

CORK CITY DRAFT DEVELOPMENT PLAN

PROPOSED REZONING – HYDE PARK HOUSE

September 2021



1.0 Introduction:

Hyde Park is located on the Northside of Cork City, accessed from the Middle Glanmire Road. The lands comprise c1.09ha and contain Hyde Park House and its associated gardens, gate lodge and entrance gates, together with a significant tree belt and a paddock field. While Hyde Park is not included on the Record of Protected Structures, it has been listed on the National Inventory of Architectural Heritage (Reg No. 20863137).

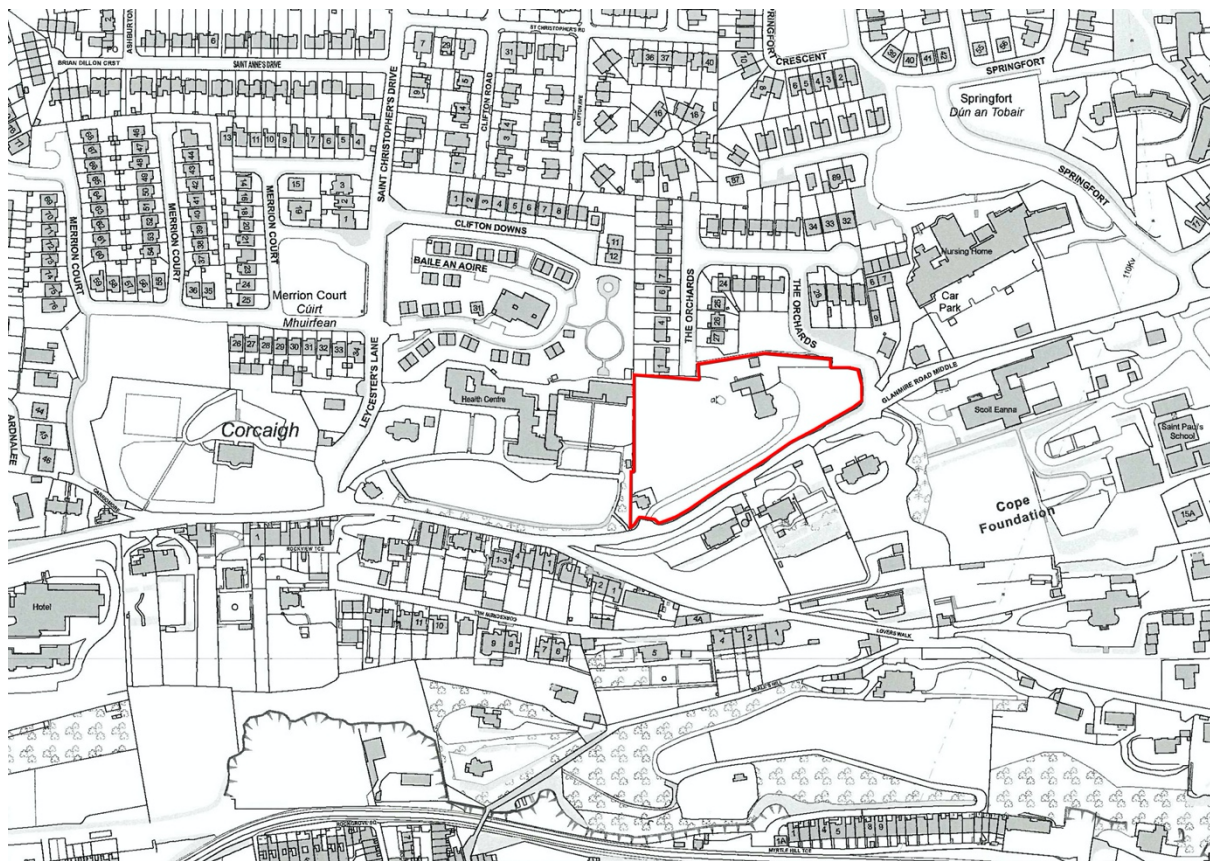


Fig. 1 Hyde Park Location Map.

The lands are proposed to be subject to two zoning objectives under the *Cork City Draft Development Plan 2022-2028*, namely:

ZO1: Zoning Objective 1:

Sustainable Residential Neighbourhoods, with an objective to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses;

ZO18: Landscape Preservation Zone:

An objective to preserve and enhance the special landscape and visual character of Landscape Preservation Zones.

A portion of the lands are also designated as an Area of High Value Landscape. See fig 2.

