



**Uimhir Thagarta Uathúil:** CRK-C155-DEV21-276  
**Stádas:** Submitted  
**Aighneacht:**  
Submission to the Draft Cork City Development Plan

**Údar:** McCutcheon Halley Planning Consultants

**Comhairliúchán:**  
Draft Cork City Development Plan 2022-2028

**Dáta a cuireadh isteach:** 04.10.2021 - 13:00

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## Litir Chumhdaigh

This submission has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of Damien O'Leary 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.

### Tuairimí:

#### **Amendment to Zoning of South City Environs at Mount Prospect, Maryborough Hill, Douglas**

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

**Ábhair:** Zoning  
Maps

Please refer to the attached report.

#### *Príomh-thuairim:*

This submission requests the following provisions in the forthcoming CDP:

Our client's lands occupy an important strategic position within Metropolitan Cork, forming part of the city's suburbs at Maryborough Hill, Douglas.

The Draft Plan includes Tier 1 zoning, which comprise zoned lands that are sufficiently serviced to accommodate new development.

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.

Our client's lands are currently zoned as the Metropolitan Greenbelt under the Draft Plan. However, it is considered that these lands are perfectly suited to be zoned for a mix of Tier 1 "ZO 2 New Residential Neighbourhoods" and Tier 3 "ZO-03: Residential Neighbourhood".

We request that the northern portion of our client's lands be zoned as Tier 1 "ZO-03: Residential Neighbourhood" and the southern portion of our client's lands be zoned as Tier 3 "ZO-03: Residential Neighbourhood".

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#### *Príomh-iarratais:*

Please refer to the attached report.

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*Main reasons:*

Please refer to the attached report.

**Ceangaltáin:**

CRK-C155-DEV21-276-13030 - RPT\_210929\_Maryborough Hill\_SUB\_COC.pdf

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**Teorainneacha Gafa ar an léarscáil:**

