency is paramount, with building designs targeting near-zero operational carbon through high-performance envelopes and renewable energy integration, such as solar photovoltaic panels, aligning with SDG 7.

Cultivation of Inclusive & Healthy Communities (SDGs 1, 3, 4, 10)

The social infrastructure of this development is its heartbeat, making tangible contributions to SDGs 3 (Good Health and Well-being), 4 (Quality Education), and 10 (Reduced Inequalities), while furthering the social inclusion aims of SDG 1. The provision of high-quality, adaptable housing, including Part V social and affordable homes, is a foundational step in reducing inequalities (SDG 10) and ensuring access to adequate shelter. The intentional accessible design cultivates a socially cohesive and healthy environment where community resilience is built through daily interaction and mutual support.

Catalyst for Economic Prosperity & Innovation (SDGs 8, 9)

This regeneration project is a significant catalyst for sustainable local economic development, aligning with SDG 8 (Decent Work and Economic Growth) and SDG 9. The construction phase itself will generate local employment and utilise, where possible, local supply chains. The development fosters "smart growth" by creating an attractive, well-serviced, and low-carbon development that will retain and attract a skilled workforce, supporting broader city-wide economic prosperity. The innovative remediation of a brownfield site and the integration of smart technologies for energy management exemplify the kind of sustainable industrialisation and innovation championed by SDG 9, positioning Cork as a city that embraces forward-thinking development models.

Exemplar of Effective Partnerships & Governance (SDG 17)

The successful delivery and enduring success of this multifaceted project hinge on the very principles of SDG 17 (Partnerships for the Goals). Its alignment with the Cork City Development Plan 2022 demonstrates adherence to a robust, participatory governance framework developed in collaboration with citizens. The project will necessitate and foster ongoing partnerships with the City Council for infrastructure and placemaking. This collaborative approach ensures the development is not delivered to the community but with it, embedding it as a valued and sustainable asset within the wider urban system of Cork.

3.0 Conclusion

The proposed residential scheme at Old Market Place comprises 14 units in a highly sustainable, central location. The Social and Community Infrastructure Audit confirms that the site is situated within an area of exceptional infrastructural richness, with a vast and diverse range of facilities for community services, healthcare, education, childcare, arts, culture, and recreation all accessible within a short walk. The development aligns fully with the principles of compact growth and the 15-Minute City as set out in the Cork City Development Plan and national guidelines. It represents sustainable infill that will contribute positively to the urban residential community without requiring any additional on-site community infrastructure provision, given the extensive existing capacity in its immediate environs. The scheme will support city centre living and enhance the vitality of this central neighbourhood.

In summary having reviewed the Cork City Development Plan 2022-2028 and its constituent objectives it has been demonstrated that the proposed scheme is fully compliant with the objectives of the Development Plan.