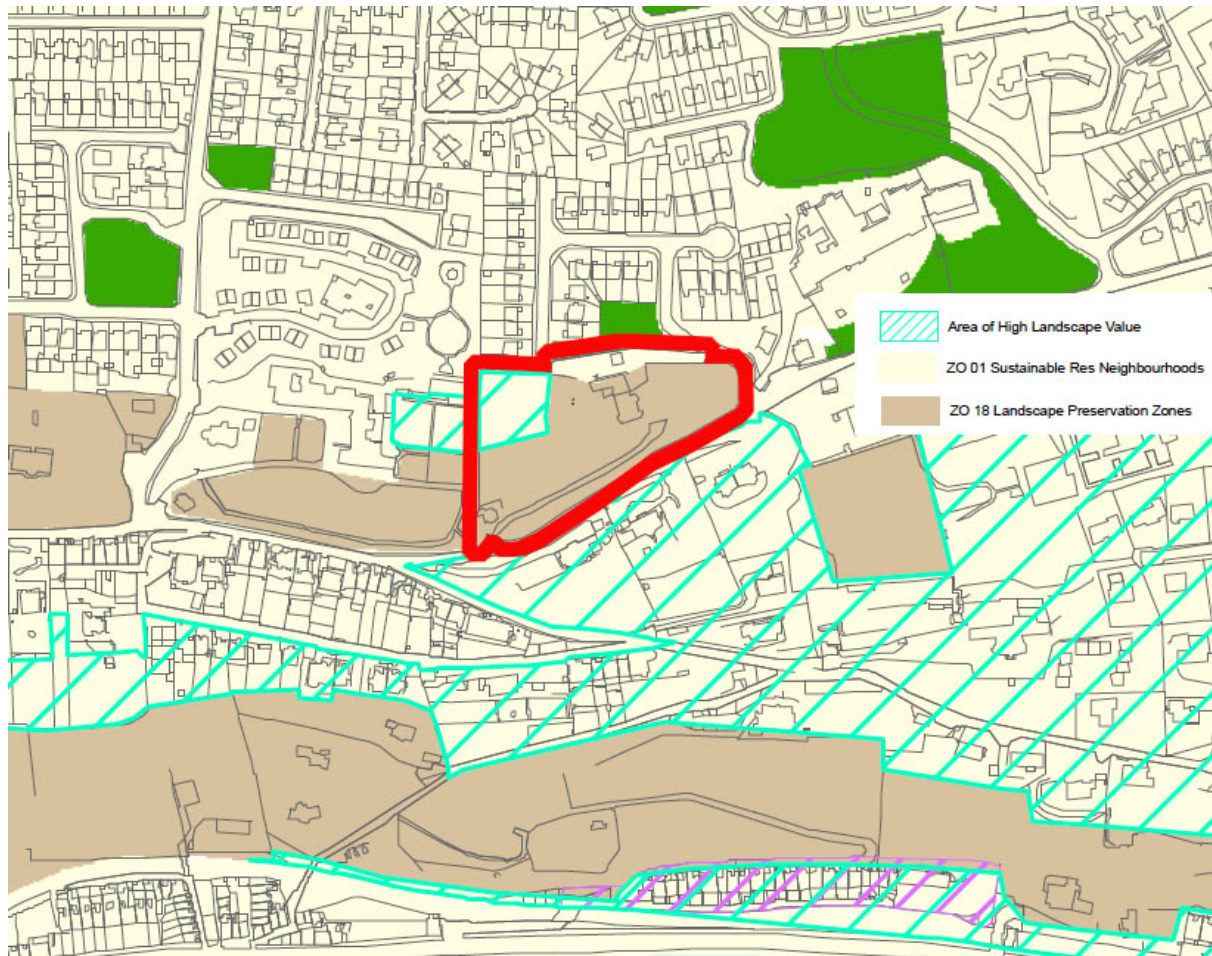


Fig. 2 Extract from Cork City Draft Development Plan Zoning Map 6, (Hyde Park Outlined in Red).

Paragraphs 6.19 and 6.20 of the Draft Plan refer to Landscape Preservation Zones (LPZ's), and state that such areas are considered to be highly sensitive with limited or no development potential. The objective of LPZs is to preserve and enhance the landscape character and assets of the sites with a presumption against development.

The applicable Landscape Preservation Zone to Hyde Park is NE9, with the relevant asset categories being C and G:

- C- Tree Canopy - Areas with existing woodlands or significant tree groups, or areas with potential for new woodlands.
- G- Landmarks / Natural Features / Cultural Landscape – land forming the setting to existing landmark buildings and/or protected structures / buildings of significance

Areas of High Landscape Value are referred to in paragraphs 6.22 and 6.23 of the Draft Plan, and state that such lands display an intrinsic landscape character and special amenity value. New development in AHLV must respect the character and the primacy and dominance of the landscape.

