



Uimhir Thagarta Uathúil: CRK-C155-DEV21-240

Stádas: Submitted

Aighneacht:

Submission to Draft Cork City Development Plan 2022-2028
Amendment to Zoning of South City Environs at Maryborough,
Douglas

Údar: McCutcheon Halley

Comhairliúchán:

Draft Cork City Development Plan 2022-2028

Dáta a cuireadh isteach: 04.10.2021 - 11:21

Litir Chumhdaigh

This submission has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of Michael Cotter in response to public notices inviting submissions from third parties and interested parties on the Cork County Development Plan review in accordance with section 11(2)(bc) of the Planning and Development Act 2000.

Our client welcomes the publication of the Draft Cork City Development Plan

2022-2028 and the opportunity to participate in the plan making process which will inform the future development including the delivery of homes in the lifetime of the plan and beyond.

Glenveagh Homes are currently building houses at 'Maryborough Ridge' which immediately adjoins the lands subject of this submission (to the west and north). Our client has the right to connect to the services at Maryborough Ridge, and the infrastructure, access and services were all appropriately designed and sized to service the lands subject of this submission.

That makes the lands subject of this submission fully serviced and 'ready to go'. As demonstrated by the demand for the houses currently under construction, there is a huge demand for residential development in this location in Douglas and we would ask the City Council to include these lands for residential development as an amendment to the draft Plan.

Tuairimí:

Rezoning of land at Maryborough, Douglas to ZO2 New Residential Neighbourhoods

Caibidil: Volume 2 - Mapped Objectives» Zoning
Maps

Ábhair: Zoning
Maps

In the Cork City Draft Development Plan 2022-2028, our clients' lands are zoned for a mix of existing residential or "ZO-01 Sustainable Residential Neighbourhood" and City Hinterland.

This submission requests the following provisions in the forthcoming CDP for our clients lands in Maryborough, Douglas:

Extend the ZO 02 New Residential Neighbourhoods zoning by 3.8ha for the following reasons:

- It is an infill site and logical extension of the adjoining SHD development;
- The site is fully serviced and 'ready to go';
- It is served by a greenway and 3 no. BusConnects routes;
- The area is very well served by social, community and commercial services.

Eochairfhocail: rezoning

Ceangaltáin:

CRK-C155-DEV21-240-12969 - RPT_Maryborough_SUB_210928_TH.pdf

Teorainneacha Gafa ar an léarscáil: Níl