

Development Plan Submissions,  
Strategic & Economic Development,  
Cork City Council,  
City Hall,  
Cork.

28<sup>th</sup> Sept 2021

**RE : Submission in relation to inclusion of lands at Maryborough Hill, Moneygourney, Cork as a Strategic Land Reserve within the Cork City Development Plan 2022-2028.**  
**Land Owners : Mr Courtney Sweetnam & Castleventry Limited**

Dear Sir/Madam,

We confirm that we act on behalf of Mr Courtney Sweetnam & Castleventry Limited who are the owners of the lands to which this Submission relates.

This submission to the Draft Cork City Development Plan has been prepared by JHK Consultants Limited on behalf of Mr Courtney Sweetnam & Castleventry Limited. This submission is made in response to public notices inviting submissions from interested parties on the new Draft Cork City Development Plan 2022.

Our submission is detailed as follows :

1. Location
2. Planning Policy.
3. Existing Services
4. Basis for Submission
5. Conclusion.

## 1. Location

The site is located close to Douglas Village, which is located within the South Eastern Environs of Cork City and this area has experienced a rapid population growth in recent years due to its close proximity to the City Centre and the surrounding employment base located in the City Centre, Mahon, Little Island and Ringaskiddy.

Our client's lands are situated in the townland of Moneygourney, approximately 2 km to the south east of the Douglas Neighbourhood Centre and approximately 6km south of Cork City Centre. The site is adjacent to several residential developments including 'Maryborough Ridge' housing estate to the north west and the recently permitted Strategic Housing Development at Maryborough Ridge for an additional 449 no residential units. The site is located approximately 700 metres from a Bus route and bus stop on Maryborough Hill, offering transport connections to the wider City. The site is also serviced by the 24 hour bus service ( Ballincollig to Crosshaven)

The site has access to the N28 Carr's Hill to the west and the local road L6477 Maryborough Hill to the east. The 24 hour 220-Carrigaline – Crosshaven bus route serves the site and connects this area to Cork City Centre and the west of the city. The site is also located approximately 700m to the nearest bus stop on Maryborough Hill, which is served by the 216 (CUH - Monkstown) bus route.



**Fig 1: Site Location**

## 2. Planning Policy

### 2.1 Project Ireland 2040 – National Planning Framework (NPF)

As a result of 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. In order to achieve balanced regional development for the urban centres outside the greater Dublin area, Cork has been promoted as the State's second city, fulfilling a nationally important role in counterbalancing the Capital.

The main objective of the National Planning Framework is to build an average of 25,000–30,000 units on an annually basis to meet the needs of population growth and deal with the imbalance in supply and demand. Cork is expected to increase its population by 125,000 by 2040, which will require the provision of additional housing to accommodate this population growth.

This framework highlights the urgent requirement for a major uplift of the delivery of housing within the existing built-up areas of cities and other urban areas. A key component in achieving these housing targets is through compact growth. This prioritises the development of houses in locations within and close to existing urban areas which are or can be served by public transport, walking and cycling. Key components to enable such growth which include: 'Identifying opportunities to intensify housing development in inner city and suburban areas, supported by public realm and amenities and in 'greenfield' areas with good transport links.' We consider that the site proposed site fits these criteria and should be considered as a Strategic Land Reserve

### 2.2 Regional Spatial & Economic Strategy for the Southern Region (RSES)

RSES identifies high-level requirements and policies for the Southern Region and sets out 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 Metropolitan Area Strategic Plan (MASP) for Cork includes the administrated area of the South Environs. This plan sets out a strategy to manage sustainable and compact growth in the Cork metropolitan area, including better use of **under-utilised land** with a strong focus on integration of transport and land use. The principals of compact growth and unlocking the potential of centrally located sites and delivering underutilised land to boost population and economic outputs of city centre areas will be the key deliverables of the MASP.

In order to achieve the compact growth in Metropolitan Area, MASP has identified initiatives such as identifying Strategic Land Reserve Sites and delivering design briefs for strategic sites.

## 2.3 Cork Metropolitan Area Transportation Strategy (CMATS), 2020

Sustainable regeneration and growth will be achieved through effective sustainable transport and spatial land use planning. Sustainable higher densities must be delivered, especially at public transport nodal points. Cork Metropolitan Area Transport Strategy (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 the Maryborough Hill site in the Strategy include:

- A Radial Bus Service, which will form part of the wider city Bus Connects Network. The Outer Southern Orbital will run from the Rochestown Road (near Harty's Quay) to Cork University Hospital. This route will not cross or interact with the N40 between Mahon and CIT, thereby maximising efficiency through the avoidance of delays.
- Utilisation of the N28 from Ringaskiddy to Cork City as an inter-urban cycle route once M28 motorway is in place to provide a link between suburban town s and the city network.
- Extension of the Ballybrack Valley Greenway to a proposed Park & Ride at Carr's Hill

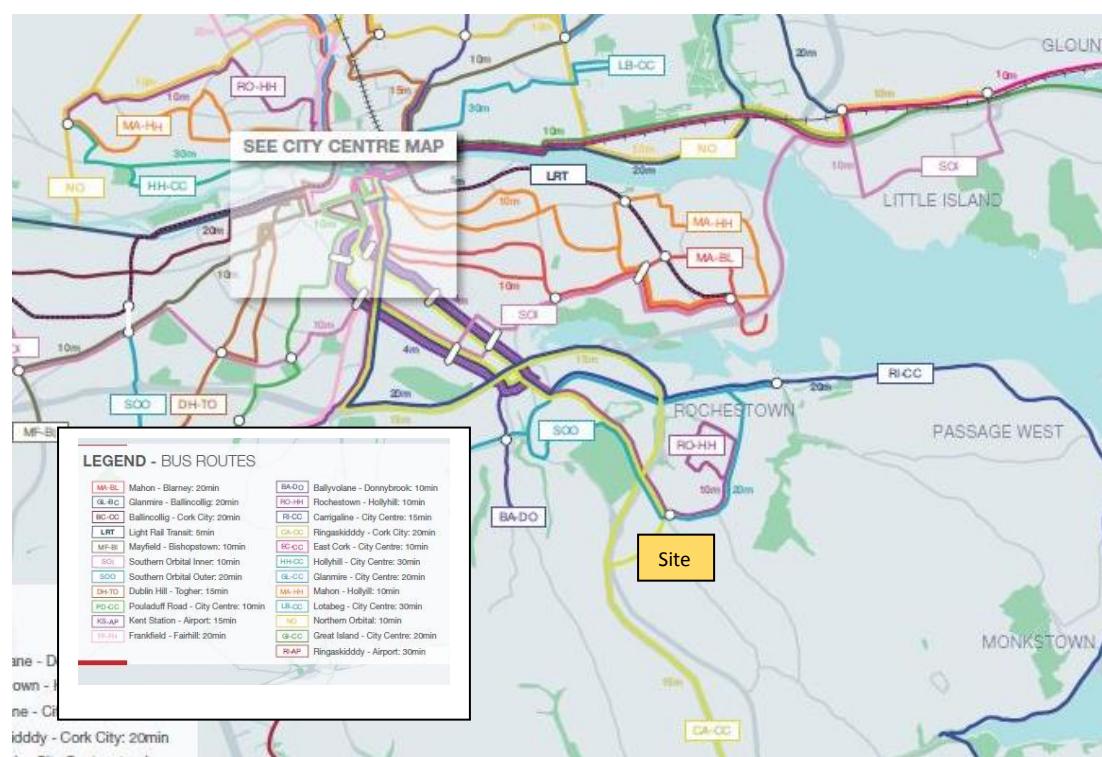
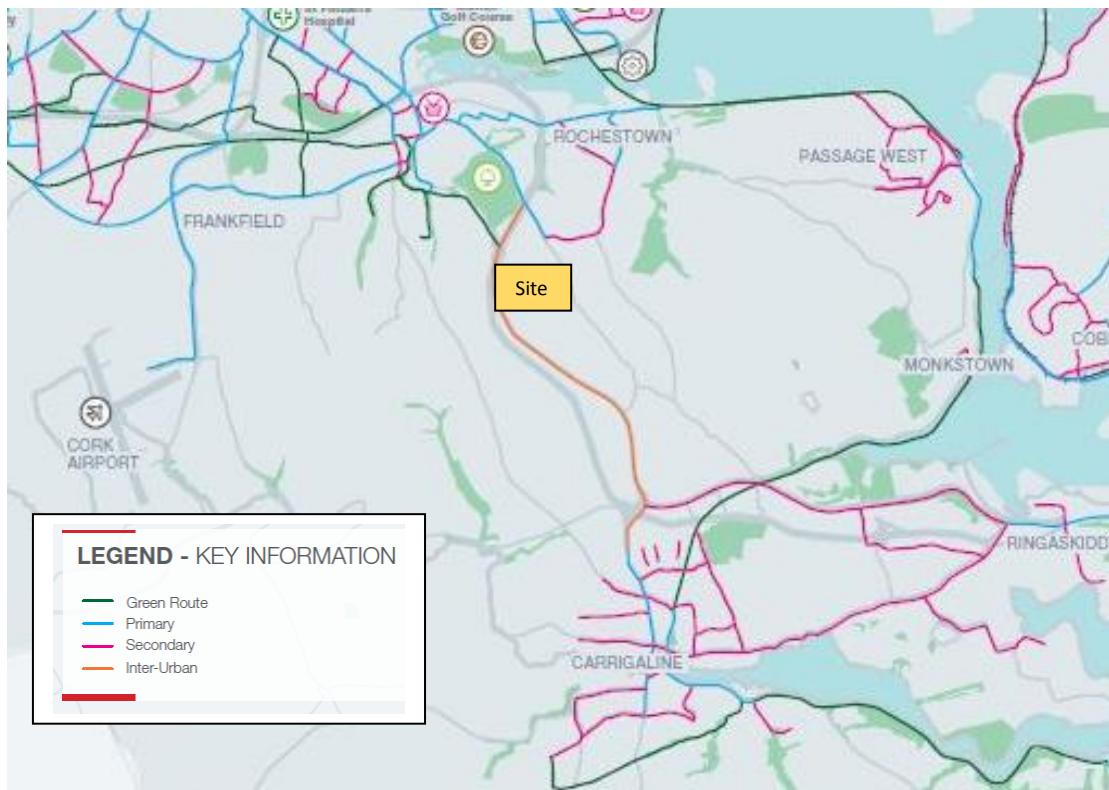


Fig 2 – Bus Connects Map from CMATS



**Fig 3 – Cycle Network from CMATS**

## 2.3 Ballincollig Carrigaline Municipal District Local Area Plan 2017

Cork County Council previously set out in the Ballincollig-Carrigaline Municipal District Local Area Plan 2017 (LAP), a ‘Strategic Land Reserve’ (SLR) which identified 12 potential sites in Metropolitan Cork. This was to ensure that the county had sufficient residential zoned lands to meet its stated housing and population targets and for future economic and population growth in the Country, which is very likely to be concentrated at locations like Metropolitan Cork which are best positioned to drive increased economic activity.

The subject lands were not included in the original Strategic Land Reserve but the site is located close to lands identified as ‘SLR 3 – Castletreasure’ in the LAP. The LAP made it clear that not all the 12 no. identified SLR lands would be required and that a detailed site assessment would be required. However, it should be noted that part of the SLR 3 lands were also zoned for residential development, Zoning Objective SE-R-06, in the LAP and permission has already been secured by way of a Strategic Housing Development Application for the development of part of the SLR 3 lands. The key outcome for this SLR 3 site was that it was it could move to the next phase of the assessment for a more detailed assessment of the following issues :

- Water Services : Clarification required re delivery of appropriate water services infrastructure to serve the land - upgrade to the Tramore Valley Sewer and / or delivery of Southern Trunk Main to provide waste water services for the site, and new Reservoir for the area.
- Traffic & Transportation Study.
- Visual Impact Assessment.

We consider that designating this site as a Strategic Land Reserve (SLR) is key to delivering the appropriate future infrastructure for the area and we believe the site is ideally located to facilitate the extension of the existing Water Service, Road and Public Transport Infrastructure to facilitate sustainable development of the area and to deliver on the objectives as set out in Metropolitan Area Strategic Plan (MASP) and Cork Metropolitan Area Transport Strategy (CMATS).

### **3. Existing Services**

There are existing services close to the site that will need to be either extended or upgraded to service the subject lands. Each service is dealt with in turn below :

#### **3.1 Foul Sewer**

There is existing public foul sewer on Maryborough Hill outside the Maryborough Ridge Estate. This network will need to be extended in a southerly direction to service the upper section of the subject site. (*See attached Irish water Foul Records in Appendix B*). The site could also be serviced by the existing foul network in Maryborough Ridge subject to further assessment of this network. The lower part of the site to south west

#### **3.2 Storm Sewer**

There is no storm sewer adjacent to the site on Carr's Hill or Maryborough Hill. There is existing surface water infrastructure in the Maryborough Ridge Development which ultimately connects to a public storm outfall next to the bridge over the N28. (*See attached Cork City Council Records in Appendix B*). This storm water infrastructure would need to be extended to service the subject site.

### 3.3 Water Services

There is an exiting 100mm Ø Asbestos main on Maryborough Hill adjacent to the site and there is a 175mm Ø Asbestos main on Carr's Hill to the south of the subject site (*See attached Irish Water records in Appendix B*). Irish Water will need to confirm whether there is capacity in the system to serve these lands and confirm any upgrading works that will be required to service these lands.

## 4. Basis for Submission

This section provides a rationale for the submission. Our client has a strategic land holding in Moneygourney **adjacent to existing zoned lands** and that in time will become key in delivering the extension of existing services and infrastructure for the area. If Douglas is to deliver on its strategic function as one of the key suburban areas, the strategic planning policy must support viable housing development or identifying SLR's which can support compact growth of the metropolitan area, during the lifetime of the forthcoming Development Plan.

In accordance with the key principles in the NPF and RSES, the proximity of development to services is also a priority in terms of zoning of lands for development. The subject site and the area of Moneygourney is close to the existing footpaths and upgraded road network on Maryborough Hill which provide great connections into Douglas and the wider area. This road infrastructure can be extended south (c. 500) from the existing zoned lands and built-up area on Marybrough Hill, to provide connectivity to the site. The subject lands are also connected to the existing road network on Carr's Hill and as part of the new M28 Motorway a new inter-change is proposed on Carr's Hill, which will provide access to the new M28 via Carr's Hill. The site also benefits from the recently permitted Strategic Housing Development to the north of the site in Maryborough Woods.

Other services such as water supply is also available and in proximity to the site. Irish Water will need to confirm to what extent the public foul sewer and water mains will have to be upgraded and extended to facilitate residential development on our client's lands.

The accessibility of the lands, both in terms of access to services and existing and proposed transport routes should be a key principle in terms of designating these lands as a **Strategic Land Reserve** in the forthcoming development plan. Our client's landholding at Moneygourney benefits from excellent connections in terms of accessibility to the Douglas and to existing schools and services in the area. It is acknowledged that some upgrading works of the existing road and footpath infrastructure will be required to support development on this site. The Ballybrack Greenway is to be extended to a new proposed Park & Ride on Carr's Hill and also this road will be designated as Inter Urban Cycle Route once M28 motorway is in place to provide a link between suburban towns and the city network as part of CMATS, all of which will support the future development of this site.

It is submitted that the forthcoming development plan should prioritise the inclusion of this land as a **Strategic Land Reserve** according to the principles of the NPF and RSES with deliverability, accessibility, and the optimisation of existing infrastructure to be key considerations. As detailed above our client's lands, have the potential to deliver development in the medium to long term but also will act as means and scale to deliver the necessary infrastructure to deliver compact growth in the area.

## 5. Conclusion

We would ask Cork City Council to give this submission careful consideration during the preparation of the Draft Cork City Council Development Plan 2022-2028.

The forthcoming Cork City Development Plan should consider Douglas with a higher growth proportion given it is well served by infrastructure in comparison to other suburbs.

Our clients' land holding is Adjacent to zoned lands, and benefits from excellent connections with the wider area with access to the N28 Carr's Hill and Maryborough Hill. It is therefore considered that identifying development lands to the south of existing zoned lands (SE-R-08) and existing housing developments should be prioritised to optimise these key infrastructure investments and to promote sustainable transport in the area. Designating this site as a **Strategic Land Reserve** can make a significant contribution to future compact growth, increased population and density, and to sustain existing services and support the case for further infrastructural investment in the area.

We would ask the planning authority to give the necessary consideration to the issues raised in this submission and we trust that our submission will be considered as part of the consultation process for the new Cork City Council Development Plan.

We thank you for the opportunity to engage with the Council in relation to these matters and trusts that due consideration will be given to the issues raised herein.

**Yours Sincerely,**



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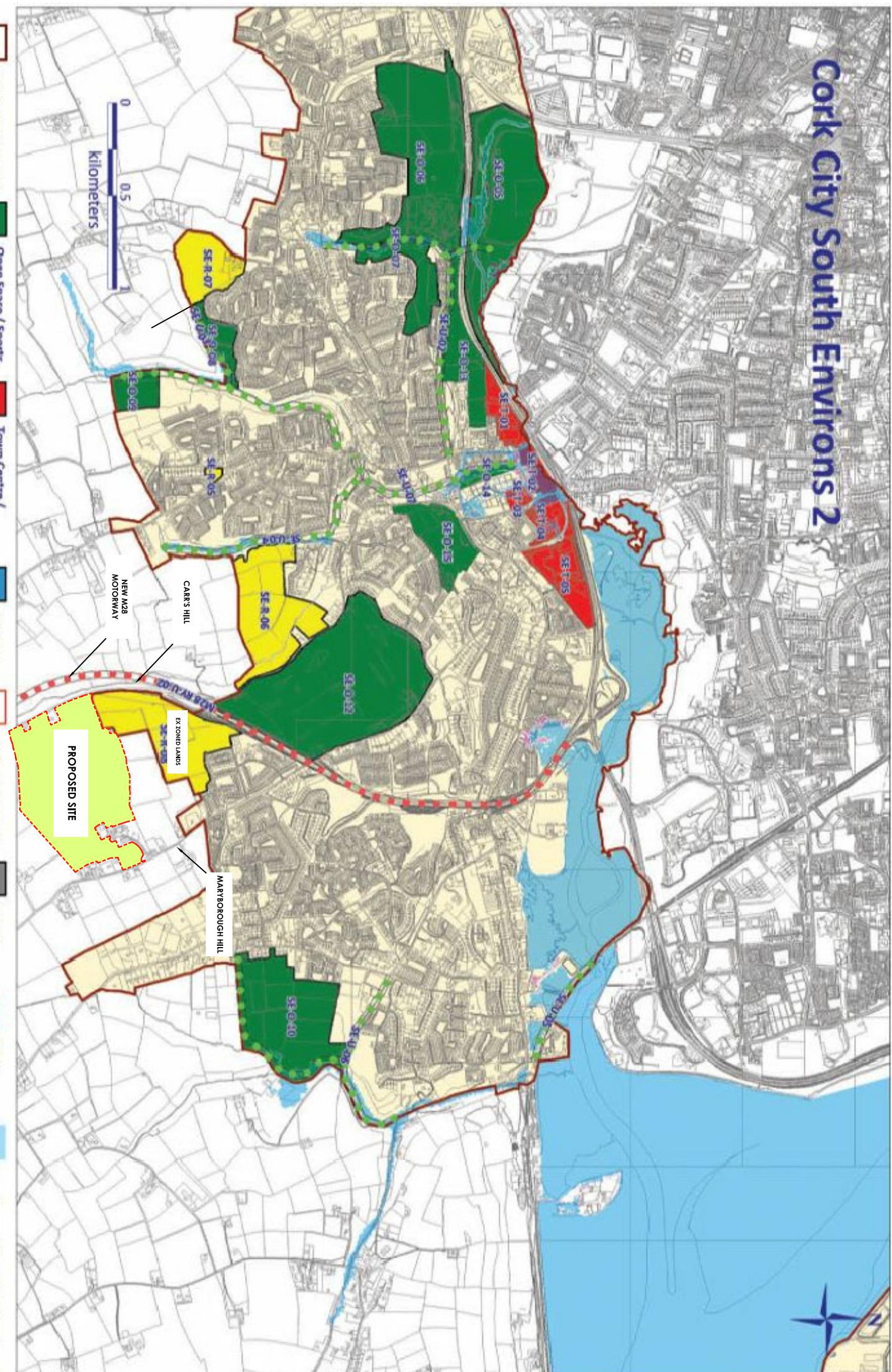
ROSS O'DONOVAN, B.E., M.I.E.I.

## **Appendix A**

### **Maps & Drawings**

# Cork City South Environs 2

SCALE (METRES) 1:125



**NOTES:**

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PROPOSED SITE TO BE DESIGNATED AS STRATEGIC LAND RESERVE



Rev. Description Drawn Date File: COURCEY SWEETNAM & CASTLEVENTRY LIMITED  
A ISSUE FOR ZONING SUBMISSION 04/02/2017  
Project: LANDS AT MARYBOROUGH HILL, MONEYGJOURNEY, CORK

Checked by: KM Date: 16-02-21  
Approved by: DFOD Date: 16-02-21  
Scales: NTS Drawing Size: A3  
Drawing No.: 1807-ZN-01 Revision: A

Drawing Title: PROPOSED ZONING MAP  
OVERLAY OF SOUTH ENVIRONS  
CARRIGALINE LOCAL AREA PLAN.

DFOD CONSULTANTS  
PROJECT MANAGEMENT  
CONSULTING ENGINEERS  
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PROPOSED SITE TO BE DESIGNATED  
AS A HISTORIC AND SCENIC

**PROPOSED SITE TO BE DESIGNATED AS STRATEGIC LAND RESERVE**

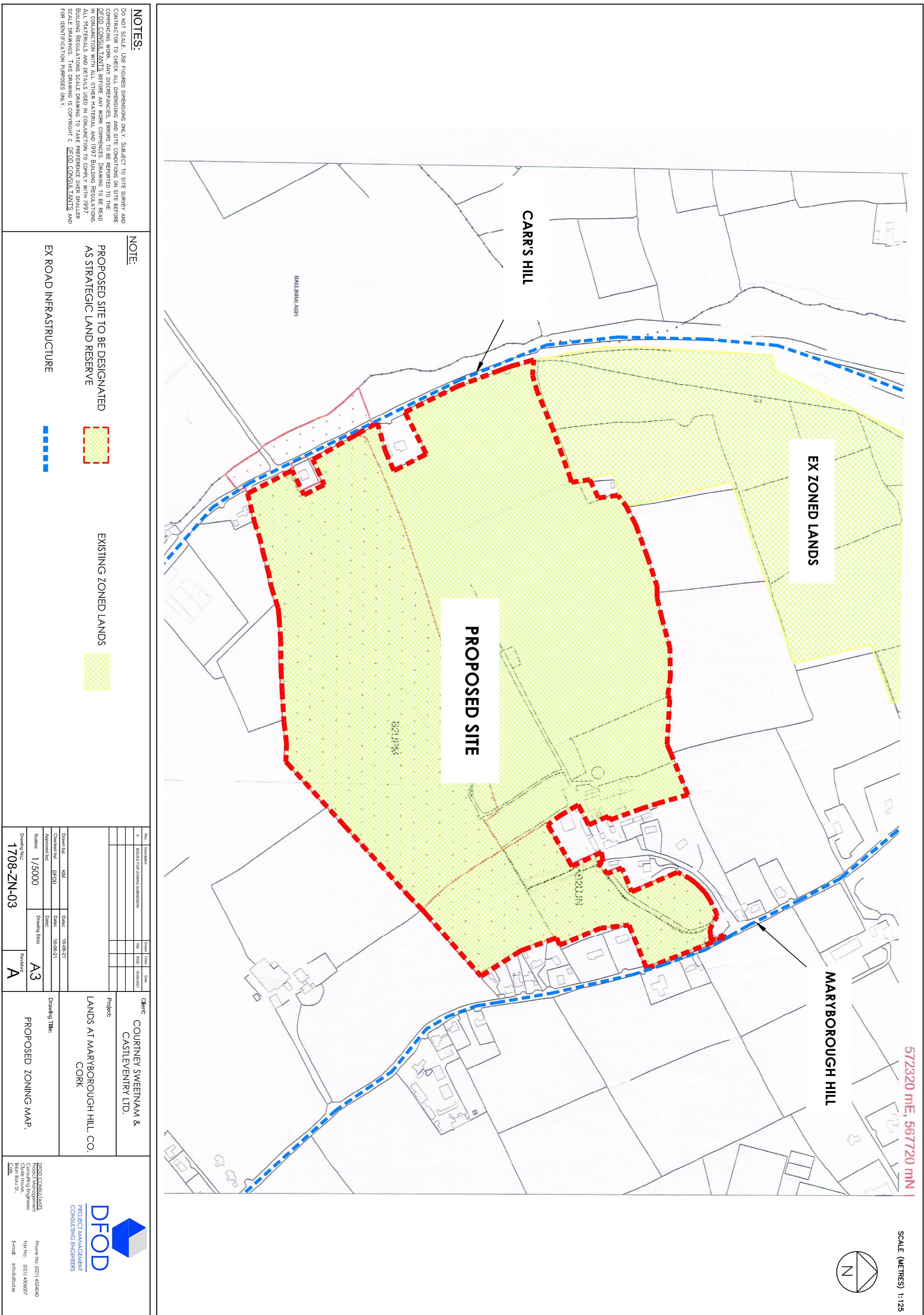
**Legend:**

- Walkways & Cycleways
- Area of High Landscape Value
- Proposed ACA
- Existing ACA
- Z0 01 Sustainable Res Neighbourhoods
- Z0 02 New Res Neighbourhoods
- Z0 05 Mixed Use Dev
- Z0 07 Urban Town Centre
- Z0 08 Neighbourhood and Local Centres
- Z0 11 Business & Tech
- Z0 12 Retail Warehousing
- Z0 13 Education
- Z0 16 Public Open Space
- Z0 17 Sports Grounds and Facilities
- Z0 20 Rivers and Water Bodies Protection
- Z0 21 City Hinterland
- Z0 18 Landscape Preservation Zones

**PROPOSED SITE**

20.20 Rivers and Water Bodies Protection  
ZO 21 City Hinterland

NOTES:	
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<p><u>NOTE:</u></p> <p>PROPOSED SITE TO BE DESIGNATED AS STRATEGIC LAND RESERVE</p> 	
<p>Project: LANDS AT MARYBOROUGH HILL, CO. CORK</p> <p>Drawing No.: 1708-ZN-02</p> <p>Revision: A</p> <p>Drawing Date: 16-06-21</p> <p>Checked By: DFOD</p> <p>Approved By: NTS</p> <p>Scales: A3</p> <p>Drawing Title: PROPOSED ZONING MAP OVERLAY ON DRAFT CITY DEVELOPMENT PLAN</p> <p>Drawing No.: 1708-ZN-02</p> <p>Revision: A</p> <p>DFOD CONSULTANTS Project Management Consulting Engineers Cylde House, Cylde House, Bally Boro St., Cork.</p> <p>Phone No: (021) 4524040</p> <p>Fax No: (021) 4506007</p> <p>E-mail: info@dfode.ie</p>	



## **Appendix B**

### **Existing Service Records**

# Irish Water Web Map



Print Date: 07/09/2021

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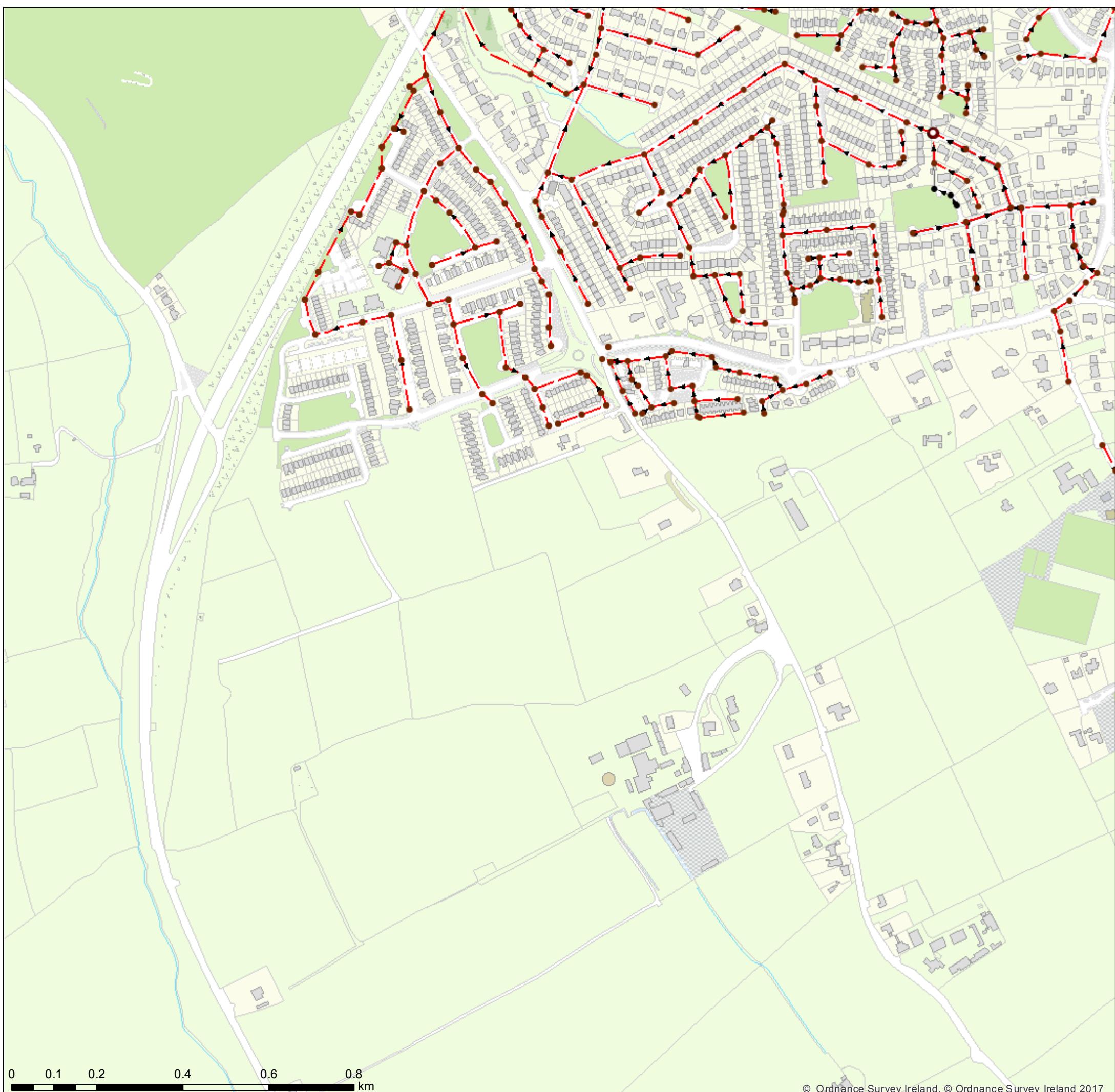
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Water Distribution Network	Sewer Foul Combined Network	Storm Water Network
■ Water Treatment Plant	■ Waste Water Treatment Plant	■ Surface Gravity Mains
▲ Water Pump Station	▲ Waste Water Pump station	▲ Surface Gravity Mains Private
■/■ Storage Cell/Tower	■ Gravity - Combined	■ Surface Water Pressurised Mains
■ Dosing Point	■ Gravity - Foul	■ Surface Water Pressurised Mains Private
■ Meter Station	■ Gravity - Unknown	
■ Telemetry Kiosk	■ Pumping - Combined	
■ Potable	■ Pumping - Foul	
■ Raw Water	■ Pumping - Unknown	
■ Reservoir	■ Syphon - Combined	
■ Potable	■ Syphon - Foul	
■ Raw Water	■ Overflow	
■ Water Distribution Mains	■ Sewer Mains Private	
■ Irish Water	■ Gravity - Combined	
■ Private	■ Gravity - Foul	
■ Trunk Water Mains	■ Gravity - Unknown	
■ Irish Water	■ Pumping - Combined	
■ Private	■ Pumping - Unknown	
■ Water Lateral Lines	■ Syphon - Combined	
■ Irish Water	■ Syphon - Foul	
■ Non IW	■ Overflow	
■ Water Casings	■ Sewer Lateral Lines	
