

# Draft Cork City Development Plan Representations

**On behalf of Longview Estates Limited**

Longview Estates Strategic Housing Development  
Laherdane and Ballincollie  
Ballyvolane  
Cork

29<sup>th</sup> September 2021

**Prepared by**

**GL Hearn**

GL Hearn Limited  
7<sup>th</sup> Floor Lee House,  
90 Great Bridgewater Street,  
Manchester, M1 5JW

T: +44(0)161 829 7800

glhearn.com

**Public**

## Contents

Section	Page
1 INTRODUCTION	3
2 DRAFT CORK CITY DEVELOPMENT PLAN 2022-2028	4
3 CONCLUSION	9

**LIST OF FIGURES FIGURE 1:ISOCHRONE MAP TO SHOW 10-MINUTE CONCEPT (BLUE) AND 15-MINUTE CONCEPT (PINK) BY FOOT FROM BALLYVOLANE DISTRICT CENTRE (SOURCE: TRAVEL TIME MAP).** 6

## Appendices

APPENDIX A: PROPOSED NEIGHBOURHOOD CENTRE DESIGNATION	10
APPENDIX B: ISOCHRONE MAP SHOWING THE 10-MINUTE AND 15-MINUTE CONCEPT BY FOOT IN RELATION TO THE PROPOSED NEIGHBOURHOOD CENTRE DESIGNATION.	11

## 1 INTRODUCTION

- 1.1 GL Hearn has been appointed by Longview Estates Ltd to prepare representations to the Draft Cork City Development Plan 2022-2028, which was published for consultation between 26<sup>th</sup> July and 4<sup>th</sup> October 2021.
- 1.2 Our client, Longview Estates Ltd, own a 200+ acre land bank in the Ballyvolane Urban Expansion Area (UEA), which is designated in the Cobh Municipal District Local Area Plan 2017. This includes a development site which has a live consent to deliver a total of 753 residential units.
- 1.3 Longview is the keystone partner with Irish Water in delivering Water Main, Rising Mains and a Major Pumping Station under a Private Works Service Agreement (PWSA) which will provide for an additional 3200+ units in the area; the key IW infrastructure (a sub-regional Pumping Station and Gravity Main) is part of the Longview consent. There are also further live proposals within the UEA by adjoining landowners for an additional 750+ units. These proposals are either at Pre-Planning Consultation Stages or Development Plan Submission stage.
- 1.4 Longview Estates have a desire to serve the UEA, including delivery of a new Neighbourhood Centre on their parcel of land bound by Ballyhooly Road, Lower Dublin Hill and Ballincollie Road. This is an appropriate, accessible and deliverable location to provide a neighbourhood centre to serve the UEA including an anchor convenience store with a home delivery function, to serve both the immediate and wider catchment.
- 1.5 As a result, Longview Estates commend the Council's approach to removing the 1500 sqm (nett) cap on Convenience Neighbourhood Centres in light of the need for such centres to serve a larger catchment population driven by higher residential

densities, whilst also helping to accommodate new and innovative forms of retailing that meet the community's needs more efficiently.

- 1.6 This document provides our response to the draft Development Plan with specific regard to the need for local convenience retail facilities and sets out the case in support of the zoning of land north of Lower Dublin Hill between Ballyhooly Road and Ballincollie Road as a neighbourhood centre, to support the delivery of the 15-minute city concept promoted as part of the Plan, whilst meeting the retail requirements of both the existing and future population in this part of Cork.

## **2 DRAFT CORK CITY DEVELOPMENT PLAN 2022-2028**

### **15-Minute City**

- 2.1 The concept of providing for the majority of people's needs within a 15-minute journey of people's homes, either by public transport or by foot/cycle is at the heart of the emerging Draft Development Plan and is strongly endorsed by Longview Estates as a fundamental structuring element of sustainable place-making.
- 2.2 Paragraph 1.5 of the Draft Development Plan sets out the Strategic Vision for Cork City to take its place as a world class, sustainable compact city with placemaking, communities and quality of life at the heart. This vision is based on a number of key strategic principles, including the creation of 'A city of neighbourhoods and communities' based on the 15-minute city concept.
- 2.3 Strategic Objective 1 of the Draft Development Plan, 'Compact Liveable Growth', seeks to deliver compact growth that achieves a sustainable 15-minute city by providing integrated communities and walkable neighbourhoods.

