

Submission to Cork City Development Plan

Landscape Protection and Landscape Preservation Zones

August 2020



Prepared on behalf of
The Diocese of Cork and Ross

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1. Introduction

This submission to the Issues Paper of the Cork City Development Plan review process has been prepared by McCutcheon Halley, on behalf of our client the Diocese of Cork and Ross who is the owner of lands located at the Farranferris Ridge, Farranree, Cork, including those located within the Landscape Protection Zone (LPZ) NW10 (Farranferris College Ridge).

In accordance with section 11(2)(bc) of the Planning and Development Act 2000, this submission focuses on strategic policy objectives relating to Cork City, and relates specifically to the LPZ designation which forms part of the current City Development Plan 2015-2021. Accordingly, this submission requests the following amendments in the forthcoming City Development Plan 2022-2028:

- Amend the landscape policies contained in the forthcoming CCDP to have regard for national and regional planning policy which promotes compact and sustainable growth within urban areas in order to achieve the target of 50% growth within/close to the existing built up area, on brownfield land or infill sites.
- Have regard to the findings and recommendations contained in the Cork City Landscape Strategy 2009 by removing the blanket presumption against development that currently exists for areas designated as LPZs in favour of a more flexible approach that facilitates development of an appropriate scale while also protecting the identified landscape assets for each respective site.
- This might include:
 - the removal of the LPZ zoning designation and the rezoning of such lands, including those at Farranferris, to an appropriate land use zoning, with the further extension of the Area of High Landscape Value objective over the site to afford additional policy protections; or
 - The retention of the LPZ designation and its amendment to facilitate the active management of the sites and their identified landscape assets by enabling the preparation of development briefs for any future development proposals.

The submission is set out as follows:

1. Introduction
2. Planning Policy Context
3. Rationale for Submission Request
4. Recommendations
5. Conclusion

2. Planning Policy Context

2.1 Local Planning Policy

Landscape, while addressed in previous Cork City Development Plans (CCDP), was first afforded proper protections via the introduction of a series of dedicated policies in the CCDP 2004. This included the identification of areas in need of protection due to their sensitive character, identified in the plan as 'Landscape Protection Zones'. Table 1.8 of the plan identified the four different categories as follows:

- A. *Visually important land, including land forming the setting for existing landmark buildings.*
- B. *Land with amenity value which has potential for development as open space.*
- C. *Areas with existing woodlands or significant tree groups, or areas with potential for new woodlands.*
- D. *Areas which provide a habitat for wild flora and fauna.*

The CCDP 2004 stated that there was a general presumption against development in these zones, unless it could be demonstrated by means of a landscape assessment and appropriate landscape and building design proposals that any proposal would protect and enhance the overall character of the site and its visual context.

The CCDP 2009, having regard to a series of recommendations contained in the Cork City Landscape Study (CCLS) 2008 by Mitchell and Associates, restructured the previous landscape policies and incorporated two new concepts: 'Landscape Preservation Zones' (LPZ) and 'Areas of High Landscape Value' (AHLV).

While the CCLS, which was prepared to inform the review of the previous CCDP 2004, made no specific reference to the introduction of such preservation areas, this revised policy approach was introduced which identified LPZs as specific areas to be **preserved rather than protected**. The LPZ policy included in the previous CCDP 2009 read as follows:

To preserve and enhance the special landscape character and visual amenity of Landscape Preservation Zones there will be a presumption against development within them. Development will be considered only where it achieves the Specific Objectives set out in Table 10.2. (Policy 10.6)

The policy and supporting text contained in the current CCDP 2015 was further revised, taking a similarly conservative approach to development. The specific objective included in the current CCDP 2015 reads as follows:

To preserve and enhance the character and visual amenity of Landscape Preservation Zones through the control of development. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape and achieves the respective site-specific objectives, as set out in Table 10.2. (Objective 10.5)

The supporting text in the plan offers additional insight into the approach that is expected to be taken to development within the LPZs. LPZs are described as "areas in need of special protection as their character and amenity value is considered to be to highly sensitive to development and as such have limited or no development potential" (Para 10.20). This character and amenity value typically combine landscape assets such as topography/slope, tree cover, setting of historic structures / other open spaces and landscape assets. Those assets pertaining to each LPZ are identified clearly in Table 10.2.

As a result, it is stated that there is a general presumption against development within the LPZs, with any development limited in scope and character to the respective site-specific objectives as outlined in Table 10.2, or in exceptional circumstances, there may be limited scope for the adaption of existing structures to cater for evolving occupant requirements (i.e. change of use and/or minor extensions).

There is a total of **64 LPZs** identified in the current CCDP 2015, comprising approximately **184.5 hectares** of land within the built footprint of the city. Each LPZ was afforded this designation having regard to specific assets that contribute to the charm and aesthetic quality of each individual site. These assets are identified in Table 10.1 of the current CCDP 2015 and include 19 specific groups including by not limited to topography, tree cover, ecology, built form, historic landscapes, public realm etc. With regard to our client's lands, NW10 comprises a cumulative area of 5.5 hectares, where the following landscape assets identified for protection:

- A Topography (i.e. ridges, escarpments, slopes)
- B Water/River Corridors (i.e. rivers, estuary, harbour, The Lough, Atlantic Pond, Docklands, Port of Cork)
- C Tree Canopy (i.e. areas of existing woodlands or significant tree groups, or areas with potential for new woodlands),
- D Ecology (i.e. areas which provide a habitat for wild flora and fauna)
- E Visually Important Land (including Views and Prospects of Special Amenity Value, Potential Vantage Points and Locally Important Views)
- G Landmarks / Natural Features / Cultural Landscape (i.e. land forming the setting to existing landmark buildings and/or protected structures / buildings of significance)
- J Historic Landscapes (including monuments / historic routes)

NW10, as well as the other LPZs are highlighted as areas worthy of preservation, this zoning was initially given in order to protect these specific assets.

