

CORK CITY DEVELOPMENT PLAN 2022 – 2028

Proposed Variation No. 3

NPF Implementation: Housing Growth Requirements, Rural Housing Policy & related updates

Part A: Volume 1: Written Statement

- Chapter 2 Core Strategy
- Chapter 3 Delivering Homes & Communities
- Chapter 6 Green & Blue Infrastructure, Open Space & Biodiversity
- Chapter 10 Key Growth Areas & Neighbourhood Development Sites
- Chapter 11 Placemaking & Managing Development
- Chapter 12 Land Use Zoning Objectives
- Appendix 1 Compliance with Ministerial Guidelines

Part B: Volume 2: Mapped Objectives

Amendments to land-use zonings & other mapped objectives

Variation pursuant to Section 58 of the Planning and Development Act 2024 (as amended)

April 2026



Comhairle Cathrach Chorcaí
Cork City Council

Background & Context

Following the approval of the Revised National Planning Framework ('NPF') in April 2025, Government published the 'NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities' in July 2025 ('the Guidelines') which set housing demand requirements for each local authority to 2040. There was no baseline uplift in housing growth requirement targets for Cork City Council in the Guidelines, but a provision of up to 50% additional provision applies.

Updating development plans cross the country is crucial to realising these housing growth requirements. Cork City Council intends to seek a two-year extension to the Cork City Development Plan 2022-2028 ('City Development Plan'), extending the plan period from August 2028 to December 2030, and proposes the amendments to the City Development Plan set out in Proposed Variation No. 3 in order to secure the objectives of the Guidelines and give effect to the housing growth requirements and additional provision to 2030.

The Guidelines require all local authorities to carry out a settlement capacity audit to identify zoned serviced and serviceable lands with residential development potential to cater for the housing growth requirement figures in all relevant settlements and to specify enabling infrastructure required. Cork City Council followed the methodology used for the city capacity study carried out to inform the current Cork City Development Plan 2022-2028 ('City Development Plan'), and its section 15(2)¹ two-year progress report in 2024, to establish that there is approximately 450 hectares of zoned residential land identified in the Core Strategy with the potential to deliver approximately 22,500-36,000 dwellings at densities of 50 and 80 dwellings per hectare (dph), and depending on assumptions. 'Un-zoned' lands² in strategic locations that could contribute toward the sustainable, transport-oriented development of the city were also assessed.

To further inform Proposed Variation No. 3, Cork City Council carried out a non-statutory consultation inviting submissions from interested parties for recommendations for lands to be zoned for residential development that meet the criteria of the Guidelines, as well as the City Development Plan objectives for compact growth, transport-oriented development, serviceability and deliverability.

Through this robust multi-stage process, Cork City Council determined that approximately 250 to 280 hectares of additional land for residential purposes are required to secure the objectives of the Guidelines to 2030.

As required under the Guidelines, a report from the Chief Executive setting out the development capacity of existing zoned lands and demonstrating the means by which it is proposed to secure the objectives of these Guidelines is published on the Cork City Council website.

Purpose of Proposed Variation No. 3

The main purpose of Proposed Variation No. 3 is to accelerate housing delivery and to align the City Development Plan with the Guidelines, but the Variation also seeks to amend the rural housing policy in order to align with updated Census data and includes minor amendments to update the City Development Plan in relation to Ministerial Guidelines issued since the adoption of the Plan in 2022.

¹ Section 15(2) of the Planning and Development Act, 2000 (as amended)

² In this context 'un-zoned' lands means lands that are not zoned for residential use or a mix of residential and other uses in the City Development Plan.

Scope & Structure of Proposed Variation No. 3

Proposed Variation No. 3 comprises text and mapping changes to two of the four volumes of the City Development Plan, and consists of the following:

Part A

Volume 1: Written Statement

1. Proposed Text Amendments: Mapping & Miscellaneous
 - 1.1. Proposed Amendments to Chapter 2
 - 1.2. Proposed Amendments to Chapter 3
 - 1.3. Proposed Amendments to Chapter 10
 - 1.4. Proposed Amendments to Chapter 11
 - 1.5. Proposed Amendments to Chapter 12
 - 1.6. Proposed Amendments to Appendix 1

2. Rural Housing Policy
 - 2.1 Proposed Amendments to Chapter 3 (* different amendments to “1.2” above)
 - 2.2 Proposed Amendments to Chapter 6
 - 2.3 Proposed Amendments to Chapter 11 (* different amendments to “1.4” above)

Part B

Volume 2: Mapped Objectives

1. Proposed Zoning Amendments

2. Proposed Designation of “Long Term Strategic Development Lands”

Environmental Assessments & Determinations

The SEA (Strategic Environmental Assessment) Environmental Report, Screening for Appropriate Assessment (AA) Report, Screening for AA Determination and Strategic Flood Risk Assessment (SFRA) Report are included as separate documents.

Next Steps

Following the 4-week public consultation process, the Chief Executive will prepare a report on any submissions received on foot of the public notice, including recommendations and submissions made by the Minister, Office of the Planning Regulator, National Transport Authority and Regional Assembly, and submit the report and recommendations to the Elected Members of the City Council for their consideration.

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