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Development Plan Submissions,
Strategic and Economic Development,
City Hall,
Anglesea Street,
Cork
T12 T997

26th September 2021

Re: Cork City Development Plan 2022–2028, Stage 2: Public Consultation on Cork City Draft Development Plan

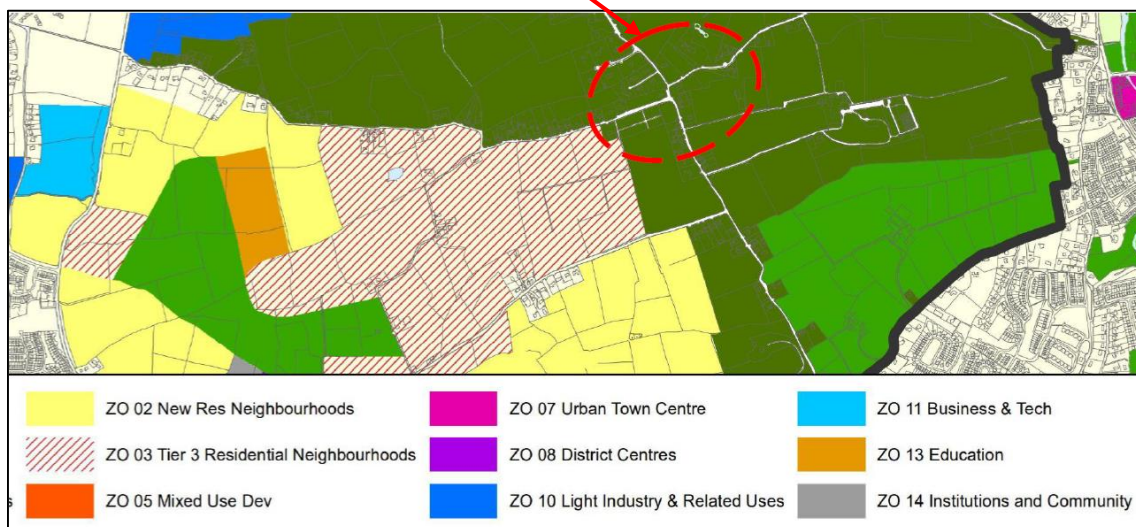
Submission to Draft Cork City Development Plan 2022-2028

Dear Sir,

We make this submission on behalf of Mr. Daithí MacCarthaigh in response to public notices inviting submissions from third parties and interested parties on the Cork City Development Plan review in accordance with section 11(2)(bc) of the Planning and Development Act 2000.

Mr. Daithí MacCarthaigh welcomes the opportunity to participate in the plan making process which will inform the future development of Cork City and this submission relates to further infill development of sites located in the City Hinterland at Ballincrossig, Rathcooney, Cork.

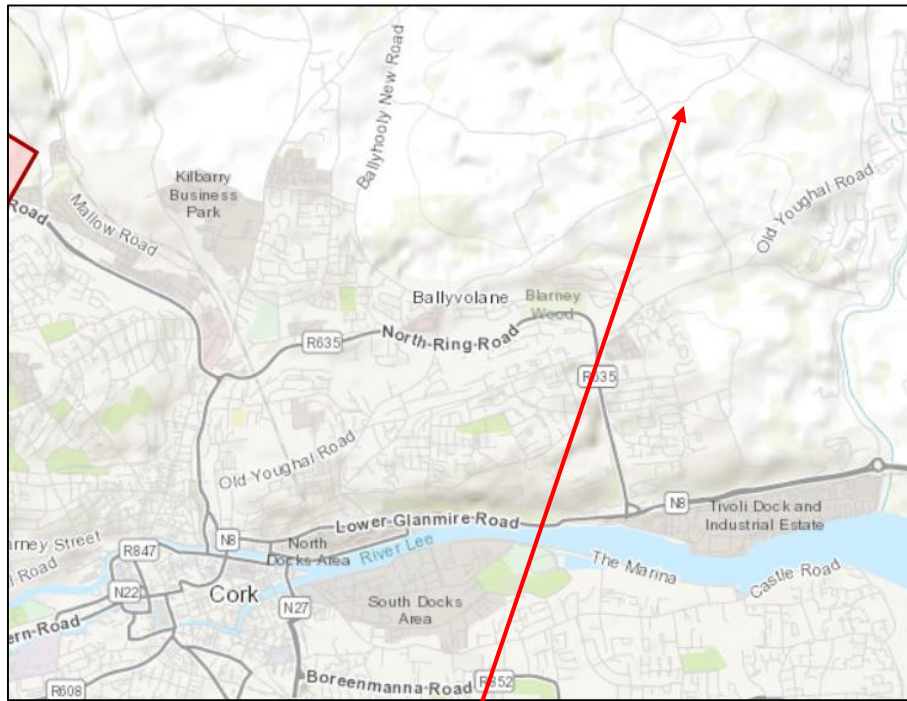
The extract below from the Draft Development Plan, Volume 2: Mapped Objectives shows the lands subject of this submission circled in red.