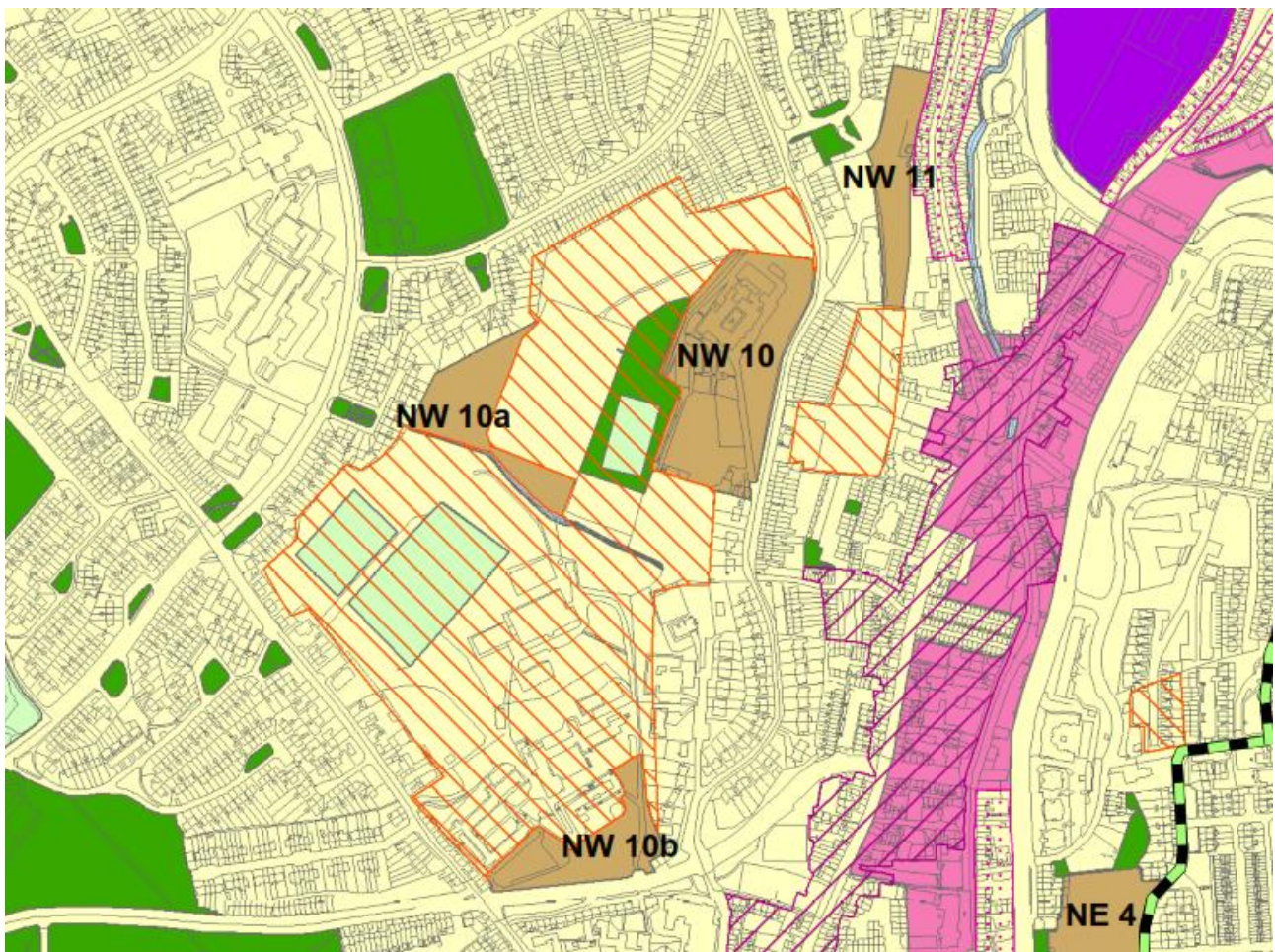


FIGURE 1: LPZ AREAS IN THE VICINITY OF FARRANFERRIS

With regard to AHLV, these are identified as high value landscape areas specifically identified in the CCLS 2008 and typically combine one of the primary landscape assets (i.e. Topography, River Corridor, Tree Cover) with other landscape assets. Objective 10.4 of the CCDP 2015 states the following in relation to AHLV.

To conserve and enhance the character and visual amenity of Areas of High Landscape Value (AHLV) through the appropriate management of development, in order to retain the existing characteristics of the landscape, and its primary landscape assets. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value and its primary landscape assets, the visual amenity of the landscape; protected views; breaks the existing ridge silhouette; the character and setting of buildings, structures and landmarks; and the ecological and habitat value of the landscape.

The AHLV designation is stated in Section 10.19 as being an additional objective overlaying the site-specific land-use zoning objective. Development proposals must comply with the underlying land-use zoning objective. With regard to our client's lands at Farranferris, a significant proportion of their lands are located within an AHLV but are also zoned mostly for 'residential, local service and institutional uses'.

2.1 National and Regional Planning Policy

In line with the recommendations set out in Rebuilding Ireland, the Government launched Ireland 2040, which comprises the **National Planning Framework (NPF)** and **National Development Plan (NDP) 2018-2027**. The NPF provides a planning policy framework for Ireland up to 2040. A key facet of the plan is to counterbalance the dominance of the Dublin Region by strengthening development across the south, in particular across Cork, Limerick and Waterford. With specific regard to Cork, the NPF recognises that "*Cork is emerging as an international centre of scale and is well placed to complement Dublin but requires **significantly accelerated and urban focused growth to more fully achieve this role***".