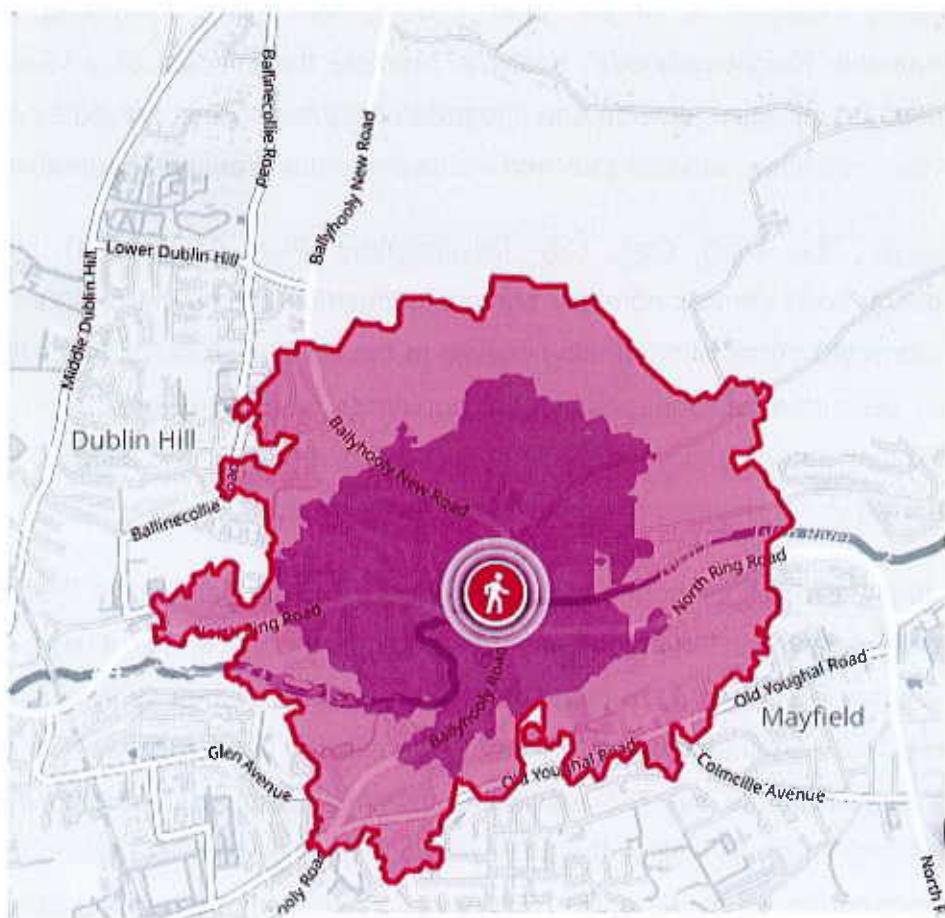
2.4 Additionally, Strategic Objective 9, 'Placemaking & Managing Development' intends to develop a compact liveable city based on attractive, diverse and accessible urban spaces and places, focused on enhancing walkable neighbourhoods that promote healthy living, wellbeing and active lifestyles, and supported by placemaking principles.

2.5 Strategic Objective 2 of the Draft Development Plan, 'Delivering Homes & Sustainable Neighbourhoods', seeks to promote the concept of a 15-minute city focused on inclusive, diverse and integrated neighbourhoods served by a range of homes, amenities, services jobs and active and public transport alternatives.

2.6 However, the Draft Cork City Development Plan (Volume 1) states that neighbourhood centres normally serve a pedestrian catchment of 800m (or a 10-minute walk). Application of this principle to the context of Ballyvolane UEA results in an estimated additional catchment population of c.8000+ population based on 3,200 new homes and an average household size of 2.63; the average household size used in the Housing Needs Demand Assessment.

2.7 Currently, the nearest centre to the Ballyvolane UEA is Ballyvolane District Centre, an older centre with larger food and non-food mixes which serves a large catchment area spanning the northern fringe of the City. However, when applying both the 10-minute and 15-minute concept by foot to the existing District Centre, the catchment fails to incorporate the 753 residential dwellings coming forward to the east of Ballyhooly Road, as well as the wider residential development to the north and east comprising the remainder of the UEA as can be seen on the plan at Figure 1 below. There is an additional consent north of the Longview landholdings with 74 units consented and under construction and an additional 95 units in planning. There are a further 380 units in planning at ABP to the south for O'Flynn Construction and proposals adjoining Lower Dublin Hill. Combined, there are an additional approx. 1400+ units in process or consented that will need services in the future. This is

largely due to the topographical constraints of the area, with land rising steeply in a north-easterly direction, which serves to restrict accessibility by sustainable methods of travel, particularly walking and cycling, between the existing District Centre and the Ballyvolane UEA.



