



Uimhir Thagarta Uathúil: CRK-C179-AMEDE-19

Údar: aoife lynch

Stádas: Submitted

Aighneacht:

Proposed Amendments to Volume 1 and 2 of the Cork City Development Plan 2022 - Lands at Lee Road.

Comhairliúchán:

Public Consultation on Proposed Material Alterations to the Draft Cork City Development Plan 2022-2028

Dáta a cuireadh isteach: 26.04.2022 - 16:51

Objection to rezoning of hinterland on Lee Road

Caibidil: Volume 2 - Mapped Objectives » Zoning
Maps

Ábhair: Zoning
Maps

26th April 2022

RE: Submission in Respect to Proposed Amendments to Volume 1 and 2 of the Cork City Development Plan 2022 - Lands at Lee Road.

I want the council to hear how strongly I object to the rezoning of hinterland on the Lee Road.

I note on the planning map - attached for reference - a green arrow on the left of the image for pedestrian access going through a private driveway down into Hollymount! There is no public access to Hollymount from the proposed site.

I note the submission made to Cork City Council suggests that the site is surrounded by institutional and established residential areas, following which amendments 2.97 and 2.98 have been proposed. This is wrong, come and see for yourself! This site is better defined as a rural hinterland area, with some low density housing surrounded by greenbelt and agricultural fields on three sides.

A big concern is the wooded area on the south side of the proposed rezoning. This is where the road access to the area is planned. It is my understanding that the proposed rezoning of lands for landscape and preservation zone (2.98) could facilitate access to the 'new neighbourhood'. This could result in the loss of very important biodiversity and ecology. Whereas, if the zoning of hinterland were retained, greater protection of the landscape would be ironically afforded to these lands. This is because access through the hinterland (greenbelt) would be contrary to the zoning/Plan. These lands support herons, bats, owls, buzzards, and many other species and their loss would be significant for the community as well as the City.

Why ignore the ecological value of this site? The access should NOT come from the Lee road. The planning is suggesting to tear down trees to provide access - referring to a fairy walk in one particular area just to dolly up what is really intended!

Everyday I see hawks, pheasants, buzzards and herons nesting in there. Businesses and councils alike have a duty in the race to net zero carbon emissions. Sustainability should be our focus right now, yet here we are suggesting destroying wildlife that we have the luxury of next to a city. Other European cities should be so lucky!

I have significant concern that these lands would not be suitable for the type and scale of development proposed in this zoning amendment. The National Government have adopted a Plan called the National Planning Framework - Ireland 2040. The aim of Ireland 2040 is to require new City Plans to approach new residential zoned lands in two tiers. Tier 1 lands are lands which are already serviced. Tier 2 lands are lands which would be serviced within the life time of the Plan. My understanding is this plan is proposed for the years 2022 to 2028. The amendments proposed under amendments 2.97 and 2.98 are lands which have significant deficits including the following:

There is no available water or sewage capacity and to my knowledge there are no planned upgrades for this area;

The nearest bus services are located in Sundays Well and Western Road (over 25 minute walk from proposed residential sites, down a steep hill). There are no transport links on the Lee Road, a road that floods!

On the Technical Note supplied by the developer it is stated:

Excellent bus connectivity is available in the vicinity of the site. The 201 Orbital

Route stops close to the Wellington Bridge junction while a number of high frequency

City services (201, 208 and 220) travel via Western Road, within 10-15 minute walking distance.

This statement is wrong. And the proposed high density residential area would add to the traffic problems on the Sundays Well Bridge. Why plonk a housing estate on huge hill into such an area? Recent planning in Glanmire was turned down for steepness for that reason! <https://www.irishexaminer.com/news/munster/arid-40856774.html>

The site is located in excess of 45 minute walk to the City;

Footpaths in the area are very narrow. So narrow that you cannot push a buggy with light poles, foliage, cracks etc. I have twins, my double buggy comes off the path when I walk it! You can only travel single file on the footpath for a lot of its extent. If you pass someone you have to step off onto an 80km/hr road which is very dangerous especially with children;

There are no cycle lanes in the area, and the road is not wide enough to allow appropriate separation between a car and bicycle when passing.

I cannot see how these lands could be suitably serviced by 2028, and as such it is my understanding zoning these lands would be noncompliant with the goals of Ireland 2040. To expect families to live at a medium to high density in an unserviced area is contrary to the common good for future inhabitants.

I beg you to consider this hinterland and the value that Cork has in the Lee Valley as our greatest asset. Please don't destroy it! We can do better than that! Cork City Council can plan better than that - and that is what with this letter I implore you to do.

Listen to the people who care about this area as much as we care about the need to plan for housing. Plan it in a way we won't be embarrassed about with future generations wondering why we were so selfish!

Regards

Aoife Lynch