The growth rate identified for Cork City and surrounding suburban areas is 50-60% up to 2040, which is two to three times higher than the national average. Cork is expected to increase its population by 125,000 by 2040, which will require the provision of additional housing to accommodate 2,400 people every year up to 2040. In this regard, the NPF identifies ten National Strategic Outcomes (NSO), the first of which is compact growth. There is a specific requirement for at least 50% of growth in cities including Cork to be located **within/close to the existing built up area, on brownfield land or infill sites**. This will enable the sustainable use of currently under-utilised land, with higher housing and employment densities

The **Regional Spatial & Economic Strategy for the Southern Region (RSES)** is a strategic document which identifies high level planning strategies and policies for the Southern Region. It states that in order to support the NPF, the distribution of population and employment growth in the city and surrounding metropolitan area must align with public transport investment, and focus on regeneration, consolidation and infrastructure led growth. Targeted growth in the urban area would also support the delivery of the key transport infrastructure outlined in the **Cork Metropolitan Area Transport Strategy (CMATS)**.

3. Rationale for Submission Request

As highlighted previously, the most recent development plans, including the current CCDP 2015, have tended to focus on preserving areas perceived as being of high landscape quality. However, the thrust of national policy, which focuses on compact growth and the realisation of the development potential of currently under-utilised land within our towns and cities, provides scope for broadening the landscape argument for the city. Rather than seeking to preserve these areas of aesthetic quality in their current state, we consider that such

areas, and in particular the LPZ lands at Farranferris, have the potential to contribute to the sustainable growth and development of the city in a manner that retains the identity of the site while also maintaining the particular landscape characteristics recognised as being worthy of protection.

3.1 Development Potential of the Lands at Farranferris

As mentioned previously, Cork City Council commissioned Mitchell & Associates to prepare the CCLS 2008 to inform the new CCDP 2009. The purpose of the CCLS was to build on, and further define those areas which were considered important in making a contribution to the city's landscape setting and character, and its sense of place, and enhance the general quality of life. In the assessment of the CCDP 2004, the report put forward a series of recommendations, both practical and policy based, to aid the preparation of the new CCDP, as well as guide development control and landscape management policies. While Section 5 of the report states that the majority of the policies contained in the CCDP 2004 were adequate in their provision of protection, enhancement and management of the landscape assets in the city, it recommended further improvements policies relating to tree protection and management, and landscape protection.

With specific regard to landscape protection, it identified that same would benefit from additional designations though no specific reference is made to Landscape Preservation Zones, nor is the term 'preservation' used explicitly in the document. The Oxford Dictionary defines the verb 'preserve' as *"to maintain (something) in its original or existing state"*, whereas the verb 'protect' is defined as *"to keep safe from harm or injury"*. While similar, the preservation of something infers that little to no changes are allowable to the original, whereas its protection might allow for some changes so long as the important asset or characteristic is maintained. It is worth noting that the CCLS 2008 did not advocate for the preservation of sites in their entirety, rather it offered recommendations as to how development management principles might facilitate development of an appropriate scale in such areas, while also protecting/preserving the identified landscape features where relevant.

This is especially apparent when considering the 7 key sites that were studied in detail as part of the CCLS, including Farranferris. An illustrative example was included for each site showing how to integrate development in varying contexts, while also maintaining and enhancing the character of the site's existing landscape assets. A key concept for the Farranferris site, as stated in the report, was to create a functioning and diverse residential neighbourhood, generating a legible landscape while rationalising the existing institutional and sports uses to create a neighbourhood park (section 7, p98). The illustration identifies key development zones in which these uses might be facilitated, see figure 2 below. It is worth noting that some of the key development zones identified in the concept image became designated LPZ in the CCDP 2009 (and the current CCDP 2015), with the remainder of the site allocated AHLV status. We consider that use of the LPZ designation in particular represents an overly conservative approach in an area that was specifically identified as having significant development potential.

Notwithstanding the above, we acknowledge that Farranferris has been subject to some previous planning applications since the adoption of the LPZ zoning in 2009, which have granted permission for an amount of development, largely within the AHLV area. These include:

- **CCiC Ref. 11/34953** which granted permission for 2 no. educational / training buildings, a retail premises, creche and 88 no. dwellings (note the conditions associated with the permission saw the omission of 1 no. training building and 12 no. dwellings in order to accord with the AHLV zoning).
- **CCiC ref. 19/38650** which granted permission for a residential development of 53 no. dwellings (note this permission included a change of site layout and increase in density by 8 no. units-from 45 permitted to 53 proposed-on part of a site granted permission for residential under CCiC Ref. 11/34953).

However, we consider that given the national targets set for urban growth, the lands at Farranferris have significant potential to aid in the achievement of the ambitious growth targets set for the city in the NPF and RSES. The approach to zoning and landscape protection in the city needs to further evolve and make appropriate use of brownfield/infill land in order to meet the demands and needs of the growing population, to safeguard economic, physical and social growth.



FIGURE 2: FARRANFERRIS CONCEPT MAP FROM CCLS 2008 SHOWN WITH AN EXTRACT FROM THE CCDP 2015

3.2 Development Potential of City Wide LPZs

Having regard to the city as a whole, there are a total of 64 LPZs now included in the current CCDP, totalling approximately 184.5 hectares located in generally brownfield/infill locations. An analysis of the planning history of the 64 LPZs has identified that there has been minimal development facilitated in these zones since the LPZ designation was incorporated in 2009 (see Appendix A). It identifies that there have been just 3 significant developments permitted in that time, namely within NW10 (Farranferris College – extension to the training college with some residential), NW17 (Good Shepard Convent – residential scheme) and SW5 (Bons Secours Hospital – extension to existing hospital). In total, across all 184.5 hectares of designated LPZs there have been just 354 no. additional dwelling units permitted since 2009, with 234 of these located within the Good Shepard Convent site alone.