2.0 Proposed Amendment

Objectives / Maps / Zoning Proposals	<i>Map 6: Land Use Zoning Objective</i>
Comments	<i>The Landscape Preservation Zone covers the majority of the Hyde Park lands, most of which is not visible on any short or long-range views. An increase in the ZO1 objective will not affect the setting of Hyde Park, nor impact on the wider landscape character of the area.</i>
Recommended Update	<i>Increase the extent of the ZO1 objective to cover the entire paddock field and the built area of Hyde Park House, with an associated high value landscape designation as necessary.</i>

3.0 Rationale

Hyde Park is located on the northern ridge of Cork City, in an area dominated by Clifton Convalescence Home to the west and a number of large dwellings to the south. Only the roof of Hyde Park is visible from certain locations, however the ground floor, garden and paddock field are entirely obscured by the topography and an existing tree belt. See images below.

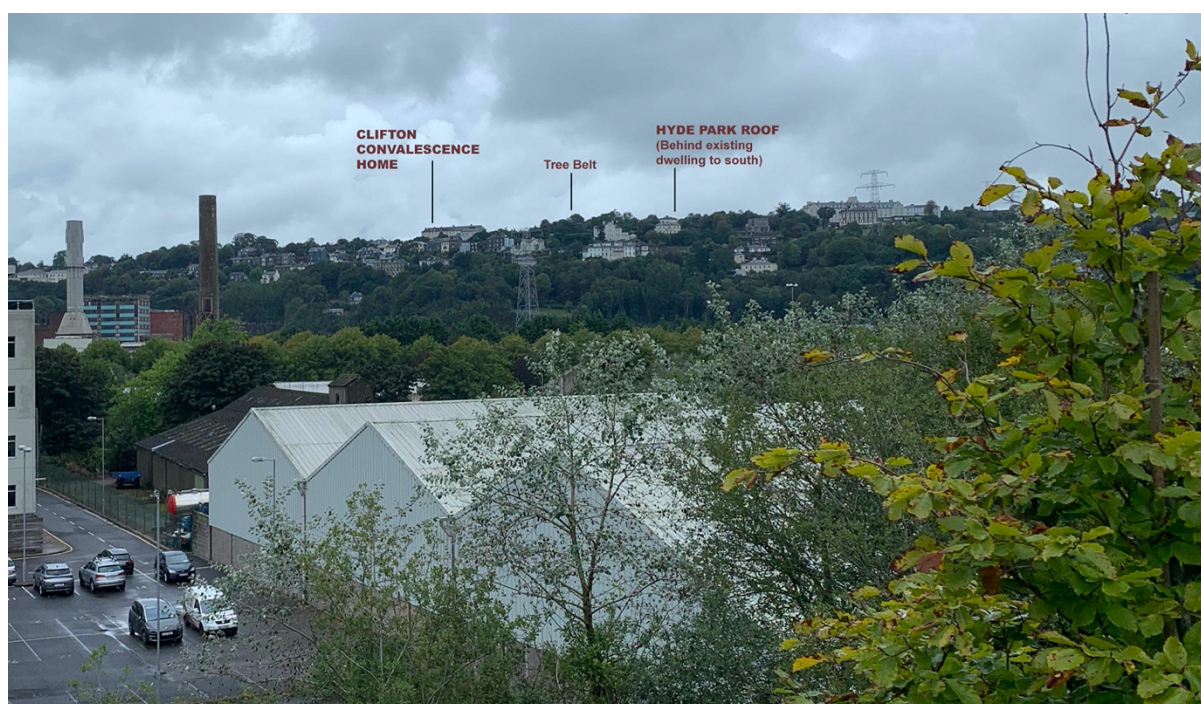


Fig. 3: View from Botanika Housing Development, Cleve Hill, Blackrock Road.



Fig. 4: Hyde Park from South-East. (© Google Earth)

The proposed line of the ZO1 objective within Hyde Park appears to be a continuation of that applying to the Clifton Lands, which is marked by the wall of a historic walled garden. This however has no bearing on the subject field.

In addition, the existing structures in Clifton are covered by the ZO1 zoning objective, and we consider that a similar approach should also apply to Hyde Park House.



