



**Uimhir Thagarta Uathúil:** CRK-C155-DEV21-266

**Údar:** The Planning Partnership

**Stádas:** Submitted

**Aighneacht:**

Site Specific Zoning Submission to remove the proposed ZO 01 Sustainable Residential Neighbourhoods zoning designation of the subject lands and assign ZO 9 – Neighbourhood and Local Centres Zoning

**Comhairliúchán:**

Draft Cork City Development Plan 2022-2028

**Dáta a cuireadh isteach:** 04.10.2021 - 12:35

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## Remove the proposed ZO 01 Sustainable Residential Neighbourhoods zoning designation of the subject lands and assign ZO 9 – Neighbourhood and Local Centres Zoning

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

**Ábhair:** Zoning  
Maps

This submission is to seek the removal of the proposed *ZO 01 Sustainable Residential Neighbourhoods* zoning designation of the subject lands and assign the *ZO 9 – Neighbourhood and Local Centres* Zoning, acknowledging the lands being brownfield lands, fully serviced, that lands at the junction of Carrigrohane Road and Victoria Cross Road (proposed *ZO 9 – Neighbourhood and Local Centres* Zoning) are now being developed for Student Accommodation. It is requested that such be reflected/presented within the new *Cork City Development Plan 2022 – 2028*.

The ***ZO 9 – Neighbourhood and Local Centres*** provides for local convenience shopping with development proposals serving local needs.

Having regard to the foregoing and noting that the subject lands are in close proximity to lands where a significant amount of Student Accommodation is currently under construction, including Student Accommodation construction on lands proposed to be zoned *ZO 9 – Neighbourhood and Local Centres* considered not reflecting the current pattern/use of development, and the surrounding existing Residential Neighbourhoods catchments, the rezoning the subject lands as *ZO 9 – Neighbourhood and Local Centres* provides the ability to present a logical form and pattern of development to support the sustainable and logical growth of the Carrigrohane Road catchment area.

All these facilities are located within 5-minutes walking distance of the Carrigrohane Road catchment area, and within the 15-minute walking distance of a wider mix of uses, including extensive residential areas and increased student population. This indicates the subject lands being rezoned as ***ZO 9 – Neighbourhood and Local Centres*** “support the delivery of a 15-Minute City delivering Compact Liveable Growth through walkable neighbourhoods, towns and communities with a mix of uses, house types and tenures that foster a diverse, resilient, socially inclusive and responsive city”.

**Eochairfhocail:** Neighbourhood Centre, 10 minute neighbourhood, student accommodation, Brownfield Site, Convenience Retail, Fully Serviced Retail Planning Guidelines, Lands

***Príomh-thuairim:***

The subject lands are in close proximity to lands where a significant amount of Student Accommodation is currently under construction, including Student Accommodation construction on lands proposed to be zoned ZO 9 – Neighbourhood and Local Centres considered not reflecting the current pattern/use of development, and the surrounding existing Residential Neighbourhoods catchments, the rezoning the subject lands as ZO 9 – Neighbourhood and Local Centres provides the ability to present a logical form and pattern of development to support the sustainable and logical growth of the Carrigrohane Road catchment area. Facilities are located within 5-minutes walking distance of the Carrigrohane Road catchment area, and within the 15-minute walking distance of a wider mix of uses, including extensive residential areas and increased student population. This indicates the subject lands being rezoned as ZO 9 – Neighbourhood and Local Centres “support the delivery of a 15-Minute City delivering Compact Liveable Growth through walkable neighbourhoods, towns and communities with a mix of uses, house types and tenures that foster a diverse, resilient, socially inclusive and responsive city”.

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***Príomh-iarratais:***

The removal of the proposed ZO 01 Sustainable Residential Neighbourhoods zoning designation of the subject lands and assign the ZO 9 – Neighbourhood and Local Centres Zoning, acknowledging the lands being brownfield lands, fully serviced, that lands at junction of Carrigrohane Road and Victoria Cross Road (proposed ZO 9 – Neighbourhood and Local Centres Zoning) are now being developed for Student Accommodation. It is requested that such be reflected/presented within the new Cork City Development Plan 2022 – 2028.

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***Main reasons:***

The lands being brownfield lands, fully serviced, that lands at the junction of Carrigrohane Road and Victoria Cross Road (proposed ZO 9 – Neighbourhood and Local Centres Zoning) are now being developed for Student Accommodation.

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**Ceangaltáin:**

CRK-C155-DEV21-266-13017 - Final Submission Cork City DP 2022 - Lidl Carrigrohane.pdf