Having regard to the quantum of land designated as LPZs this does not represent a good return on land which is serviced/readily serviceable in the short term. We consider that many of the LPZs, such as our clients lands, are situated in well-located urban areas that benefit from good connections to the city centre and local service centres. These are the types of sites that need to be considered for their development potential to deliver the housing growth targets set out in the NPF and RSES. Such residential development within the LPZs offers the unique opportunity to create new housing stock within well-established residential areas in the city, where the housing stock is old and the area is often in need of revitalisation. Furthermore, development of such under-

utilised lands to increased densities (where relevant), where it can be shown that same is not to the detriment of existing landscape and built heritage, would also enable a critical mass of population within the city area to support the sustainable transport measures outlined in CMATS as well as other infrastructural investments.

4. Recommendations

Having regard to the content and recommendations of the CCLS 2008 as well as new and emerging policy guidance at a national and regional level, we consider that there is scope to amend the current approach taken to LPZs in the current CCDP. Having regard to forthcoming policy, including the NPF which endorses compact development and places a target for 50% development to be facilitated within brownfield/infill sites, it is suggested that a more flexible approach needs to be taken that promotes protection of the important landscape assets as opposed to the preservation of these sites as a whole. There are currently 184.5 hectares of land zoned LPZ in the city, and **removal of the presumption against development** that currently exists in the CCDP would enable an appropriate scale of development to proceed on lands that are serviced/serviceable in the short term.

It is submitted that the revision of the current LPZ designation, which serves as a passive policy approach, and its replacement with policies that **promote active management of these sites** would be to the benefit of the city as a whole while also ensuring the protection of important landscape assets. As is the case in Farranferris, there are lands with identified development potential that are at present precluded from development as a result of their LPZ designation. However, it is submitted that similar protections are afforded to the respective landscape assets under both the LPZ and AHLV designations, with the AHLV designation being more progressive and allowing for protection rather than preservation.

At Farranferris, much of the development permitted since 2009 has involved development within the AHLV where there is flexibility allowed to enable development to proceed in accordance with the site-specific objective. It is suggested that a **revision is made to the LPZ designation in the forthcoming CCDP whereby same are rezoned appropriately (i.e. in the case of Farranferris to 'residential, local service and institutional uses')** and further included as AHLV.

Alternatively, we consider that a level of development appropriate to each site could be identified via the requirement to **prepare a development brief** for each site (as part of the LPZ objective) which would:

- Identify and assess the landscape character of the site and the various assets required to be protected;
- Identify development capacity of the site;
- Include specific reports that comprehensively assess the impact of the proposal on each asset where relevant including the landscape and visual context; trees and tree groups; flora and fauna; visual character; the historic landscape and the setting of visually important buildings where relevant;
- Identify proposals to ensure the protection of these assets.

This might require the provision of specialist reports such as tree surveys, detailed landscape masterplans, architectural heritage surveys, landscape and visual impact assessments etc. to enable the Planning Authority to properly appraise the proposed scheme.

As trees and tree cover are indicated as a significant asset in many of the LPZs, it is suggested that active management in the development management process would afford more protection to many of the city's trees that are currently in private ownership. Tree surveys, arboricultural impact reports and management plans could become a standard inclusion in any planning application/permission. More sustained use of statutory mechanisms such as Tree Preservation Orders (TPO) or the use of bonds could also be utilised by the Council where significant tree groupings are identified and not currently afforded any statutory or physical protections. It might also require the applicant to enter into a Section 47 agreement with the Council to ensure the protection

of the relevant asset. Such active management of the City's lands would also enable the Planning Authority to identify opportunities to enhance the landscape potential of a site by linking it to the existing network of natural heritage and recreation areas in the city, if deemed appropriate.

In the context of historic landscapes and protected structures, such is the case in Farranferris, we consider that the extent to which the LPZ seeks to preserve these sites is not required as there are mechanisms that can be put in place and assessments that can be done to ensure the protection of the specific asset (i.e. protected structure and its curtilage, building listed on the National Inventory of Architectural Heritage etc.). Careful design and the identification of the development capacity of a site would enable such heritage assets to become a dynamic part of the evolution of the city rather than elements to be preserved in history.

All of these measures are in line with the recommendations in the CCLS and would ensure the protection of the identified landscape assets while also facilitating an appropriate quantum of development to the respective LPZ.

4. Conclusion

We submit that the forthcoming Draft Cork CDP 2022-2028 should have full regard to national and regional policy which:

- Advocates compact development through the delivery of 50% of all new residential units on infill or brownfield sites;
- Seeks the delivery of more mixed-use patterns of land use which will in turn help to achieve higher densities and compact growth;
- Places an increased emphasis on placemaking and the creation of places that are liveable and attractive for people, to live, work, visit and socialise.

With regard to the above and in the context of the LPZs, we request that the following amendments are made in the forthcoming draft CCDP:

- Amend the landscape policies contained in the forthcoming CCDP to have regard for national and regional planning policy which promotes compact and sustainable growth within urban areas in order to achieve the target of 50% growth within/close to the existing built up area, on brownfield land or infill sites.
- Have regard to the findings and recommendations contained in the Cork City Landscape Strategy 2009 by removing the blanket presumption against development that currently exists for areas designated as LPZs in favour of a more flexible approach that facilitates development of an appropriate scale while also protecting the identified landscape assets for each respective site.
- This might include:
 - the removal of the LPZ zoning designation and the rezoning of such lands, including those at Farranferris, to an appropriate land use zoning, with the further extension of the Area of High Landscape Value objective over the site to afford additional policy protections; or
 - The retention of the LPZ designation and its amendment to facilitate the active management of the sites and their identified landscape assets by enabling the preparation of development briefs for any future development proposals.