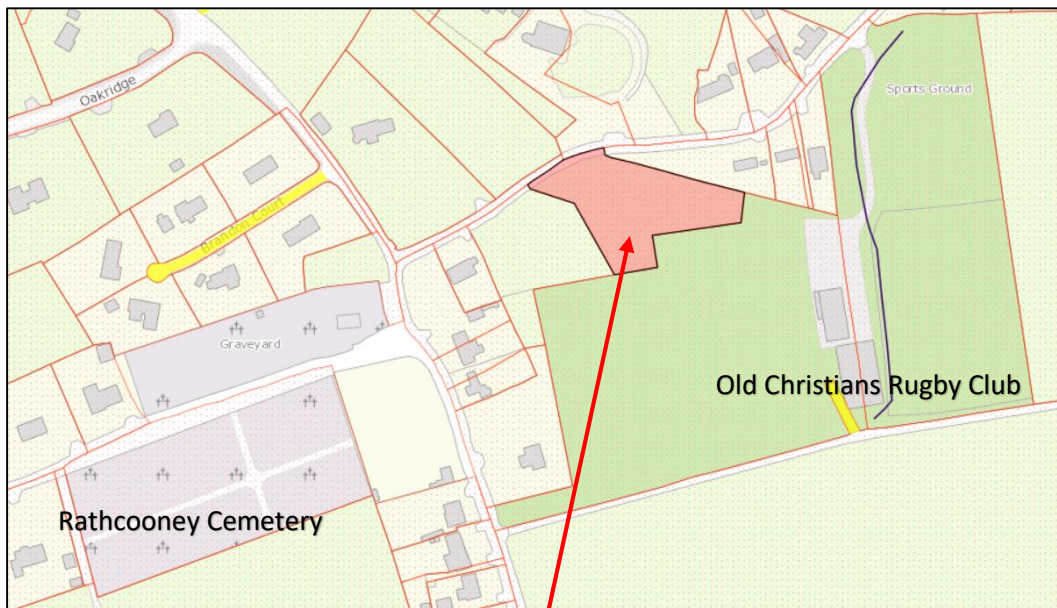
Extract from Volume 2 – Map 13

Site Specific Context

Mr. MacCarthaigh is the owner of a site within the lands subject of this submission as identified below in the Site Location map and shaded red in the Land Direct map extract.



Site Location



Site (Land Direct Extract)

The infill site is approximately 0.5 hectares in size and has a mature hedgerow roadside boundary which provides good screening.

The land uses adjacent to the site are primarily residential and recreational. The Old Christians Rugby Club abuts the site to the south east and there are a large number of individual houses in

the immediate vicinity (three houses directly adjoin the site to the east and four to the west / south-west).

Submission Request

We request that our client's landholding, which is located in the established settlement of Rathcooney, should be integrated with the residential neighbourhoods proposed in the areas zoned ZO 02 (New Residential Neighbourhoods) and ZO 03 (Tier 3 Residential Neighbourhoods), particularly as Rathcooney has a range of social community and recreational facilities which will serve the new neighbourhoods in the initial phase of their development.

We believe there is an opportunity to help meet the population growth targets for Cork City by allowing development of the numerous infill sites located in the City Hinterland to provide for new residential development in tandem with the provision of necessary social and physical infrastructure. This would also help to meet the exceptional individual housing needs which would strengthen existing rural communities.

Further infill development at Rathcooney would help to achieve the ambitious target for Cork in the National Planning Framework that at least 50% of all new housing will be delivered within "existing built-up areas", as defined by the NPF. It would also help to achieve the target for the suburbs which envisages population growth of 13%.

Although the subject site is currently zoned Green Belt it may be deemed to be located within the existing built up area of Cork City and suburbs which is defined by the National Planning Framework (NPF) to include sites "within and close to the existing 'footprint' of built-up areas"

City Hinterland

The primary purpose of the City Hinterland as set out in Draft Zoning Objective 21 is to protect and improve rural amenity and provide for the development of agriculture and a range of rural based uses. As the subject site is not currently used, or suitable, for any of the designated City Hinterland uses, the proposed rezoning for residential use would not adversely affect the achievement of draft zoning objective ZO 21.

The City Hinterland zoning purpose is also to maintain a clear distinction between urban areas and the countryside and avoid the harmful impacts of urban sprawl. As Rathcooney is an established cluster of development a clearer distinction between the urban areas and the countryside would be achieved if the subject site was linked to the adjacent residential zones rather than being left as an isolated cluster within the City Hinterland.

Public Transport

Public transport connectivity at Rathcooney will be significantly improved by the new orbital bus and cycle routes which are proposed in CMATS for the North West quadrant of the city.

Cork County Development Plan 2014

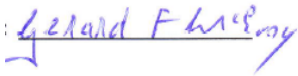
The Cork County Development Plan 2014 recognises that relatively built up pockets of Greenbelt land "may be suitable for a very limited amount of further development".

Conclusion

Mr. MacCarthaigh's site, and the adjacent sites to the west, are gaps in this built up area of one-off houses, and when examined in the context of the local and environmental characteristics of Rathcooney, we submit that it should be integrated with the residential neighbourhoods proposed in the areas zoned ZO 02 and ZO 03.

Thank you for the opportunity to participate in the plan making process and would be grateful if this submission could be considered during the preparation of the Cork City Development Plan 2022-2028.

Yours sincerely



Gerard F McEvoy BE CEng MIEI MRICS MSCSI

**Director,
Ger McEvoy Project Management Limited.**