■ Water Abandoned Lines	■ Sewer Casings	
■ Boundary Meter	■ Sewer Manholes	
■ Bulk/Check Meter	■ Standard	
■ Group Scheme	■ Backdrop	
■ Source Meter	■ Cascade	
■ Waste Meter	■ Catchpit	
■ Unknown Meter ; Other Meter	■ Bifurcation	
■ Non-Return	■ Hatchbox	
■ PRV	■ Lamphole	
■ PSV	■ Hydrobrake	
■ Sluice Line Valve Open/Closed	■ Other; Unknown	
■ Butterfly Line Valve Open/Closed	■ Other; Soakaway	
■ Sluice Boundary Valve Open/Closed	■ Standard	
■ Butterfly Boundary Valve Open/Closed	■ Standard Outlet	
■ Scour Valves	■ Other; Unknown	
■ Single Air Control Valve	■ Other; Soakaway	
■ Double Air Control Valve	■ Other; Standard	
■ Water Stop Valves	■ Other; Standard Outlet	
■ Water Service Connections	■ Other; Unknown	
■ Water Distribution Chambers	■ Other; Soakaway	
■ Water Network Junctions	■ Rodding Eye	
■ Pressure Monitoring Point	■ Flushing Structure	
■ Fire Hydrant	■ Other; Unknown	
■ Fire Hydrant/Washout	■ Catchpit	
■ Water Fittings	■ Gully	
■ Cap	■ Standard	
■ Reducer	■ Other; Unknown	
■ Tap	■ Other; Standard	
■ Other Fittings	■ Other; Unknown	
	■ Vent/Col	
	■ Water Pipe	
	■ Water Structure	
	■ Waste Point Feature	
	■ Waste Structure	
	■ Waste	
	■ Waste Structure	

