



**Uimhir Thagarta Uathúil:** CRK-C155-DEV21-136

**Údar:** McCutcheon Halley

**Stádas:** Submitted

**Aighneacht:** Clifton Convalescent Home

**Comhairliúchán:**

**Dáta a cuireadh isteach:** 02.10.2021 - 14:25

Draft Cork City Development Plan 2022-2028

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## Clifton Convalescent Home

**Caibidil:** Volume 2 - Mapped Objectives » Zoning  
Maps

**Ábhair:** Zoning  
Maps

See attached submission

**Eochairfhocail:** Former Clifton Convalescent Home      Residential  
rezoning, Montenotte,      Use

### *Príomh-thuairim:*

There are currently 184.5 hectares of serviced land within the City suburbs which have been zoned for landscape protection since 2009 and have made very little

contribution to housing needs or to supporting local services. The presumption against development apart from exceptional circumstances means that there is little or no scope for flexible solutions which might protect landscape assets as part of a sustainable development.

### *Príomh-iarratais:*

We therefore ask the Council to rezone the property for residential use subject to the requirement that a development brief be prepared to protect any features of landscape value

### *Main reasons:*

The former Clifton Convalescent Home at Montenotte is a particularly appropriate site for rezoning given that:

- (a) when the restrictive landscape zoning was introduced for the Montenotte Ridge in the 2004 City Plan, Clifton was left out of both the Ridge Protection and the Landscape Protection Zones and was fully zoned for residential development;
- (b) no adequate evidence or justification was given for the partial redesignation of Clifton as LPZ NE8 in the 2009 City Plan.
- (c) the net effect of the current zoning is that the development potential of this infill/brownfield site has been restricted to 6.6 units per ha.

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### **Ceangaltáin:**

CRK-C155-DEV21-136-12859 - Clifton Convalescent Home.pdf