



Uimhir Thagarta Uathúil: CRK-C179-AMEDE-32
Stádas: Submitted
Aighneacht: Proposed Modification to Amendment 2.98

Údar: Pádraig Mac Cárthaigh

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

Dáta a cuireadh isteach: 27.04.2022 - 15:12

Tuairimí:

Proposed Modification to Amendment 2.98

Caibidil: Volume 2 - Mapped Objectives» Zoning
Maps

Ábhair: Zoning
Maps

Amendment 2.98 should be modified for the following reasons:

An amendment to the text of Table 6.6 is required in any case to give effect to Amendment 2.98 to the Mapped Objectives of the Draft City Plan.

The western part of the Landscape Preservation Zone proposed under Amendment 2.98 forms part of the curtilage of Clanloughlin House as it is primarily comprised of the walled garden.

It is desirable from a conservation viewpoint that the buildings and landscape features within the curtilage of Clanloughlin House remain as part of the same planning unit as the main house.

As Clanloughlin House is listed on the National Inventory of Architectural Heritage, the appropriate level of development within the curtilage of the house should be determined by the heritage impact assessment which will be carried out at the planning application stage.

The site-specific objectives in Table 6.6 of the adopted City Plan should therefore allow for limited residential development within the walled garden of Clanloughlin House at the western end of the proposed Landscape Preservation Zone.

Eochairfhocail: landscape preservation zone, compact and sustainable development

Príomh-thuairim:

Chapter 6 of the Draft Cork City Development Plan explains that the City Council seeks to protect and enhance the landscape character of the City through a number of land use mechanisms including the designation of Land Preservation Zones (LPZ). Planning applications on sites benefiting from landscape protection must demonstrate that there is no resulting adverse impact on the landscape assets and character of the area, by means of a design statement that includes a landscape assessment and visual impact assessment the impact.

In order to guide the site-specific assessment which will be required for each LPZ, column 3 of Table 6.5 of the Draft City Plan identifies the landscape assets within each zone such as topography, slope, tree cover, setting to historic structures, open spaces. While there is a general presumption against development within LPZs, development may be open for consideration where it achieves the site-specific objectives set out in column 4 of the Table and where the form or nature of development is compatible with the landscape character of the area. For example, column 4 of Table 6.6 includes provision for a small amount of residential development in landscape Preservation Zone NW1 which is adjacent to our client's property.

As the LPZ proposed for our client's property under Mapped Amendment 2.98 is located in the North West ward of the City the adoption of the amendment will require a minor amendment to Table 6.6 in order to:

- Identify the reference number of the zone as 'NW18' in column 1;
- Identify the name of the zone as 'Clanloughlin House' in column 2;
- Identify the landscape assets to be protected as 'A, C, G,' in column 3; and
- Identify the site-specific objectives in column 4.

We therefore request that the following text relating to Mapped Amendment 2.98 be included as a modification to the text of Table 6.6

"To allow a small amount of residential development within the walled garden to the rear of Clanloughlin house including the restoration; change of use and extension of the existing ancillary buildings"

Príomh-iarratais:

Modification to Amendment 2.98

Main reasons:

Amendment 2.98 should be modified for the following reasons:

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It is desirable from a conservation viewpoint that the buildings and landscape features within the curtilage of Clanloughlin House remain as part of the same planning unit as the main house.

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The site-specific objectives in Table 6.6 of the adopted City Plan should therefore allow for limited residential development within the walled garden of Clanloughlin House at the western end of the proposed Landscape Preservation Zone.

Ceangaltáin:

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Teorainneacha Gafa ar an léarscáil:

