



**Uimhir Thagarta Uathúil:** CRK-C155-DEV21-353

**Údar:** Speardale Limited

**Stádas:** Submitted

**Aighneacht:** Commons Road Submission - Speardale Limited

**Comhairliúchán:**

**Dáta a cuireadh isteach:** 04.10.2021 - 15:16

Draft Cork City Development Plan 2022-2028

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## Commons Road Submission - Speardale Limited

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

**Ábhair:** Zoning  
Maps

Our clients have a large landholding on the Commons Road as outlined in blue below. This land is partially located within a Landscape Preservation Zone in the current Cork City Development Plan. The Draft Cork City Development Plan 2022 proposes to retain this part of the site within the same landscape preservation zoning.

This submission requests that this land be included within the ***Sustainable Residential Neighbourhood*** Zoning in the Cork City Development Plan 2022-2028 for the following reasons:

- **There is an acute need for residential development within the city area.**
- **The site provides an opportunity to deliver a consolidated residential development close to Blackpool District Centre and Cork City Centre.**
- **The residential zoning of the site is appropriate against the considerations set out in the National Development Plan Guidelines that are relevant to proper planning and sustainable development.**
- **Specifically, the residential zoning of this site is consistent with the sequential approach to land use zoning.**
- **Cork City Council must prioritise the development of lands such as the subject site that are serviced, accessible and deliverable within the short term in the emerging Cork City Development Plan 2022-2028.**
- **We do not believe that the site, or at least the full extent of the site, should be included within a Landscape Preservation Zone and this opinion is supported by specialised inputs to this submission prepared by County Tree Care Ltd Arborists; Flynn Furney Ecologists and Cunnane Stratton Reynolds Landscape Architects.**
- **Our review has confirmed that part of the Landscape Preservation Zone to the south of the river is suitable for development. This site can be developed while safeguarding the assets relevant to the Landscape Preservation Zone and delivering the site specific objective The subject site has the capacity to facilitate public walkaways and access, achieving site specific objectives including the delivery of a linear park and an amenity route through the site.**

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**Ceangaltáin:**

CRK-C155-DEV21-353-13140 - Final Commons Road Submission - Speardale Limited 041021.pdf