

Longview Estates Limited

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

1st October 2021

By Portal

Dear Sir / Madam

Re: Draft Cork City Development Plan

Please find enclosed a submission by Longview Estates Ltd in respect of lands at Ballyvolane.

Longview Estates control one major landbank of 200+ acres in the Ballyvolane area. This landbank is one of the largest, if not the largest contiguous landbank, in a single ownership in the City. It is larger than the Port of Cork's land bank in Tivoli for example¹; 130 acres in Tivoli v. 200+ acres in our contiguous landbank.

With positive engagement from Cork City Council and Cork County Council, planning permission has been obtained from An Bord Pleanála under the SHD process for over 750 homes in April 2020. This consent (and its land bank) ABP Ref TA28.306325, is the largest single permission in the north side of the City and it cornerstones investment in Ballyvolane for Irish Water.

We also provide for access to lands zoned for a primary and secondary school and our consent provides for the initial phase of a Regional Park that is envisaged in the current Cobh Local Area Plan.

Since consent was issued, we have been resolving compliance matters, for agreement with Cork City Council, and advancing the Irish Water Tender for the works that will service the overall Urban Expansion Area. Irish Water are now in receipt of a Tender for the approved drainage works and are to advance construction of same on foot of this and ongoing works by Longview Estates.

We are the keystone development for Irish Water's services for the area with a major Strategic Pumping Station consented as part of our permission; this will be delivered, under a Tender review process that is now complete, by Irish Water. This Pumping Station and Rising Main has been designed to serve 3,200 units with potentially 10,000 in due course with further network extensions and enhancements to serve Blarney and Monard.

Our company has lands currently zoned for Residential Use, Education Use, Business / Employment Use and Amenity (Passive Park Areas). In our planning permission we demonstrated, that by working with the area's topography and other major constraints, such as the 110 kv power corridors and planned road alignments, that the delivery viability of lands in this area can be maintained while also addressing the area's needs.

¹ An area with multiple leaseholders unlike our lands

We respectfully submit that rezoning the lands as we now propose, allows the lands to form the basis of a new focus centre for the community based on the '15 minute' city settlement concept.

Yours sincerely

John Crean
Director
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