We respectfully request the Planning Authority gives consideration to the strategic issues raised in this submission and we trust that our submission will be taken into account during the preparation of the Draft Cork City Council Development Plan 2022-2028. We thank you for the opportunity to engage with the Council in relation to these matters and trusts that due consideration will be given to the issues raised herein.

Please do not hesitate to contact us if you have any queries.

Yours Sincerely,

A handwritten signature in black ink that reads "Orla O'Sullivan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Orla O'Sullivan
McCutcheon Halley

Appendix I

Analysis of Planning History within the Cork City Landscape Preservation Zones

Analysis of Planning History within the Cork City Landscape Preservation Zones

The following table provides a summary of the planning history of each of the 59 Landscape Preservation Zones (LPZ) identified within Cork City. The table identifies each LPZ, as itemised in Table 10.2 of the current CCDP 2015, including the specific landscape assets to be protected, the site-specific objectives (where relevant), the area of the LPZ in hectares, as well as the planning history for each site where appropriate. It focuses specifically on planning applications post-2009, i.e. following the introduction of the LPZs into the then Cork City Development Plan 2009. Where sites contain a protected structure or building identified on the National Inventory of Architectural Heritage (NIAH) this is also indicated. Where planning applications were submitted within an LPZ site, these have been identified in yellow.

The analysis indicates that there are a total of **64 no. LPZ** designated within the city, as identified on Table 10.2 of the current CCDP and/or within the associated zoning maps. These comprise a total of **c.184.5 hectares** generally located within brownfield/infill locations. Development within these zones has been minimal since 2009 with only 3 significant developments permitted in that time, namely within NW10 (Farranferris College – extension to training college with some residential), NW17 (Good Shepard Convent – residential scheme) and SW5 (Bons Secours Hospital – extension to existing hospital). In total, within all the identified LPZs there have been just 354 no. additional dwelling units permitted.

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
North West								
NW1	Shanakiel Ridge (1)	3.8	G Landmarks A Topography E Visually Important Land	<ul style="list-style-type: none"> To provide public open space as part of new neighbourhood park; To allow a small amount of residential development to overlook this public open space (fronting westwards behind the existing houses) minimising the 	no	n/a	n/a	n/a

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
				<p>impact on the setting of Our Lady's Hospital;</p> <ul style="list-style-type: none"> • To retain limestone field boundary wall as landscape element and repair / reinstate where necessary; • To ensure landscape structure maximises the potential of the stream and other assets. 				
NW2	Shanakiel Ridge (2) / Our Lady's Hospital / Saint Anne's Hospital	3.5	G Landmarks A Topography C Tree Canopy E Visually Important Land	n/a	n/a	n/a	n/a	n/a
NW3	Shanakiel Ridge (3) / Hyde Park / Shanakiel House	3.3	C Tree Canopy E Visually Important Land A Topography	n/a	yes	CCiC ref 14/35954 / ABP 28.243670 – grant 03/12/14	Construction of 2no detached dwellings, demolition of former Shanakiel Hospital, restoration of original Shanakiel House to self-contained building	As proposed
						CCiC Ref. 18/37864 grant 25/07/18	Demolition of 3 storey detached dwelling and construction 2 storey detached dwelling	As proposed
NW4	Sunday's Well (1) / Old Jail	1.9	G Landmarks	n/a	n/a	n/a	n/a	n/a

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
NW5	Sunday's Well (2) / Lee Riverside	3.8	A Topography B Water/River Corridors C Tree Canopy E Visually Important Land F Historic Core	n/a	n/a	CCiC Ref. 15/36442 grant 09/09/15	Demolition of existing garage and construction of a two storey, 1 bedroom dwelling with integrated garage	As proposed
NW6	Sunday's Well (3) / North Mall Distillery	7.0	B Water/River Corridors C Tree Canopy D Ecology E Visually Important Land G Landmarks I Institutional Open Space Q Pedestrian / Cycle Routes	<ul style="list-style-type: none"> To create a publicly accessible riverside open space with significant ecological value as part of campus development; To provide an additional public pedestrian bridge to access the development site at the eastern end of the distillery site from the Lee Maltings site; To provide an additional public route along through the centre of the site along the Mill Stream. 	n/a	CCiC Ref. 15/36682 grant 23/06/16	Single storey Aviary Building	As proposed
NW7	Gurrabraher Ridge (1) / Mount Saint Joseph's	2.9	E Visually Important Land G Landmarks C Tree Canopy A Topography	n/a	n/a	n/a	n/a	n/a
NW8	Gurrabraher Ridge (1) / Saint Mary's Orthopaedic Hospital	4.5	C Tree Canopy A Topography E Visually Important Land I Institutional Open Space	<ul style="list-style-type: none"> To increase tree coverage on the lower slopes of the hospital site and to protect and enhance the existing tree coverage at the boundary of the site; 	n/a	CCiC Ref. 09/33923 grant 29/07/09	ESB substation to serve permitted community nursing unit	As proposed