**Figure 1: Isochrone Map to show 10-minute concept (blue) and 15-minute concept (pink) by foot from Ballyvolane District Centre (Source: Travel Time Map).**

2.8 This therefore defines the need for a new centre further north, on land situated at a similar level of topography as the new residential development to be delivered as

part of the UEA, and which is capable of supporting the creation of walkable neighbourhoods and promote active lifestyles, in accordance with the strategic objectives of the Draft Plan.

#### **A New Neighbourhood Centre**

- 2.9 The need for additional retail provision within the Ballyvolane UEA is acknowledged at paragraph 10.301 of the Draft Plan, which recognises that lands to the north-east of Ballyvolane District Centre will support additional retail of convenience and comparison goods in line with retail objectives.
- 2.10 As a result of the significant housing growth coming forward in this area, as well as the resulting population growth and the need to ensure neighbourhood centres are locally accessible to households within a 10-minute walk, there is a need to zone additional land to deliver a neighbourhood centre.
- 2.11 The site subject of these representations is situated between Ballyhooly Road and Ballincollie Road and is of a suitable scale and situated in a sustainable location to meet this requirement. This land is currently zoned for Business and Employment, as shown on Map 12 (Volume 2) of the Draft Development Plan. We therefore request that this zone is changed to indicate a neighbourhood centre, to better reflect the needs and requirements of the local community given the scale of residential development proposed for Ballyvolane. The area required for the neighbourhood centre is shown on the plan at Appendix A.
- 2.12 The site will be able to deliver a new convenience retail facility to support the creation of a viable and attractive local community and promote both the economic and social objectives of sustainable development. The neighbourhood centre will also help to create a sense of place within the UEA and will support high standards of living for both existing and new residents.

2.13 Unlike the Ballyvolane District Centre, the site is at a similar topographical level to the consented and planned residential and business uses in the UEA and is therefore well placed to meet the shopping needs of the local catchment area within a 10-minute walking distance. The changes to the site's zoning would therefore support the walkable neighbourhoods concept promoted within the Draft Development Plan.

2.14 The ability of the site to service the majority of the UEA within a 10-minute walking catchment is illustrated on the isochrone plan at appendix B.

2.15 The zoning of this area as a Neighbourhood Centre will also ensure compliance with Zoning Objective 9, by ensuring delivery of a new convenience retail premises to provide for and improve local facilities in the area, whilst helping to meet the specific retail requirements of Ballyvolane East and West and the wider retail objectives of the Plan.

2.16 The allocation of a new neighbourhood centre would be consistent with established retail policy in allocating new floorspace to this expansion area. This change would comply with Section 2.5.3 (Competitiveness in the Retail Sector) of the Irish Retail Planning Guidelines, which states that:

*"The third national policy objective is to ensure that the planning system continues to play its part in ensuring an effective range of choice for the consumer, thereby promoting a competitive market place. Strong competition is essential to reduce retail costs and ensure that savings are passed on to retail customers through lower prices. Competition also promotes innovation and productivity. The planning system should not be used to inhibit competition, preserve existing commercial interests or prevent innovation".*

2.17 Objective 7.30 (Neighbourhood and Local Centres) of the Draft Development Plan is aimed at supporting and facilitating the designation of new Neighbourhood and

