



Uimhir Thagarta Uathúil: CRK-C179-AMEDE-70
Stádas: Submitted
Aighneacht: Zoning Amendment 2.35

Údar: The Planning Partnership

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

Dáta a cuireadh isteach: 28.04.2022 - 17:31

Tuairimí:

Site Specific Zoning Submission against Zoning Amendment 2.35 from ZO 10 Light Industry and Related Uses zoning to ZO 9 Neighbourhood and Local Centre zoning

Caibidil: Volume 2 - Mapped Objectives» Zoning
Maps

Ábhair: Zoning
Maps

The purpose of this submission is to outline our objection to the proposed **Zoning Amendment No.: 2.35** as presented in Part 2: Volume 2 (Mapped Objectives) of the published Proposed Material Alterations to the *Cork City Draft Development Plan 2022-2028*, and request that the *ZO 10 Light Industry and Related Uses* zoning as presented in the *Cork City Draft Development Plan 2022-2028* published 26th July 2021, be maintained.

It is our opinion that proposed Zoning Amendment No.: 2.35 appears to be without any substance, basis or justification presented within the documentation published as part of the Alterations/Amendment to Draft Plan Process in the preparation of the new *Cork City Development Plan 2022-2028*.

We further express the opinion that the lands proposed to be zoned for the purposes of **ZO 9 Neighbourhood and Local Centre** proposed under Zoning Amendment No.: 2.35, is contrary to the provisions of the current *Metropolitan Joint Retail Strategy 2015* which details that the "*opportunity for development of new neighbourhood centres will be identified in Development Plans or Local Area Plans as appropriate including where significant additional population growth is planned or where gaps in existing provisions are identified*".

The site is located within an area characterised by Light Industrial Uses, remote from immediate residential hinterland with neighbouring residential development acknowledging the 5- and 10- minute walking distance primarily as access to residential developments are off the Togher and Pouladuff Roads.

Access to these new *ZO 9 Neighbourhood and Local Centre* (Vicars Road) lands will as such be largely car borne.

The residential catchment area is served by the existing Lidl Foodstore on Elm/Hazel Road, located on lands zoned *ZO 9 Neighbourhood and Local Centre* less than 400 metres northwest of the proposed additional ZO 9 Neighbourhood and Local Centre (Vicars Road) lands, and additional Convenience Retail should be directed to appropriately located and zoned centres.

The extent of intersect of the 5- and 10- minute walking distance catchments for which both the existing *ZO 9 Neighbourhood and Local Centre* (Lidl) lands and the proposed additional *ZO 9 Neighbourhood and Local Centre* (Vicars Road) lands, clearly detailing that the proposed additional *ZO 9 Neighbourhood and Local Centre* (Vicars Road) lands undermines the existing *ZO 9 Neighbourhood and Local Centre* (Lidl) lands' vitality and viability.

Eochairfhocail: 10 minute
neighbourhood

Príomh-thuairim:

The extent of intersect of the 5- and 10- minute walking distance catchments for which both the existing *ZO 9 Neighbourhood and Local Centre* (Lidl) lands and the proposed additional *ZO 9 Neighbourhood and Local Centre* (Vicars Road) lands, details that both the sites are located within this intersect area.

Príomh-iarratais:

That the *ZO 10 Light Industry and Related Uses* zoning as presented in the Cork City Draft Development Plan 2022-2028 published 26th July 2021, be maintained.

Main reasons:

It is clear that this scenario undermines the existing *ZO 9 Neighbourhood and Local Centre* (Lidl) lands' vitality and viability, that no gaps in the existing provisions of convenience retail are evident justifying the proposed additional *ZO 9 Neighbourhood and Local Centre* (Vicars Road) lands, and that the proposed re-zoning would clearly contravening the aim of the Development Plan, i.e. to protect the existing *ZO 9 Neighbourhood and Local Centre* (Lidl) lands.

Ceangaltáin:

CRK-C179-AMEDE-70-15925 - Submission Amend Cork City DP 2022 - Cope.pdf

Teorainneacha Gafa ar an léarscáil:

