



Forward Planning
Cork City Council
Anglesea Street
Cork
T12 T997

Our Ref: 201105
Your Ref:

1st October 2021

Re: Submission on Draft Cork City Development Plan 2022-2028 – Lands at Kinsale Road, Cork on behalf of Fronville Limited

Dear Sir/Madam,

MKO have been appointed by Fronville Limited to prepare a submission on the Draft Cork City Development Plan 2022-2028. This submission relates to lands at the Kinsale Road which comprise the former Vita Cortex premises. The purpose of this zoning submission is to request that Cork City Council provide a broader narrative in the '*Potential Land Use*' description for the subject site in the context of Section 10.95 of the Draft City Development Plan (DCCDP) which comprises an Objective in relation to the identification of '*Neighbourhood Development Sites*' in the CCDP area.

The subject site is located in the Ballphehane/Turners Cross area of Cork City approximately 1.5km south of Cork City Centre. The location of the site in the context of the City is illustrated in Figure 1 below.

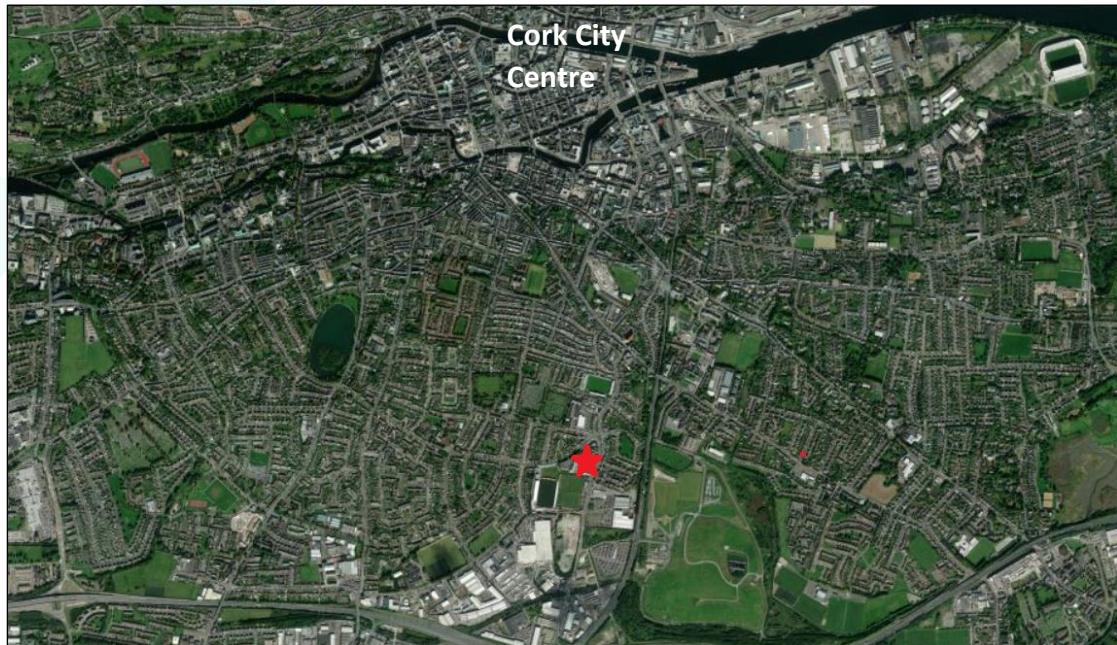


Figure 1 - Site Location (Site denoted by red star)



MKO, Tuam Road, Galway, Ireland. H91 VW84

+353 (0)91 735611 | info@mkoireland.ie | www.mkoireland.ie | [@mkoireland](https://twitter.com/mkoireland)

McCarthy Keville O'Sullivan Ltd. t/a MKO. Registered in Ireland No. 462657. VAT No. IE9693052R.

The subject site is located at the junction of the Tory Top, Pearse and Kinsale Roads. It is the location of the former Vita Cortex premises which comprises a number of industrial buildings and structures and which ceased operation in 2010/2011. To the north is the Tory Top Neighbourhood Centre comprising a Mace convenience store, an AIB branch and a bookmaker's office.