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
				<ul style="list-style-type: none"> To explore potential for publicly accessible vantage point. 				
NW9	Knocknaheeny Water Tower	1.7	G Landmarks	n/a	n/a	n/a	n/a	n/a
NW10	Farranferris College Ridge	4.6	B Water/River Corridors D Ecology E Visually Important Land C Tree Canopy A Topography J Historic Landscapes G Landmarks	<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 existing structures to the north of the Seminary Building (see Area B of local area plan) with new buildings being in Institutional uses with limited ancillary local services; To allow very limited development to the south of the seminary building for Institutional use (see amplification in Area D of the local area plan) 	yes	CCiC ref. 11/34953 grant 16/03/12	10year planning permission for mixed use development including construction of 3 no. Educational /training buildings; A retail premises; 2 storey creche; Use of protected structure; 113 car 3-tiered car park; 90 dwellings.	Omission of dwellings no.19-30 inclusive. Omission of 1 of the educational/training buildings. Re-orientation of 12 dwellings. Green roof to be provided on creche building. (other minor associated conditions)
						CCiC ref. 19/38650 grant 23/03/20	Residential Development of 53 no. 2&3 Storey dwellings (change of site layout and increase in density by 8 no. units (from 45 permitted to 53 proposed) on part of a site granted permission for residential	As proposed

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
							development under Planning Reg. No. 11/34953)	
NW11	Farranferris Ridge (Upper)	0.9	A Topography B Water/River Corridors 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 protect and enhance the watercourse and its setting. 	n/a	n/a	n/a	n/a
NW12	Farranferris Ridge	5.4	G Landmarks 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. 	n/a	n/a	n/a	n/a
NW13	Commons Road / Lover's Walk Ridge	7.8	C Tree Canopy G Landmarks F Historic Core	<ul style="list-style-type: none"> To connect between Commons Road and Seminary Walk / Lover's Walk 	n/a	n/a	n/a	n/a
NW14	Blackpool Valley (west) Ridge Commons Road	6.5	K Rural Character/Green Belt A Topography C Tree Canopy E Visually Important Land O Gateways to the City	<ul style="list-style-type: none"> To develop a woodland park on the southern valley slope to provide an attractive landscape feature at the gateway and to connect the rural landscape with the city; To provide pedestrian linkages between 	n/a	n/a	n/a	n/a

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
				residential areas at the top of the slope and Fitz's Boreen and Sunbeam development area.				
NW15	New Mallow Road/Blackpool Ridge (West)	0.4	K Rural Character/Green Belt A Topography C Tree Canopy E Visually Important Land O Gateways to the City	<ul style="list-style-type: none"> To develop a woodland park on the southern valley slope to provide an attractive landscape feature at the gateway and to connect the rural landscape with the city; 	n/a	n/a	n/a	n/a
NW16	Lower Killeen's Road	Not on Map	A Topography B Water/River Corridors C Tree Canopy E Visually Important Land K Rural Character/Green Belt O Gateways to the City	<ul style="list-style-type: none"> To conserve and enhance the lower portion of the ridge, including the existing hedgerow, by additional tree planting; To conserve and enhance the landscape value of the upper portion of the ridge as an urban woodland; To provide limited development in the middle portion of the ridge to provide long-term management of the whole ridge. Development should be in small-scale pavilion style inset in a strong landscape structure. 	n/a	n/a	n/a	n/a
NW17	(Former) Good Shepherd Convent	Covers same area as NW15	C Tree Canopy G Landmarks H Public and Private Open Space	<ul style="list-style-type: none"> To provide landscape structure and open space in any redevelopment. 	yes	CCiC Ref. 17/37279 / ABP 300690-18	Residential development of 234 units, including	As proposed

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
						grant 19/09/18 with revised conditions	conversion of existing buildings to facilitate conversion to 26 apartments and 10 townhouses	
North East								
NE1	Bride Valley (1)	2.2	A Topography B Water/River Corridors C Tree Canopy D Ecology E Visually Important Land (from train)	• To re-establish the River as a key element of the valley floor by providing a linear park with publicly accessible riverside treed walk.	n/a	n/a	n/a	n/a
NE2	Bride Valley (2)	1.3	A Topography B Water/River Corridors C Tree Canopy D Ecology E Visually Important Land (from train)	• To re-establish the River as a key element of the valley floor by providing as linear park with publicly accessible riverside treed walk.	n/a	n/a	n/a	n/a
NE3	Bride Valley (3)	1.6	A Topography B Water/River Corridors C Tree Canopy D Ecology E Visually Important Land (from train)	• To re-establish the River as a key element of the valley floor by providing a linear park with publicly accessible riverside walk with new tree coverage and linked spaces.	n/a	n/a	n/a	n/a
NE4	Blackpool Valley East	0.7	A Topography E Visually Important Land H Public and Private Open Space	• To provide tree coverage to improve the appearance of this visually prominent land.	n/a	n/a	n/a	n/a
NE5	Saint Patrick's Hill	1.7	A Topography C Tree Canopy	n/a	n/a	CCiC Ref. 19/38200 / ABP 306567-20 –	Construction of a new 5 storey school house	As proposed

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			E Visually Important Land G Landmarks			grant with revised conditions 22/07/20	and works to existing CBC preparatory school	
						CCiC Ref. 13/35580 / ABP 28.242138 grant with revised conditions 03/10/2013	2 storey extension	As proposed
NE6	Grattan Hill	1.6	C Tree Canopy G Landmarks	n/a	yes	CCiC Ref. 14/35912 grant 06/05/14	Construction of 1 no. detached house	As proposed
						CCiC Ref. 12/35206 grant 12/06/12	Construction of 1 no. detached house	As proposed
						CCiC Ref. 08/33319 / ABP 28.231404 grant with revised conditions 18/05/09	Construction of 2 no. detached houses	As proposed
NE7	Middle Glanmire Road (1) (Vosterburg)	1.7	C Tree Canopy G Landmarks	n/a	n/a	n/a	n/a	n/a
NE8	Middle Glanmire Road (2) (Convalescent Home)	3.3	C Tree Canopy G Landmarks	n/a	yes	CCiC Ref. 18/37931 / ABP 303454-19 grant with modifications	Demolition of existing Convalescence Home and Construction of 9 no. detached dwellings	Omission of 1 no. detached dwelling (i.e. 8 no. total permitted)

