

Senior Planner,  
Cork City Council  
City Hall.  
Cork

30 September 2021

**Re: Submission to Draft Cork City Development Plan 2022-2028 for development at Tower**

Dear Sir,

This submission has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of Brendan and Eimear O'Connell, the owner of lands in Dromasmole, Tower in response to public notices inviting submissions from third parties and interested parties on the Cork City Development Plan review in accordance with section 12(2)(b) of the Planning and Development Act 2000. Our client welcomes the publication of the Draft Cork City Development Plan (CCDP) 2022-2028 and the opportunity to participate in the plan making process which will inform the future development in the lifetime of the plan and beyond.

Our clients' lands are located approximately 900m southeast of Tower and are served by the Kerry Pike Road which runs along the north of the site.



Figure 1 Subject Site located at Tower, Cork

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As illustrated below in Figure 2, a portion of our client's lands have been zoned ZO1 *Sustainable Residential Neighbourhoods* in the Draft Cork City Development Plan 2022-2028. Under the ZO 01 zoning, it is an objective of the Plan '*to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.*'

Our client welcomes the proposed new zoning as it will enable the lands to contribute to the provision of housing in the area, supporting Tower in delivering on its strategic function and cater for population increase. Our client's site will support the surrounding area and has the opportunity to provide a successful residential development due close proximity of Tower, exiting and proposed public transport outlined in Cork Metropolitan Area Transport Strategy (CMATS), the existing road network N20 (Cork to Limerick corridor) and the existing recreational amenities including a soccer pitch and an amenity walk, all of which are located to the east of Tower.

In line with National and Regional Planning Policy such as the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES), future zoning should prioritise areas which consolidate existing and permitted developments, our clients lands holdings provide an opportunity for sequential development which is contiguous with the built-up area of Tower and benefits from excellent connections along Kerry Pike Road with additional local and recreational services located to the east of Tower.

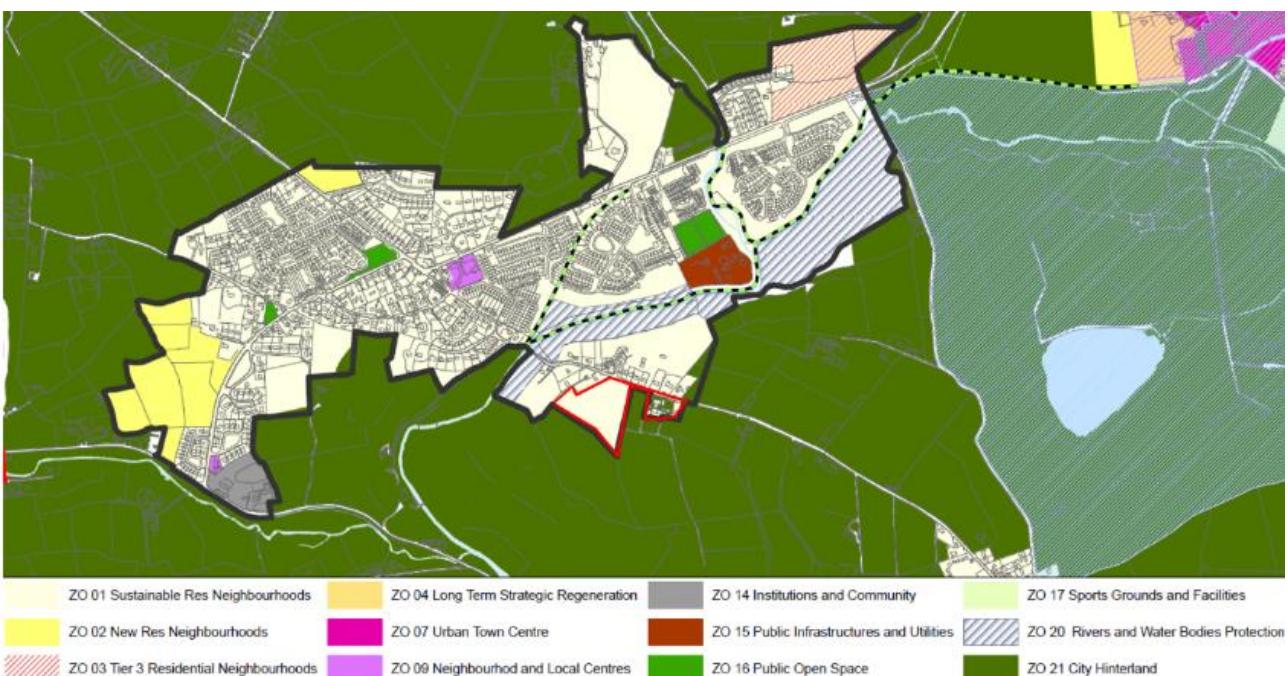


Figure 2- Extract from the Draft City County Development Plan 2021- Subject site outlined in red.

It is therefore considered that our clients' lands will play a significant role in the successful delivery of the Tower. Our client's lands are immediately adjacent the existing Golf Course and can easily be serviced by Kerry Pike Road. Critically, unlike other lands in Tower, the site is not susceptible to flooding, is fully serviceable and is available for development. It is therefore considered that concentrating development to the east of Tower should be prioritised to optimise these key infrastructure investments and to promote sustainable transport throughout the area in line with CMATS. Our client's lands have the potential to deliver development in the short to medium term. Furthermore, our client's lands are eminently suitable to provide lands for residential uses serving as an alternative to one housing within the rural hinterland.

As a key stakeholder, our client wishes to maintain an active role in the successful delivery of housing in Tower and would be willing to work with Cork City Council to develop the lands to benefit the town and hinterland in the short to medium term. Accordingly, we fully support the Council's Proposed ZO 01 Sustainable Residential Neighbourhood zoning for our clients' lands and ask that it be adopted as part of the final adopted City Development Plan.

We trust that this submission will be taken into consideration in the preparation of the forthcoming Cork City Development Plan.

Yours sincerely



Majella O'Callaghan

**McCutcheon Halley**