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Cork City Council
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30 September 2021

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**Re: Submission to Draft Cork City Development Plan 2022 – 2028
Institutional, Community & Residential Use at Hollyhill, Cork.**

Dear Sir/ Madam

This submission has been prepared by BMOR Development Limited in response to Cork City Council's invitation for submissions to the Draft Cork City Development Plan 2022 -2028 (Draft DP). This submission is specifically in response to the Council's draft zoning objectives for the North-west City Suburban area of Hollyhill which will form part of the Cork City Development Plan 2022-2028.



Figure 1.1 Site Context Map

Our clients and adjacent landowners collaborated on the preparation of the enclosed Masterplan for the lands which bound by Nash's Boreen to the north, and Upper Fairhill road to the east, the Apple campus to the west and Hollyhill to the south. This was submitted to the Stage 1 (Pre Draft Public Consultation) process for the Review of the Cork City Development Plan 2015. The subject lands, which previously straddled the administrative boundary with Cork County Council, are now wholly within the administrative area of Cork City Council. The review of the Cork City Development Plan represents an opportunity to revisit the future growth and strategic role of this previously peripheral and fragmented area within the Knocknaheeny / Hollyhill / Churchfield Rapid area, to reflect the lands' new strategic role within the North-west City Suburb.

The masterplan proposes the sustainable mixed-use development of this area as a new city neighbourhood, underpinned by key infrastructure; specifically, a new district centre, regional park and link road, to unlock the potential of the northwest suburb quadrant to contribute towards the significantly increased population and housing 2031 targets for Cork City and to optimise the site's development potential to benefit the wider north-western suburban quarter of the city as a place to live and work.

Our clients have reviewed the proposed land use zoning in the Draft DP in the context of the Masterplan and consequently now wish to request a minor extension of the ZO 01 Sustainable Residential Neighbourhood zoning and the inclusion of an area of ZO 14 Institution and Community uses. The rationale behind this request is based on the outcome of a consultation process with local stakeholders which identified a requirement for additional lands to cater for the needs of the community. Our clients consider these uses to be wholly in keeping with the underlying concept of the Masterplan.

SUBMISSION REQUEST

- *That the Council extend the zoning ZO 01 Sustainable Residential Neighbourhood zoning to as indicated in Figure 01.3 and make provision for ZO 14 Institution and Community uses.*

