



**Uimhir Thagarta Uathúil:** CRK-C179-AMEDE-73

**Stádas:** Submitted

**Aighneacht:** Zoning Amendment 2.65

**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 - 17:57

---

## Site Specific Zoning Submission to support Zoning Amendment 2.65 from ZO 16 Public Open Space zoning to ZO 01 Sustainable Residential Neighbourhoods zoning

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

**Ábhair:** Zoning  
Maps

The purpose of this submission is to support the **Zoning Amendment No.: 2.65** as presented in Part 2: Volume 2 (Mapped Objectives) of the published Proposed Material Alterations to the *Cork City Draft Development Plan 2022-2028*.

We further confirm that the extent of lands proposed to be rezoned from **ZO 16 Public Open Space** to **ZO 1 Sustainable Residential Neighbourhoods** under Zoning Amendment No.: 2.65, is significantly larger in extent to that as was requested per our submission to the *Cork City Draft Development Plan 2022-2028*, registered under Unique Reference Number: CRK-C155-DEV21-202, and duly acknowledged by Cork City Council on 4th October 2021 (copy enclosed).

There is a long and complex history to the ownership and designation of this area, ultimately resulting in the Granting of Outline Planning Permission by Cork County Council under Plan. Reg. Ref. No.: 16/5300 by Order No. 17/4732 dated 28th April 2017.

The area of land continuous to be a focus for random incidents of anti-social activity, and it is presented that the development of houses with attendant surveillance will address this current situation.

Cork City Council has recognized this principle in the Glen Regeneration Project and used "*new infill housing to occupy areas prone to anti-social behaviour and provide passive supervision of public space*", with some private spaces were extended into public spaces to counter the adverse effects of unresolved public spaces.

The requested per our submission to the *Cork City Draft Development Plan 2022-2028*, registered under Unique Reference Number: CRK-C155-DEV21-202, and duly acknowledged by Cork City Council on 4th October 2021 (copy enclosed), was to move the **ZO 16 Public Open Space** line to the ridge edge of the Subject Lands. The Bride Valley will thus remain unaffected and continue to function as linear park.

The sloped glen area of the Bride Valley is left undisturbed, including the inner riparian 10 metre zone along the river channel and the intermediate 15 to 30 metres zone, allowing the native vegetation to regenerate naturally.

**Eochairfhocail:**

***Príomh-thuairim:***

Support the Zoning Amendment No.: 2.65 as presented in Part 2: Volume 2 (Mapped Objectives) of the published Proposed Material Alterations to the Cork City Draft Development Plan 2022-2028

---

***Príomh-iarratais:***

To seek amendment to the extent of rezoning from ZO 16 Public Open Space to ZO 1 Sustainable Residential Neighbourhoods to that as presented under Zoning Amendment No.: 2.65, in line with our submission to the Cork City Draft Development Plan 2022-2028, registered under Unique Reference Number: CRK-C155-DEV21-202, and duly acknowledged by Cork City Council on 4th October 2021 (copy enclosed).

---

***Main reasons:***

The area of land the subject of this Site Specific Submission has been a focus for anti-social activity, and it is presented that the development of houses with attendant surveillance will address this current situation.

The sloped glen area of the Bride Valley is left undisturbed, including the inner riparian 10 metre zone along the river channel and the intermediate 15 to 30 metres zone, allowing the native vegetation to regenerate naturally. The Bride Valley will thus remain unaffected and continue to function as linear park.

This submission is therefore made to seek a design solution facilitating new infill housing to occupy an area prone to anti-social behaviour, to provide passive supervision of public space, to enclose and complete the Rosemount Estate and thereby more accurately aligning the estate with the settlement pattern and the built form of the Kilcully Area.

---

**Ceangaltáin:**

CRK-C179-AMEDE-73-15928 - Submission Amend Cork City DP 2022 - Kilcully.pdf