# Irish Water Web Map



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**Water Distribution Network**

- Water Treatment Plant
- Water Pump Station
- Storage Cell/Tower
- Dosing Point
- Meter Station
- Abstraction Point
- Telemetry Kiosk
- Reservoir
- Potable
- Raw Water

**Water Distribution Mains**

- Irish Water
- Private

**Trunk Water Mains**

- Irish Water
- Private

**Water Lateral Lines**

- Irish Water
- Non IW
- Water Casings
- Water Abandoned Lines

**Meters**

- Boundary Meter
- Bulk/Check Meter
- Group Scheme
- Source Meter
- Waste Meter
- Unknown Meter ; Other Meter

**Valves**

- Non-Return
- PRV
- PSV

**Sluice and Butterfly Valves**

- Sluice Line Valve Open/Closed
- Butterfly Line Valve Open/Closed
- Sluice Boundary Valve Open/Closed
- Butterfly Boundary Valve Open/Closed
- Scour Valves

**Water Distribution Fittings**

- Single Air Control Valve
- Double Air Control Valve
- Water Stop Valves
- Water Service Connections
- Water Distribution Chambers
- Water Network Junctions
- Pressure Monitoring Point
- Fire Hydrant
- Fire Hydrant/Washout
- Cap
- Reducer
- Tap
- Other Fittings

**Sewer Foul Combined Network**

- Waste Water Treatment Plant
- Waste Water Pump station
- Gravity - Combined
- Gravity - Foul
- Gravity - Unknown
- Pumping - Combined
- Pumping - Foul
- Pumping - Unknown
- Syphon - Combined
- Syphon - Foul
- Overflow

**Sewer Mains Irish Water**

- Gravity - Combined
- Gravity - Foul
- Gravity - Unknown
- Pumping - Combined
- Pumping - Foul
- Pumping - Unknown
- Syphon - Combined
- Syphon - Foul
- Overflow

**Sewer Mains Private**

- Gravity - Combined
- Gravity - Foul
- Gravity - Unknown
- Pumping - Combined
- Pumping - Foul
- Pumping - Unknown
- Syphon - Combined
- Syphon - Foul
- Overflow

**Sewer Lateral Lines**

- Sewer Casings

**Sewer Manholes**

- Standard
- Backdrop
- Cascade
- Catchpit
- Bifurcation
- Hatchbox
- Lamphole
- Hydrobrake
- Other; Unknown

**Discharge Type**

- Outfall
- Overflow
- Soakaway
- Standard Outlet
- Other; Unknown

**Storm Water Network**

- Surface Water Mains
- Surface Gravity Mains
- Surface Gravity Mains Private
- Surface Water Pressurised Mains
- Surface Water Pressurised Mains Private

**Gas Networks Ireland**

- Transmission High Pressure Gasline
- Distribution Medium Pressure Gasline
- Distribution Low Pressure Gasline
- ESB Networks
- ESB HV Lines
- HV Underground
- HV Overhead
- HV Abandoned

**ESB MVLV Lines**

- MV Overhead Three Phase
- MV Overhead Single Phase
- LV Overhead Three Phase
- LV Overhead Single Phase
- MVLV Underground
- Abandoned

**Non Service Categories**

- Proposed
- Under Construction
- Out of Service
- Decommissioned

**Water Non Service Assets**

- Water Point Feature
- Water Pipe
- Water Structure

**Waste Non Service Assets**

- Waste Point Feature
- Sewer
- Waste Structure

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