



Uimhir Thagarta Uathúil: CRK-C155-DEV21-261

Údar: The Planning Partnership

Stádas: Submitted

Aighneacht:

Extend the proposed ZO 9 Neighbourhood and Local Centre of the existing Lidl Foodstore Lands at West City Retail Park to reflect the existing permitted pattern of established retail provisions

Comhairliúchán:

Draft Cork City Development Plan 2022-2028

Dáta a cuireadh isteach: 04.10.2021 - 12:11

Site Specific Zoning Submission to extend the proposed ZO 9 Neighbourhood and Local Centre of the existing Lidl Foodstore Lands at West City Retail Park, Innishmore, Ballincollig, Cork

Caibidil: Volume 2 - Mapped Objectives » Zoning
Maps

Ábhair: Zoning
Maps

The proposed *ZO 9 Neighbourhood and Local Centre* of the existing Lidl Foodstore Lands is to reflect the existing permitted pattern of established retail provisions at West City Retail Park, Innishmore, Ballincollig, Cork, and must be reflected/presented within the new *Cork City Development Plan 2022 – 2028*.

Restricting the proposed *ZO 9 Neighbourhood and Local Centre* the footprint of the current Lidl Foodstore does not facilitate for any redevelopment/expansion opportunity of the existing West City Retail Park, inhibits competition, preserves existing commercial interests, and prevents innovation, which is contrary to the *Retail Planning Guidelines (2012)*. It is further noted that the SuperValu proposed *ZO 9 Neighbourhood and Local Centre* Lands are not restricted to the current Building Footprint and include greenfield lands and the parking areas.

Although the planning history associated with the subject site can be traced back to the 1970's, the current as-built format of the site has its origins in 3 no. relevant Planning Permissions. The presence of a permitted Licenced Discount Foodstore confirms the principle of convenience retail established on the subject site and as part of the overall City West Retail Park development.

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| Eochairfhocail: Existing Development, Competition and Choice, | Established Permitted Retail Development, Existing Commercial Interests, | Neighbourhood Centre, Redevelopment/Expansion opportunities | Extend ZO 9 Neighbourhood and Local Centre Zoning, |
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Príomh-thuairim:

Restricting the proposed *ZO 9 Neighbourhood and Local Centre* the footprint of the current Lidl Foodstore does not facilitate for any redevelopment/expansion opportunity of the existing West City Retail Park, inhibits competition, preserves existing commercial interests, and prevents innovation, which is contrary to the *Retail Planning Guidelines (2012)*. It is further noted that the SuperValu proposed *ZO 9 Neighbourhood and Local Centre* Lands are not restricted to the current Building Footprint and include greenfield lands and the parking areas.

Príomh-iarratais:

the extension of the proposed

To extend the ZO 9 Neighbourhood and Local Centre of the existing Lidl Ballincollig Foodstore Lands to reflect the existing permitted pattern of established retail provisions at West City Retail Park, Innishmore, Ballincollig, Cork, and that such be reflected/presented within the new Cork City Development Plan 2022 – 2028.

Main reasons:

Extending the proposed ZO 9 Neighbourhood and Local Centre of the existing Lidl Foodstore Lands to reflect the existing permitted pattern of established retail provisions, will facilitate redevelopment/expansion opportunities of the existing West City Retail Park, provide for more competition, will not preserve existing commercial interests, and promote innovation, which is all in line with the Retail Planning Guidelines (2012).

The subject lands are in close proximity to a significant extent of other uses, including Sustainable Residential Neighbourhood, provided in the immediate surrounding area, all accessible within 15-minutes, allowing for more active transportation and a wider range of uses and services available for the residents in the surrounding neighbourhood.

Ceangaltáin:

CRK-C155-DEV21-261-13002 - Final Submission Cork City DP 2022 - Lidl West City Retail Park.pdf