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						CCiC Ref. 19/38883 / ABP 306663-20 refused 17/06/20	Construction of 1 no. detached dwelling	Refused
NE9	Middle Glanmire Road (3) (Hyde Park House)	0.8	C Tree Canopy G Landmarks	n/a	yes	CCiC Ref. 16/36729 grant 16/03/16	Extension to gate lodge	As proposed
NE10	Former Quarry, Lower Glanmire Road	2.7	A Topography C Tree Canopy D Ecology E Visually Important Land H Public and Private Open Space	• To provide a pocket park to serve needs of Lower Glanmire Road area providing development of brownfield site can be achieved to provide supervision of space.	n/a	n/a	n/a	n/a
NE11	Tivoli Ridge	7.3	A Topography B Water/River Corridors C Tree Canopy D Ecology E Visually Important Land O Gateways to the City	n/a	n/a	CCiC Ref. 15/36667 grant 24/04/16	Construction of 1 no. detached dwelling	As proposed
						CCiC Ref. 10/34704 grant 18/04/11	Extension to exiting dwelling	As proposed
						CCiC Ref. 17/37659 Grant 31/01/18	Alterations and extensions to existing dwelling	As proposed
NE12	COPE School	3.4	A Topography E Visually Important Land G Landmarks I Institutional Open Space	n/a	n/a	n/a	n/a	n/a
NE13	Ennismore	8.9	A Topography B Water/River Corridors C Tree Canopy	• To reinstate the historic landscape setting of Ennismore House; • To seek development of new Neighbourhood Park	n/a	n/a	n/a	n/a

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
			E Visually Important Land G Landmarks J Historic Landscapes	(with public vantage point) to serve the needs of the North-East of the city; • To allow for a small amount of development at the northern edge of the proposed Neighbourhood Park in the event that the City Council considers this an essential part of any landscape masterplan to provide natural supervision.				
NE14	Lota Ridge	9.7	A Topography B Water/River Corridors C Tree Canopy E Visually Important Land G Landmarks J Historic Landscapes	n/a	n/a	n/a	n/a	n/a
NE15	The Glen Ridge	Not on map	A Topography C Tree Canopy D Ecology E Visually Important Land	n/a	n/a	n/a	n/a	n/a
NE16	Not named in Development Plan Vol 1 Table 10.2 but included in Maps	5.5		n/a	n/a	n/a	n/a	n/a
South West								
SW1	Inchigaggin Lane (setting of Inchigaggin House and	17.1	C Tree Canopy G Landmarks	• To preserve and enhance the setting of Historic Structures;	yes	n/a	n/a	n/a

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
	Carrigrohane House)							
SW1a	Curragheen River /Carrigrohane Road/ Lee River Valley	Same area as SW1	B Water/River Corridors C Tree Canopy D Ecology E Visually Important Land H Public and Private Open Space K Rural Character/Green Belt O Gateways to the City Q Pedestrian / Cycle Routes in the City / Access	• To retain lands as landscape assets and as part of the flood plain of the Curragheen and Lee Rivers. Existing uses may continue as nonconforming uses; medium to long-term objective of creating a public amenity area as part of the overall Curraheen/Lee Fields amenity area.	n/a	CCiC Ref. 19/38931 awaiting response to Request for Further Information	Demolition of existing office and construction of a storage unit	n/a
SW2	Glasheen River (3) / site	1.6	B Water/River Corridors C Tree Canopy E Visually Important Land	• To provide riverside walkway / cycleway.	Yes	CCiC Ref. 16/37237 grant 15/05/17	Demolition of existing derelict dwelling and the construction of a new dwelling	As proposed
SW3	Sacred Heart	0.5	A Topography B Water/River Corridors C Tree Canopy E Visually Important Land G Landmarks	n/a	n/a	CCiC Ref. 19/38756 refused 26/11/19	New car park	Refused
SW4	South Channel (1) / Bon Secours	0.8	A Topography B Water/River Corridors C Tree Canopy E Visually Important Land G Landmarks	• To provide riverside walkway / cycleway.	n/a	CCiC Ref. 17/37587 Grant 20/11/17	Retention of Extension	As proposed
						CCiC Ref. 11/34896 Grant 26/07/11	Erection of 2 freestanding signs	As proposed

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
SW5	South Channel (2) / Bon Secours Hospital car park	0.9	B Water/River Corridors C Tree Canopy	• To provide riverside walkway / cycleway.	n/a	CCiC Ref. 14/35903 / ABP 28.243645 grant 29/01/15	Proposed extension to include accommodation on 6 floors, bridge over River Lee, realignment of entrance, surface car park and retention of temporary carpark	Generally in accordance with proposed but including revised parking arrangement for 50 no. cycle spaces
SW6	South Channel (3) Perrott's Inch	0.8	A Topography B Water/River Corridors C Tree Canopy E Visually Important Land G La Pedestrian / Cycle Routes in the City / Access ndmarks Q Pedestrian / Cycle Routes in the City / Access	n/a		CCiC Ref. 16/36958 grant 29/08/16	Alterations to proposed pedestrian bridge	As proposed
SW7	South Channel (4) / UCC	2.0	A Topography B Water/River Corridors C Tree Canopy E Visually Important Land G Landmarks	n/a	Yes	CCiC Ref. 10/34254 Grant 03/03/10	New stone ramp	As proposed
						CCiC Ref. 11/34841 Grant 09/06/11	new concrete walls and additional demountable temporary metal barriers to provide flood protection	As proposed

