



**Uimhir Thagarta Uathúil:** CRK-C155-DEV21-215

**Stádas:** Submitted

**Aighneacht:**

Lidl Ireland GmbH - Strategic / Policy Based Contribution  
Submission to the Cork City Draft Development Plan 2022 – 2028

**Údar:** The Planning Partnership

**Comhairliúchán:**

Draft Cork City Development Plan 2022-2028

**Dáta a cuireadh isteach:** 04.10.2021 - 09:49

---

## Litir Chumhdaigh

The Planning Partnership, The Coach House, Dundanion, Blackrock Road, Cork City are instructed by Lidl Ireland GmbH, Head Office, Main Road, Tallaght, Dublin 24, to prepare this Strategic / Policy Based Submission in relation to the ongoing Cork City Development Plan Review process and the publication of the subsequent Cork City Draft Development Plan 2022-2028.

### Tuairimí:

#### **Defining criteria of a Neighbourhood Centre / Local Centre should not be 'restrictive' in nature, but rather consistent with the definition as presented within the Retail Planning Guidelines 2012**

**Caibidil:** Volume 1 - Written Statement» 7. Economy and Employment

**Ábhair:** Supporting economic growth and diversity,

Town Centres, District Centres, Local Centres and Neighbourhood Centres

The purpose of this submission is to ensure the retail planning policies and objectives of the *Cork City Draft Development Plan 2022 - 2028* is consistent with the provisions of the *Retail Planning Guidelines (2012)*, reflecting the changes in the sector in recent years and to provide the appropriate policy context to facilitate the existing and expanding network of stores in Cork City. This is especially true in Cork City and surrounds where Lidl feel that they are currently underrepresented.

- Lidl Foodstores represent more of a 'local shopping' function, with a greater proportion of shoppers using alternative modes of transport (by foot or by public transport) to the private car, representing a more 'sustainable shopping pattern and experience' than mainstream supermarkets. Where opportunities arise, Lidl seeks the most proximate location to facilitate shared car journey opportunities between multiple Foodstores
- The development of multiple Foodstores (i.e. different operators to facilitate local competition and consumer choice) within a Centre should be encouraged which will add to the vitality and viability of Neighbourhood and Local Centres in the Metropolitan Area, enhancing the provision of a range of retail functions and provide a greater diversity.
- Subject to the key retail tests in terms of the *Retail Planning Guidelines (2012)*, the location of new Foodstores adjacent to designated Neighbourhood and Local Centres should be promoted to complement the fulfilment of the local shopping function and improve the mix of convenience shopping. This could lead to the

expansion/extension of the designated Neighbourhood / Local Centre.

In terms of the *Retail Planning Guidelines* (2012), new convenience space should be accommodated in areas where such need can be demonstrated through the key retail tests: Justifying Need; Impact; Sequential Test; and Ensuring that the development is of an Appropriate Scale (that such additional space can be accommodated).

- The defining criteria of a Neighbourhood Centre / Local Centre as detailed on page 240, under section **7.87 Neighbourhood and Local Centres** within the *Cork City Draft Development Plan 2022 – 2028*, should not be 'restrictive' in nature, but rather consistent with the definition as presented within the *Retail Planning Guidelines* (2012). We request that paragraph **7.87 Neighbourhood and Local Centres** of the *Cork City Draft Development Plan 2022 – 2028* be amended to reflect the definition as presented within the *Retail Planning Guidelines* (2012), with the **additional text** identified in **red**, and deleted text identified in blue to read as follows:

### **7.87 Neighbourhood and Local Centres:**

*Neighbourhood and local centres comprise a small group of shops, typically comprising newsagent, small supermarket/general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. are generally anchored by a small or medium sized convenience store and tend to include a number of smaller, associated local service units that enhance the overall appeal of the centre in terms of service provision and design. It is essential that they are mixed-use centres incorporating a range of local services. In assessing applications for new centres, the Council will have regard to the proximity of nearby alternative retail facilities and the vitality and viability of these centres, the design quality of the proposed centre and its mix of uses, ensuring that the centre is not overtly dominated by one particular unit or use This should be demonstrated through the submission of a Retail Impact Assessment.*

**Eochairfhocail:** Consistency with Neighbourhood Local Centres  
Retail Planning Guidelines, Definitions, centres,

#### *Príomh-thuairim:*

Defining criteria of a Neighbourhood Centre / Local Centre as detailed under section 7.87 Neighbourhood and Local Centres within the Cork City Draft Development Plan 2022 – 2028, should not be 'restrictive' in nature, but rather consistent with the definition as presented within the Retail Planning Guidelines (2012).

#### *Príomh-iarratais:*

That paragraph 7.87 Neighbourhood and Local Centres of the Cork City Draft Development Plan 2022 – 2028 be amended to reflect the definition as presented within the Retail Planning Guidelines (2012), to read as follows:

7.87 Neighbourhood and Local Centres: Neighbourhood and local centres comprise a small group of shops, typically comprising newsagent, small supermarket/general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. In assessing applications for new centres, the Council will have regard to the proximity of nearby alternative retail facilities and the vitality and viability of these centres, the design quality of the proposed centre and its mix of uses. This should be demonstrated through the submission of a Retail Impact Assessment.

#### *Main reasons:*

Noting that consistency is required in terms of the Planning Authority's interpretation of the definition of Neighbourhood and Local Centres as presented in paragraph 7.87 of Cork City Draft Development Plan 2022 – 2028, confirming that a Neighbourhood or Local Centre is not limit or restrict to a single anchor convenience store, are required to be consistent with the definition as presented within the Ministerial issued Retail Planning Guidelines (2012) under s.28 of the Planning and Development Act 2000 (as amended).

**Teorainneacha Gafa ar an léarscáil: Níl**