

Draft Cork City Development Plan 2022-28 - Submission

The mantra of the recently published Draft Cork City Development Plan and the Chief Executive's Report appears to be to develop a sustainable, liveable city of neighbourhoods and communities based on the 15-minute city concept.

1. The new Development Plan needs to include plans and policies on how it is going to maintain and regenerate the residential areas around UCC, which already have this 15-min city, with the nearby city centre, hospitals, schools, shops, places of recreation and worship. The Plan must address the problem whereby greedy landlords are outbidding young couples and families from purchasing residential properties, which are then converted into houses of multiple occupancy(HMOs).
2. The new Development Plan must include a comprehensive policy on changing the existing housing tenure in the area around UCC, with private rental housing accounting for well over 70%. This has resulted in a huge over concentration of students living in the area. This is in complete contrast to what the Cork City Development Plan 2022-2028 Stage 1: Pre-plan Consultation Issues Paper states: The housing tenure shows a housing stock in Cork of owner occupied housing 58%, private rental 24%. The Plan needs to recognise this issue and contain policies on how to address this imbalance.

The Chief Executive's Report on the draft Development Plan doesn't offer any solution to ongoing destruction of the permanent residential population of this area other than to state that:

The draft CDP will consider appropriate locations for student accommodation and the form and scale that this type of development should take.

3. The new City Development plan must recognise that between MTU and UCC there is now a transient student population of almost 40,000, increasing year on year, with the vast majority living within a 2/3 sq.km area. The Plan must include policies on how the City is going to deal with this increasing student population and how they are going to be housed.
4. The new City Development Plan must include policies on how it is going to engage with both universities on future developments and the impact on existing residential communities. There is little mention of MTU and UCC in the Draft Development Plan or in the Chief Executive's Report despite the huge impact both positive and negative these institutions have on local communities. The present UCC campus is already close to over development and City Council need to encourage the university to build a second campus away from its present site. The Plan also needs to include policies on how the City Council will work with both universities on recognising and advancing their social responsibilities towards the local communities on which they have a major impact. This should also include City Council working with these universities on extending their green campuses into the local communities.

5. The Draft plan states that it will support the implementation of the wide range of different strategies currently being implemented in Cork City to guide and influence the future development of Cork City as a more lovable city, including the Cork City Local Economic and Community Plan. It will ensure that social inclusion strategies are fully integrated into the Draft CDP. Ensure that Cork City is family-friendly, child-friendly and age-friendly. It will support diversity and plan for the needs of all communities.

The above is nothing more than a wish list and doesn't include any policies on how it is going to achieve any of the above. The daily experience of permanent residents living in the area around UCC is anything but a family-friendly, child-friendly and age-friendly community with many afraid to venture out after dark due to the huge increase in anti-social and violent behaviour. Up to now both City Council and Government inaction towards the area has allowed large swathes of former residential properties now being nothing more than derelict slums. The new Development Plan must include plans to reclaim and regenerate the area into a strong sustainable community.

The residents living in the area around UCC feel very disappointed and let down by the lack of any serious solutions to all the ongoing issues in the Cork City Development Plan 2022-28.

The Chief Executive Ann Doherty, her Management Team and our local councillors are well aware of all difficulties faced by residents of the area on a daily basis and yet these difficulties have not been addressed in the Draft Plan.