

Senior Planner
Planning Policy Unit
Cork City Council
City Hall
Cork

29 September 2021

Re: Submission to Draft Cork City Development Plan 2022-2028 for development at Adarostig, Bishopstown, Cork on behalf of Anna Maher

Dear Sir/Madam,

This submission has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of Anna Maher, 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)(b) of the Planning and Development Act 2000. Our client welcomes the publication of the Draft Cork City Development Plan 2022-2028 and the opportunity to participate in the plan making process which will inform the future development of Cork City. Our client's fully supports the proposed New Residential Neighbourhood zoning for their lands at Adarostig, Bishopstown, Cork.

1. Site Context

Our clients' lands which measure 6 hectares, are located in Ardarostig in the southwestern suburbs of the City. The lands are located adjacent to the Bandon Road (N71), approximately 350 metres southwest of Bishopstown Court Neighbourhood Centre and the Bandon Road Roundabout, which provides direct access to the N22, N40 and South Ring Road. Development along the N71 generally comprises a mix of commercial and low-density residential development, with only pockets or infill sites left to be developed. Our clients' lands provide an opportunity for sequential development and not compromised by sporadic low-density development and can provide a strategic residential land bank to help address the significant need for additional residential development within this part of Metropolitan Cork.



Figure 2 Subject Site located at Adarostig, Bishopstown, Cork

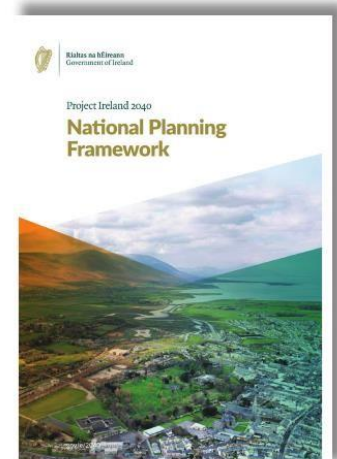
Our clients' lands straddle the current development boundary for the South Environs and form part of a larger area of developable lands that were identified by Cork County Council as one of the Strategic Land Reserves (SLR 6) in the Ballincollig Carrigaline Municipal District Local Area Plan 2017.

2. Planning Policy Context

2.1 National Planning Framework – Project Ireland 2040

In line with the recommendations set out in Rebuilding Ireland, the Government launched Ireland 2040, which comprises the National Planning Framework (NPF) and National Development Plan (NDP) 2018-2027. These plans aim to achieve balanced regional development by outlining a clear hierarchy for the urban centres outside the greater Dublin area, with Cork being promoted as the State's second city, fulfilling a nationally important role in counterbalancing the Capital.

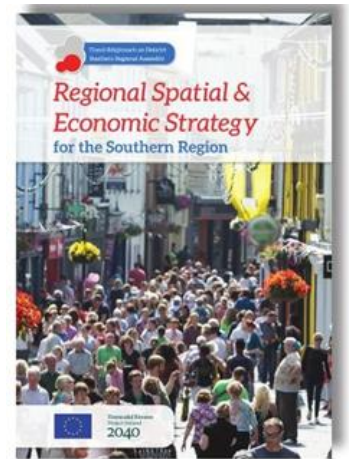
A core objective of the National Planning Framework is to build an average of 25,000–30,000 new homes annually to meet future planned needs of the population and deal with the demand-supply imbalance over recent years, in effect a doubling of annual housing output from 2016/2017 levels. According to the National Development Plan, Cork is expected to increase its population by 125,000 by 2040, which will require the provision of additional housing to accommodate 2,400 people every year up to 2040.



2.2 Regional Spatial & Economic Strategy for the Southern Region

RSES is a strategic document, which identifies high-level requirements and policies for the Southern Region, setting out the high-level statutory framework to empower each local authority to develop CCDPs, Local Area Plans (LAPs) and (LECPs) that are coordinated with regional and national objectives.

