



Uimhir Thagarta Uathúil: CRK-C155-DEV21-262

Údar: McCutcheon Halley Planning Consultants

Stádas: Submitted

Aighneacht:

Submission to the Draft Cork City Development Plan

Comhairliúchán:

Draft Cork City Development Plan 2022-2028

Dáta a cuireadh isteach: 04.10.2021 - 12:17

Amendment to Zoning of South City Environs at Spur Hill, Doughcloyne, Togher

Caibidil: Volume 1 - Written Statement» 12. Land Use Zoning
Objectives

Ábhair: Land use zoning
objectives

Please refer to the attached report.

Príomh-thuairim:

Amendment to Zoning of South City Environs at Spur Hill, Doughcloyne, Togher

Príomh-iarratais:

This submission requests the following provisions in the forthcoming CDP:

We request that the southern portion of our client's lands be zoned as Tier 3 "ZO-03: Residential Neighbourhood" in order to optimise the development potential of this strategic development area.

Our client's lands occupy an important strategic position within Metropolitan Cork, forming part of the city's suburbs at Spur Hill, Doughcloyne, Togher. Our client welcomes that the northern portion of their landholding continues to be zoned residential "ZO-02 New Residential Neighbourhood".

The Draft Plan includes a Tier 3 zoning, which are strategic lands necessary for long-term planning of infrastructure, given the ambition growth target set out in the NPF, but also provide for substitution of Tier 1 or Tier 2 lands that do not come forward for development within this Plan period, where appropriate.

It is considered that the lands are entirely suitable for development as the site is identified as a Strategic Land Reserve (SLR 5) in the current Ballincollig Carrigaline Local Area Plan 2017.

Main reasons:

Please refer to the attached report.

Ceangaltáin:

CRK-C155-DEV21-262-13005 - RPT_210929_Spur Hill_SUB_COC_SRC.pdf