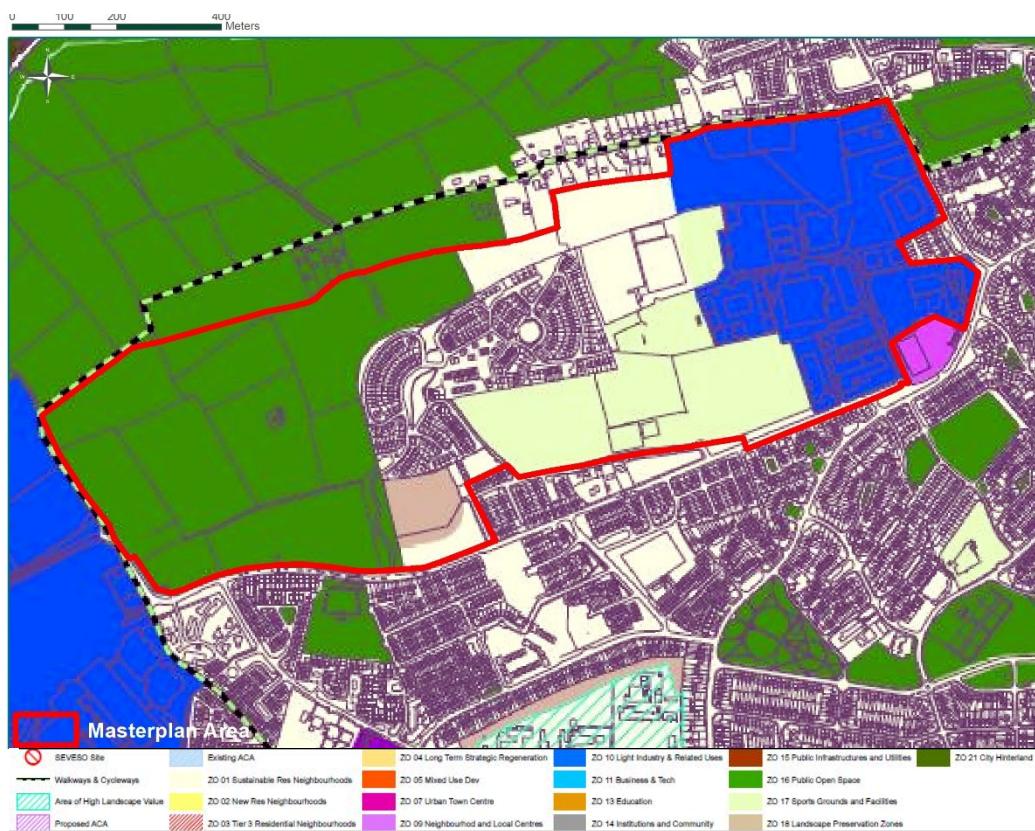


Figure 1.2 Draft DP Zoning at Hollyhill

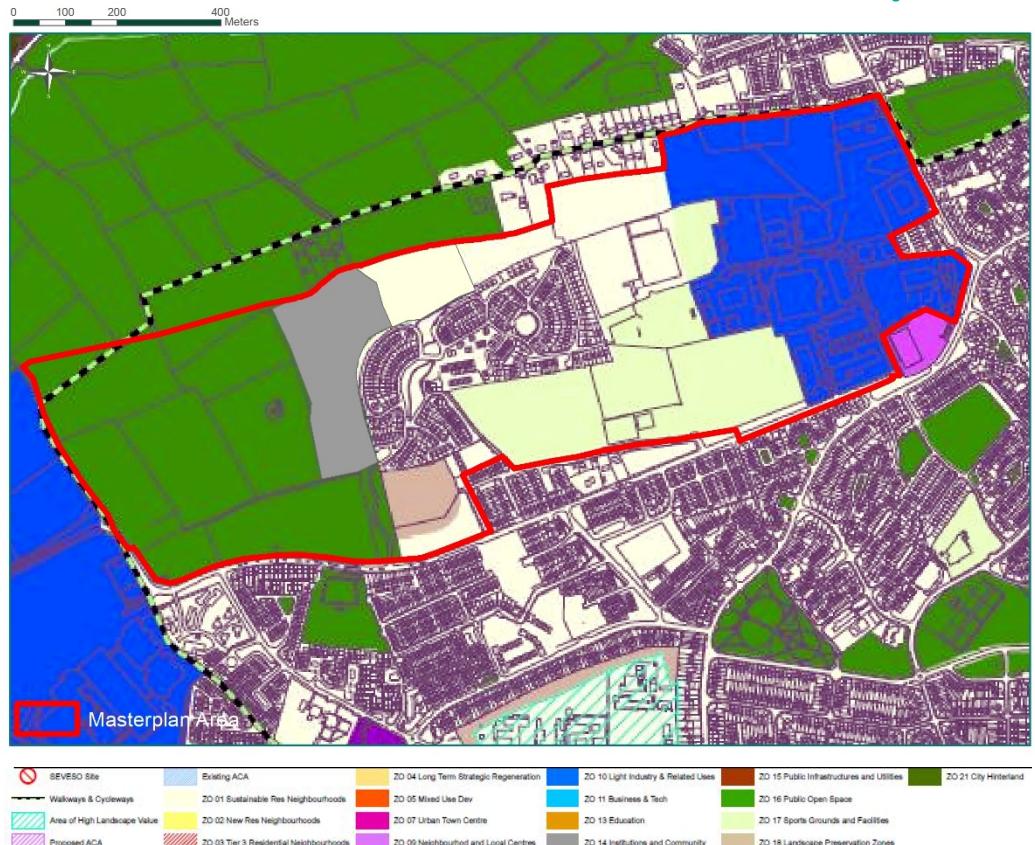


Figure 1.3 Proposed Zoning at Hollyhill

POLICY CONTEXT

Regional Spatial and Economic Strategy 2020 (RSES)

The RSES promotes consolidating and intensifying new residential and employment development to render it accessibility by walking and cycling¹. The Cork MASP Objective 1b seeks to promote the Metropolitan Area as a cohesive area where population and employment growth are integrated. The RSES espouses the concept of the 'Right Location'² which prioritises the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location. The RSES also supports the concept of sustainable, employment-led growth in settlements in the Cork MASP and wider region³.

Draft Cork City Development Plan 2021 (Draft DP)

The Masterplan area falls within the North-west City Suburb the role of which is set out in Section 2.56 of the Draft Plan as:

Consolidate and enhance by providing a mix of new neighbourhood uses in suitable underutilised locations. Prioritise walking, cycling and public transport access. Deliver uses, layouts and densities that enhance existing local character. Deliver high quality sustainable transport orientated development in combination with high frequency bus routes, the new commuter station at Blackpool (Kilbarry) and prioritised cycling and walking routes set out in CMATS.