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
SW8	Bishop's Palace	2.5	A Topography B Water/River Corridors C Tree Canopy E Visually Important Land G Landmarks J Historic Landscapes	n/a	n/a	n/a	n/a	n/a
SW9	Mardyke	1.2	B Water/River Corridors E Visually Important Land H Public and Private Open Space J Historic Landscapes (including monuments / historic routes) M Public Realm P Bridges Q Pedestrian / Cycle Routes in the City / Access	n/a	n/a	CCiC Ref. 18/37957 grant 30/11/18	8 no. Lighting columns	Removal of 2 no. poles (i.e. 6 no. total)
SW10	Model Farm Road / Wilton AFC	0.7	C Tree Canopy	n/a	n/a	n/a	n/a	n/a
SW11	High Street / Convalescent Home (former Reparation Convent) / Villa	Not on map	C Tree Canopy F Historic Core / Townscapes / Streetscapes	n/a	n/a	n/a	n/a	n/a
South East								
SE1	South Douglas Road Farmhouse	0.6	C Tree Canopy	<ul style="list-style-type: none"> To protect the tree group by means of a TPO; Consider inclusion of farmhouse on RPS. 	n/a	n/a	n/a	n/a

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
SE2	Douglas Estuary	7.1	B Water/River Corridors D Ecology E Visually Important Land H Public and Private Open Space	n/a		CCiC Ref. 14/36068 Grant	Construction of 5 no. detached dwellings	Generally in line with proposed
						CCiC Ref. 16/36730 / ABP 28.246406 grant 11/08/16	Modifications to existing planning permission 14-36068 comprising 1 no. additional detached dwelling	As proposed
SE3	Ravenscourt House	0.8	A Topography C Tree Canopy E Visually Important Land G Landmarks	n/a	Yes	CCiC Ref. 09/34149 Refused 02/12/09	Construction of 1 no. dwelling	Refused
SE4	Bessboro House	18.5	J Historic Landscapes G Landmarks C Tree Canopy B Water/River Corridors I Institutional Open Space	<ul style="list-style-type: none"> To reinstate Historic Landscape; To seek use of grounds as a Neighbourhood Park in context of local area plan (H); To allow development within the immediate environs to the north of Bessboro House consistent with the landscape and protected structure significance of the site. 	n/a	n/a	n/a	n/a
SE5	Pond, Douglas Estuary	3.1	B Water/River Corridors D Ecology S The Railway in the City	<ul style="list-style-type: none"> To provide tree planting on this visually prominent area of land to screen the Retail Park. 	n/a	n/a	n/a	n/a

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
SE6	RTE Mast, Ballinure Road / Douglas Estuary	3.6	B Water/River Corridors D Ecology E Visually Important Land	• To provide significant tree planting on its northern boundary, to screen Retail Park.	n/a	n/a	n/a	n/a
SE7	Castle Road Bank / escarpment	0.6	A Topography B Water/River Corridors C Tree Canopy D Ecology G Landmarks	• To introduce walkway / cycleway above waterline whilst protecting trees along escarpment.	n/a	n/a	n/a	n/a
SE8	Tir-na-nOg, Church Avenue (former family home of Frank Murphy architect)	1.4	A Topography B Water/River Corridors C Tree Canopy G Landmarks	n/a	n/a	n/a	n/a	n/a
SE9	Dundanion House and Castle	1.5	A Topography B Water/River Corridors C Tree Canopy G Landmarks	n/a	n/a	n/a	n/a	n/a
SE10	Convent Lawn (north) and small area east of Barrington's Avenue	1.8	A Topography B Water/River Corridors C Tree Canopy E Visually Important Land G Landmarks	• To explore potential of integration of this space into Marina Park / Atlantic Park as part of overall project.	n/a	CCiC Ref. 16/36952 grant 29/09/16	Extension to existing graveyard	As proposed
SE11	Convent Lawn (south)	2.0	G Landmarks	n/a	n/a	n/a	n/a	n/a
SE12	Blackrock Road escarpment (1) / Franciscan Ministry of Saint Joseph's Convent	0.9	A Topography C Tree Canopy E Visually Important Land	n/a	n/a	n/a	n/a	n/a

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
SE13	Not named in Development Plan Vol 1 Table 10.2 but included in Map	0.7	n/a	n/a	n/a	n/a	n/a	
SE14	Not named in Development Plan Vol 1 Table 10.2 but included in Map	0.5	n/a	n/a	Yes	CCiC Ref. 16/37087 grant 16/03/17	Construction of 1 no. dwelling	As proposed
SE15	Not named in Development Plan Vol 1 Table 10.2 but included in Map	0.8	n/a	n/a		n/a		
City Centre								
CC1	Blackpool Valley Ridge	0.2	A Topography C Tree Canopy E Visually Important Land J Historic Landscapes	<ul style="list-style-type: none"> To provide a pocket park (as part of Bell's Field / Lady's Well Park) on these lands benefiting from development at the edge of the space to provide supervision, whilst maintaining east-west views across the site (between Bell's Field and Shandon / western side of valley). Upgrade Old Youghal Road and Lady's Well steps / Fever Hospital Steps area 	n/a	n/a	n/a	n/a
CC2	Blackpool Valley Ridge (East) / Richmond Hill	0.9	A Topography C Tree Canopy E Visually Important Land	n/a	n/a	n/a	n/a	n/a

Ref.	Name of LPZ	Area of LPZ (Hectares)	Landscape Assets	Site Specific Objectives	Protected Structures / NIAH	Planning Applications / Appeals post 2009	Development Proposed	Development Permitted
			F Historic Core / Townscapes / Streetscapes					
CC3	Westboro House	0.5	A Topography C Tree Canopy	• Development of up to two houses between protected trees on Middle Glanmire Road is considered appropriate.	n/a	n/a	n/a	n/a
CC4	St Patrick's Hospital grounds	0.5	C Tree Canopy D Ecology H Public and Private Open Space	n/a	n/a	n/a	n/a	n/a