Fig. 5: Hyde Park Zoning – taken from the Cork City Draft Development Plan (© Google Earth)



Fig. 6: Hyde Park Proposed Zoning Modification (© Google Earth)

For clarity, we proposed that the existing tree belt, driveway, and areas of garden remain within the Landscape Preservation Zone as shown in the draft plan. A potential revised map extract is shown in Fig. 7 below.

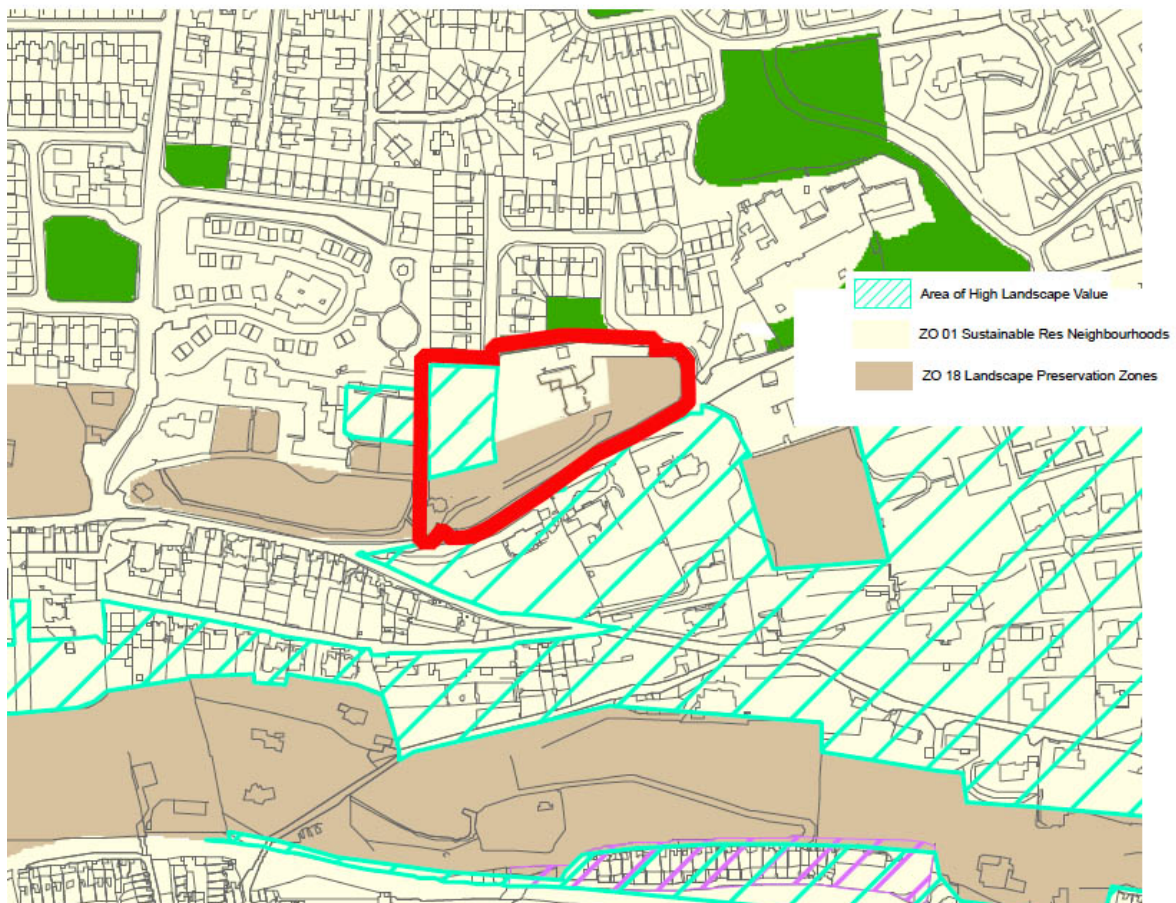


Fig. 7: Proposed Alteration to Zoning Map 6, Cork City Draft Development Plan

4.0 Summary

The lands in Hyde Park are screened from both short and long-range views by topography and existing trees. An extension to the ZO1 zoning to take in the existing structure (as in adjoining landholdings), and the entirety of the paddock field will not compromise the landscape character of the wider area, nor affect the intention of the Landscape Preservation Zone.

The purpose of Landscape Preservation Zone NE9 is to protect the setting of Hyde Park House and the existing trees. This will be maintained, with the existing trees remaining within the LPZ, which also continues to include the lands south of Hyde Park.

The wider green buffer formed in conjunction with the Clifton lands to the west will also be maintained unaffected by implementation of the suggested amendment.

We trust the City Council will accept our proposal.

Brian Curtin

Hogan Architecture

23/09/2021.