Section 10.327 of the Draft DP notes in relation to Hollyhill that:

Cork City Council will seek to maintain the focus of the Hollyhill neighbourhood centre at the junction of Courtown Drive and Harbour View Road and to explore the potential of developing a strong retail frontage on Harbour View Road. The current neighbourhood centre is host to a number of retail units, secondary school, church, youth centre and other community facilities. The location of the internationally important Apple facility is a key economic driver for the area and the City. Efforts to support and enhance this area will help to promote Hollyhill as an area to both live and work.

Objective 10.88 - North-West Regeneration Area

To continue to support the creation a regenerated residential neighbourhood in the North West with associated services and recreational amenities, a good mix of house type and tenure (including age-friendly downsizing opportunities), improved sustainable and active travel, community services and open space provision.

¹RSES RPO 151

² Section 3.9 RSES

³ Section 2.4 of the RSES

Section 7.17 of the Draft DP notes that the spatial distribution of new employment lands has sought to:

positively respond to wider challenges that includes targeting neighbourhoods where there are relatively high levels of unemployment, creating inclusive and sustainable communities and anticipating likely market trends over the period to 2028.

Section 7.17(d) identifies 7 new strategic employment locations, including Fairhill and Hollyhill, which it states have been '*identified owing to the proximity to successful employment facilities or where there is market demand for a location alongside the strategic road network*'.

7.2 Masterplan Proposal

The masterplan for the subject site arranges potential development and circulation around the key infrastructure elements of the road, the regional park and the district centre. The block layouts shown are indicative only, and any future proposals on the subject lands may vary, in response to emerging briefs and contextual information.

MASTERPLAN

Figure 1.4 Masterplan prepared by BMOR and other landowners in the area

EMPLOYMENT-LED GROWTH

The subject lands are located in the north-west of Cork City, c. 500m to the north-east of Apple's European Headquarters, which employs 5,500 workers. Despite the presence of this large and rapidly growing employment hub in the area the population growth figure for the North-west City Suburb between 2011 – 2016 at 3.22% was significantly below the city average figure of 5.1%, and lower than all but one of the other constituent areas of the city and suburbs.

Cork City	2011	2016	% pop change
NW Quadrant	22,608	23,336	3.22%
NE Quadrant	24,984	25,996	4.05%
SW Quadrant	36,927	40,442	9.52%
SE Quadrant	51,007	51,605	1.17%
City Centre	21,547	24,188	12.26%

Table 01 Growth Rates 2011 – 2016 by City Area

The employment provision of the area is set to be further enhanced by the proposed new strategic employment locations, including Fairhill and Hollyhill. In this context, increased residential development at Hollyhill would be in line with the RSES concept of sustainable, employment-led growth in settlements in the Cork MASP and would establish a better correlation between where people live and where they work. By juxtaposing increased housing adjacent to this strategic employment hub it would support the implementation of the "five-minute" or "ten-minute" sustainable city model, where short travel time and ease of access via sustainable travel modes is achieved between where people live, work, access services, access recreation and amenity *inter alia*. In this respect we concur with Section 10.327 of the Draft DP which states that '*Efforts to support and enhance this area will help to promote Hollyhill as an area to both live and work*'.

INSTITUTION AND COMMUNITY USES

The requirement for improved community services in the area is noted in Objective 10.88 - North-West Regeneration Area. Again, it is implicit in Section 10.327 of the Draft DP which states that



'Efforts to support and enhance this area will help to promote Hollyhill as an area to both live and work'.

Our clients concur with the Draft DP in this respect. Arising from their consultation with local stakeholders it has emerged that there is a requirement for additional lands to cater for the needs of the community. Having regard to this it is proposed that provision be made for ZO 14 Institutional and Community in the area. These uses are wholly compatible with Masterplan(refer Figure 1.4). There is already extensive provision made for public open space in the area and it is considered that these lands would be more appropriately used for residential and community uses.

We request that the Council extend the ZO 01 zoning to include the subject lands and to make provision for ZO 14 Institution and Community uses when finalising the zoning provision for the area. We consider that this will ensure the delivery of employment-led growth supported by enhanced community services in the area.

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

Yours sincerely

Harry Walsh
HW Planning