The RSES states that the sustainable growth of Metropolitan Cork requires consolidation, regeneration, infrastructure led growth and investment in each of the following locations: City Centre (including the Docklands and Tivoli), potential light rail transit (LRT) corridor, strategic bus network corridor and suburban area nodal points and corridors along the Ballincollig to Mahon LRT line, district centres, north and south environs, Glanmire, city and **suburban area expansion (sustainable and infrastructure led)**.



2.3 Cork Metropolitan Area Transportation Strategy (CMATS), 2020

The CMATS aims to deliver an integrated transport network that addresses the needs of all modes of transport, offering better transport choices, resulting in better overall network performance and providing capacity to meet travel demand and support economic growth. Key outcomes for Ardarostig in the CMATS include:

- The Mayfield-Bishopstown BusConnect Service which will have a 10-minute frequency with transfer hubs to the LRT and Southern Inner and Outer Orbital Bus Routes;
- The implementation of the Greenway Network and Cycle Network; and
- The Delivery of a Park and Ride facility at the Bandon Road

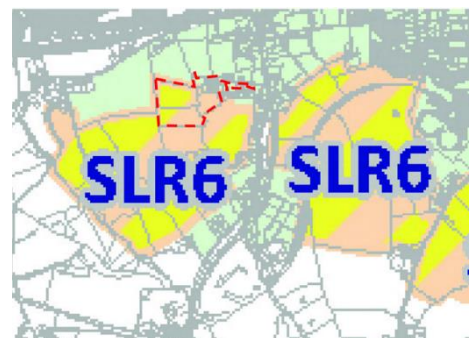
2.4 Cork County Development Plan 2014

The 2014 CDP identified a significant lack of headroom available for residential development in the County Metropolitan Cork Strategic Planning Area. In order to ensure continuity of supply of zoned and serviced residential land and to accommodate the population targets for Metropolitan Cork, the 2014 Cork County Development Plan identified a need for 'Strategic Land Reserves' (SLR's).

2.5 Ballincollig - Carrigaline Municipal District Local Area Plan 2017

The 2017 LAP's identified 12 SLR sites which could meet the requirement for additional housing within Metropolitan Cork. Our client's lands were included within the '**SLR6 Ardarostig**', which was described in the LAP as follows:

These sites comprise approximately 100 ha of land either side of the N71 at the Bandon Road Roundabout. The lands are quite elevated in sections and are visible across a wide area of the City. The lands are within the metropolitan green belt around Ardarostig to west and have remained largely intact. The majority of the lands are currently in agricultural use. A number of submissions have been received for zoning of the land into residential development



2.6 Draft Cork City Development Plan 2022-2028

In the Cork City Draft Development Plan 2022 the site is proposed to be zoned for New Residential Neighbourhoods under ZO 02 where it is an objective of the plan *"to provide for new residential development in tandem with the provision of the necessary social and physical infrastructure."*