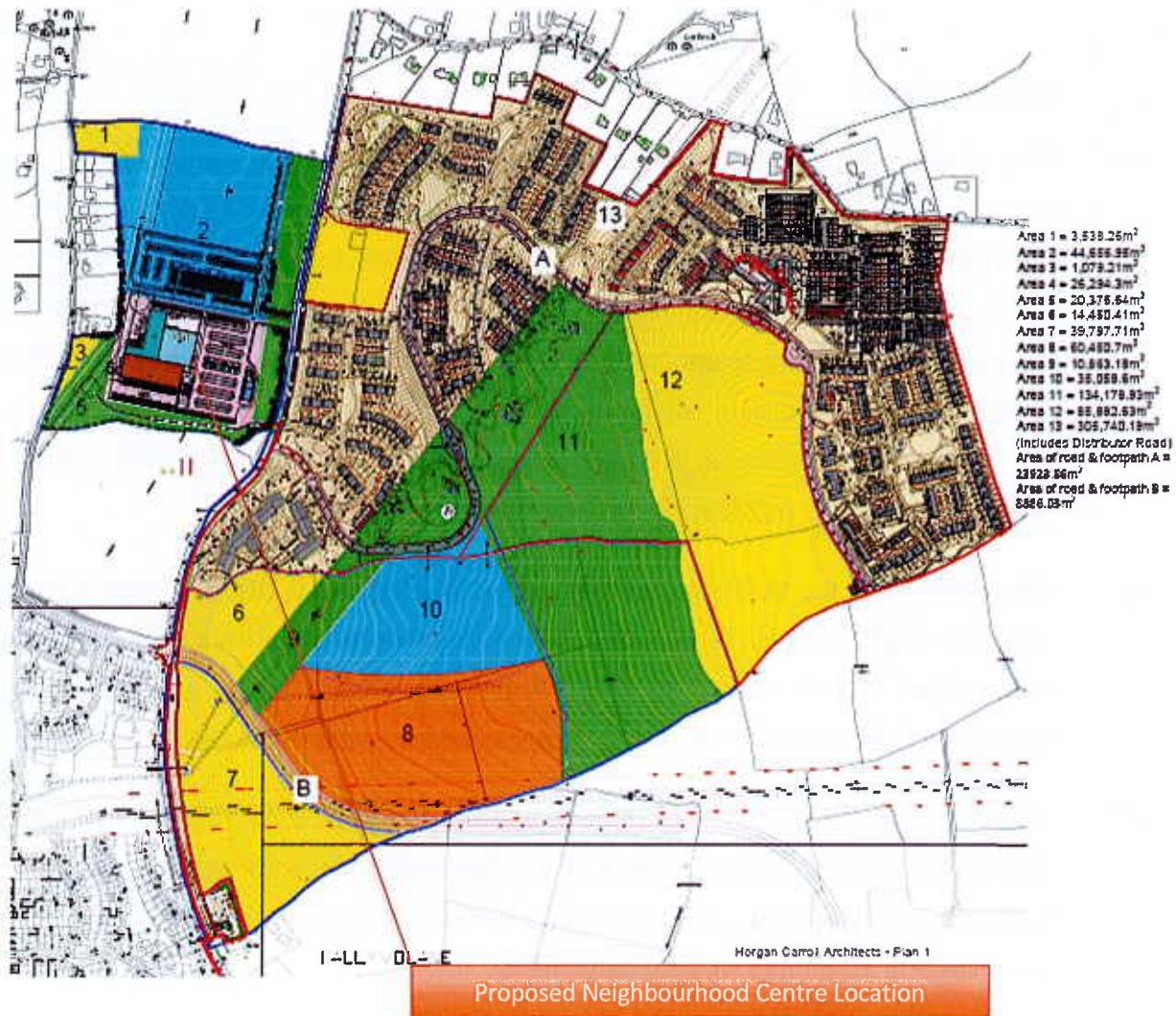
Local Centres where significant population growth is planned or where a demonstrable gap in existing provision is identified. These representations set out why a new neighbourhood centre is required as part of the Ballyvolane UEA.

### **3 CONCLUSION**

- 3.1 As a result of the considerable scale of development coming forward as part of the Ballyvolane East and West Urban Expansion Areas and the steep topography across the UEA, the Ballyvolane District Centre will be unable to support the existing and future population growth expected to the northeast of the area in a sustainable manner. Consequently, to support both new and existing residents' shopping needs within a 10-minute walking catchment and to help to deliver a sustainable, liveable community that promotes active methods of travel, a new neighbourhood centre is required in a central location off Ballyhooly Road.
- 3.2 We believe that the land situated between Ballyhooly Road and Ballincollie Road offers a suitable location to provide a new accessible and inclusive neighbourhood centre, that is well placed to meet community needs and is consistent with established retail policy in allocating new floorspace to this expansion area.
- 3.3 We recommend the Council to remove this site's current zoning for Business and Employment Use and redesignate it as a Neighbourhood Centre to better reflect the uses that are needed to support the area's sustainable growth and enable the City to achieve its 10-minute walking catchment.

## Appendices

### APPENDIX A: Proposed Neighbourhood Centre Designation



**APPENDIX B:** Isochrone Map showing the 5, 10-minute and 15-minute concept by foot in relation to the proposed Neighbourhood Centre Designation.

