



Uimhir Thagarta Uathúil: CRK-C155-DEV21-405

Údar: Cork Business Association

Stádas: Submitted

Aighneacht:

Cork Business Association Submission to the Draft Cork City Development Plan

Comhairliúchán:

Draft Cork City Development Plan 2022-2028

Dáta a cuireadh isteach: 04.10.2021 - 15:51

CBA Submission to Draft City Development Plan

Caibidil: Volume 1 - Written Statement» 2. Core Strategy

Ábhair: Compact City, Long term planning, 15 Minute Population and Housing Growth, City, City of Walkable Neighbourhoods & Communities

Cork's city centre has experienced significant change in recent years, with substantial physical and environmental enhancements following a sustained period of public and private and public sector investment and development. Much of the central retail and commercial core has been subject to major improvements and in spite of the Covid 19 pandemic there are indications that Cork City has begun to consolidate itself as the primary economic, employment, cultural and retail centre of the region and, as an attractive, dynamic and viable urban centre. Its resilience during Covid 19 shows what can be achieved by working together rather than working in silos and Cork City Council is urged to continue the supportive interactions that have become so valuable to the business sector in cork and the CBA since the outbreak of Covid 19.

Príomh-thuairim:

More needs to be done in the plan to achieve housing targets

Príomh-iarratais:

Action: the forthcoming Cork City Development Plan should be adjusted to take account of the National Development Plan and the commitments to spending and associated timelines therein. The delivery of a growth strategy which aligns with high quality public transport provision is the most important objective within the plan and needs to be expanded upon.

Action: The CBA cautions against not having a contingency plan in place for the failure of the Docklands to be developed to the extent prescribed in the plan [6,000 units] in the next 6 years and are somewhat apprehensive as a result. The CBA suggests that a review take place after a period of 2 years and if 2,000 units have not been delivered/are under construction in the Docklands then additional lands should be considered.

The CBA recommends that where the Gross Development Value of a project exceeds 5million euro the benefit to the city should be one of the contributing factors to the decision-making process and flexibility be applied in those cases in light of the significant planning gain. For larger developments in particular until high quality public transport links are put in place a degree of flexibility in relation to car parking/densities should be employed.

Other points which CBA members sought to be included relate to:

Purpose Built Student Accommodation should be strictly reserved for use by students and not short term/tourist accommodation as this is having a negative impact on the Hotel Sector.

Strict Enforcement of Air BnBs should also be undertaken to free up over 300 residential units across the city.

A schedule of street cleaning should be published.

The CBA are grateful for the opportunity for this submission to be considered by Cork City Council and welcome further engagement in relation to same.

Main reasons:

To increase housing provision

Ceangaltáin:

CRK-C155-DEV21-405-13203 - Final Submission -CBA .pdf