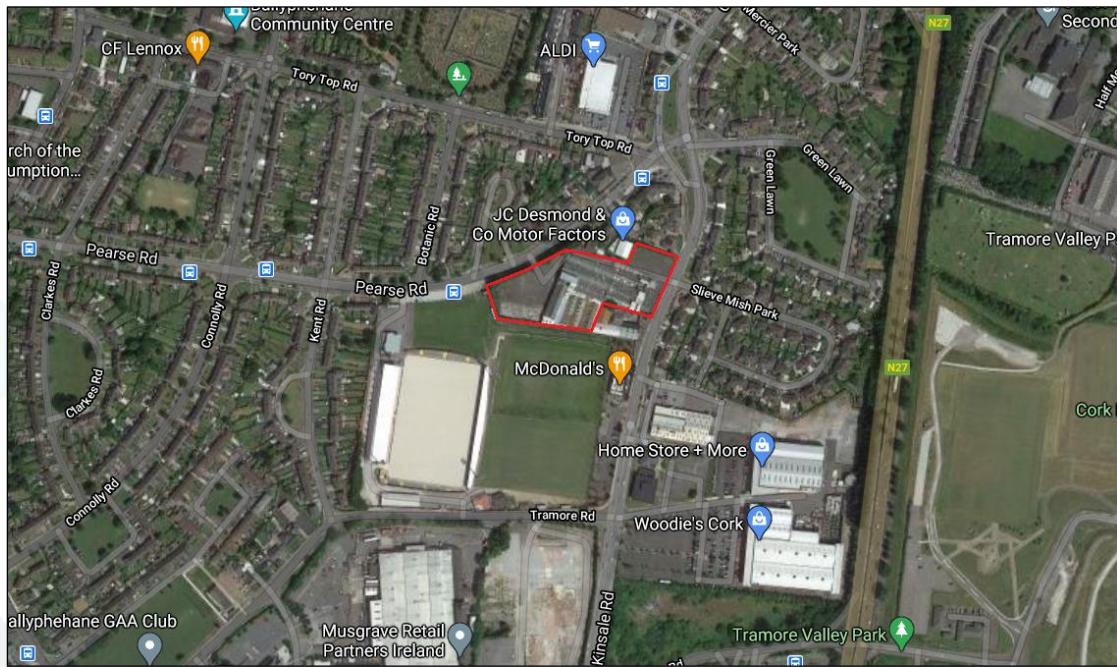


Figure 2 - Site Context (Site boundary indicative only)

The Tory Top Neighbourhood Centre extends northward to include the Aldi store at Tory Top Road. The site context is identified in Figure 2 above. The site is bounded to the east and west by the Kinsale and Pearse Roads respectively. To the south is Irish Independent Park and its associated pitches. In general terms the wider area can be characterised as a typical residential suburb with a predominance of older, terraced and semi-detached suburban housing. Further south is the Kinsale Commercial Park which comprises a large employment area including Supervalu Ireland Head Office and a Woodies branch. Tramore Valley Park, a large public amenity space, is located to the southeast.

It should be noted that our client welcomes the inclusion of a specific '*Neighbourhood Development Site*' objective in respect of the subject site and notes Cork City Council's intention that the subject site has the potential to provide local benefit to the local neighbourhood and to act as a catalyst development.

On behalf of our client, Fronville Limited, we request that the description associated with '*Potential Land Use*' for '*Neighbourhood Development Site 6*' (Objective 10.95) is amended to read as follows:

Mixed use including Residential and local and medium-scale (up to 1,500 sq.m gross) Convenience Retail development.

The purpose of the amendment sought is to provide a clear policy support to ensure that a second medium scale convenience retail store can be accommodated in the Tory Top Neighbourhood Centre. We note that the subject site is zoned Local/Neighbourhood Centre and the Neighbourhood Development Site objective can facilitate and extension of the existing convenience retail floorspace provision in the existing Tory Top Neighbourhood Centre. The '*Potential Land Use*' description referred to above could be caveated to state that any retail development proposal on the site may only

be permissible subject to the submission of a detailed Retail Impact Assessment to the Planning Authority as part of any planning application.

MKO have undertaken a Retail Impact Assessment of the existing Neighbourhood Centre and its catchment in accordance with the provision of the Retail Planning Guidelines 2012 published by the Department of Housing, Local Government and Heritage. This Assessment has identified a significant shortfall in the quantum of convenience retail floorspace available to serve the local catchment. The requested amendment to the Draft Cork City Development Plan referred to above would support the provision of convenience retail development at an appropriate scale to meet the unmet demand in the catchment area.

On behalf of our client, we request that the contents of this submission are taken into consideration in the preparation of the Cork City Development Plan 2022-2028. Should you require any further information in respect of the matters set out above please do not hesitate to contact this office.

Yours sincerely,



Sean McCarthy BSc. (Hons) MURP MRTPI
Senior Planner
McCarthy Keville O'Sullivan Ltd