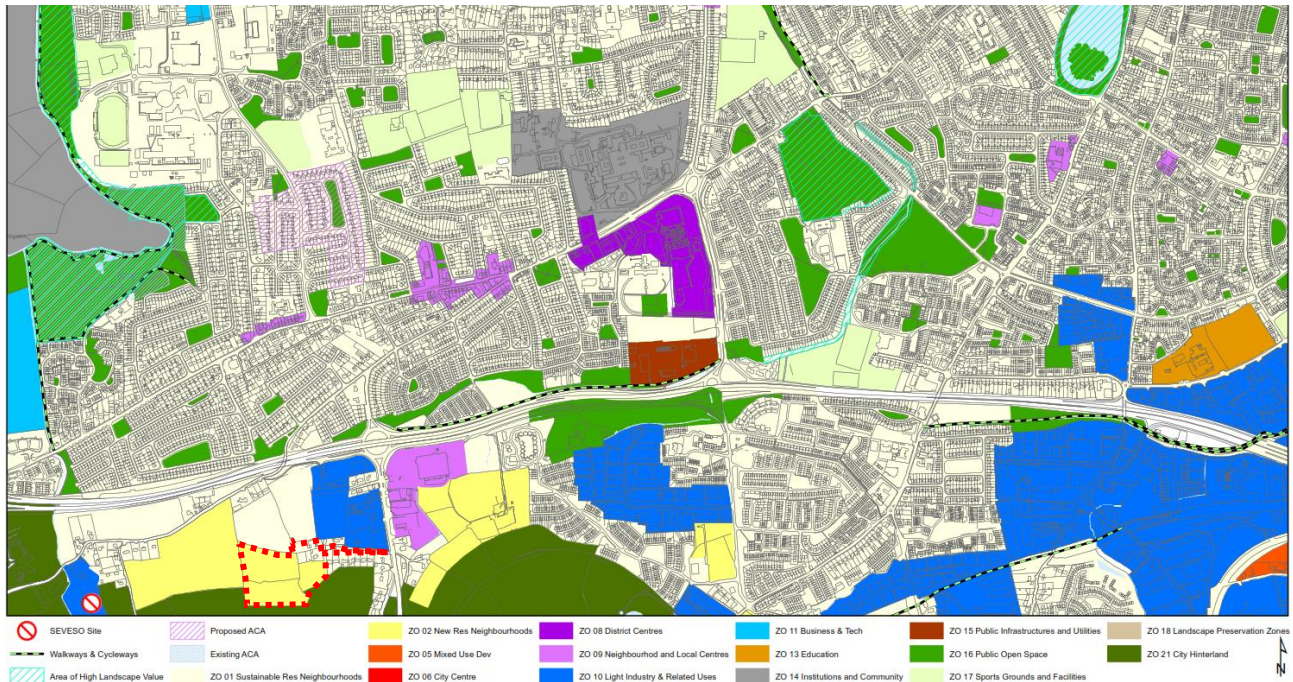


Figure 3: Extract from the Draft Cork City Development Plan 2022-2028 zoning map. Site outlined in dashed red line

3. Rationale

The principles of the NPF and RSES are to promote compact growth within and contiguous to existing urban footprints where it can be served by public transport, walking and cycling. In line with this principle, future zoning should prioritise areas which consolidate existing and permitted developments. Our clients' land holding is contiguous with the built-up area of Bishopstown and benefits from excellent connections with the Bishopstown Court neighbourhood centre on the Bandon Road Roundabout with additional local services being located on the Bandon Road. The Wilton Shopping Centre is a designated District Centre providing a range of shopping and services and is only 2km northeast of the subject site. Our client's lands are also well placed in relation to their proximity to both the Cork Institute of Technology and the University College Cork campuses which are both less than 5km from Ardarostig. The Cork University Hospital and Marymount University Hospital and Hospice are only 2km and 1km respectively from the subject lands. Both provide essential healthcare services but are also major employers in the City. Our clients' lands are also centrally located in terms of accessing the Airport Business Park and the Cork Science and Innovation Park.

Furthermore, it should be noted that our clients site adjoins the recently permitted Ardorstig Strategic Housing Development (Ref. No. TA28.310274) which will consist of 137 no. houses and 139 no. apartments, a creche and associated site works. Access points have been included as part of this

permitted development which will allow for connectivity between the lands and our clients site via car, bicycle and foot – see Figure 4.



Figure 4: Extract from layout from the Ardrostig SHD. Access points highlighted in red

Our clients' lands comprise an in-fill site between the now approved Ardrostig SHD and the existing built up area to the east. It is therefore considered that concentrating development to the west of Bishopstown should be supported to continue the sequential development of the area and to optimise 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 term. Furthermore, our client's lands are eminently suitable to provide lands for residential uses.

Accordingly, we fully support the Council's Proposed ZO 02 New Residential Neighbourhood zoning for our client's lands and ask that it be adopted as part of the final adopted City Development Plan.

We respectfully request that the planning authority give consideration to this submission and we trust that our submission will be taken into account as part of the consultation process for the review of the Cork City Council Development Plan.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

Andrea McAuliffe

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McCutcheon Halley

