



h w p l a n n i n g

Submission to Draft Cork City Development Plan 2022 - 2028

Retention of Town Centre Use Zoning at John Barleycorn Site,
Glanmire, Cork

Client Clyda Eco Homes Ltd

September 2021

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Connecting places.**

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01 Introduction

01.1 Submission Purpose

This submission has been prepared on behalf of Clyda Eco Homes Ltd 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 town centre zoning objectives for the Glanmire Urban Town which will form part of the Cork City Development Plan 2022-2028.

Our client welcomes the recognition in the Draft DP that additional town centre development is appropriate in Glanmire to support the planned 55% population growth by 2028 and reinforce its *Small Urban Town* status. They also support the proposed preparation of a Framework Plan to guide this future development. They query, therefore, the proposed c. 24% reduction in the quantum of lands zoned for town/neighbourhood centre use in Glanmire since the 2017 Cobh Municipal District Local Area Plan (LAP). In this context, our client considers the *Z0 07 Urban Town Centre zoning* that now applies to a 0.3 hectare portion of the subject site in the Draft DP should be extended to include the 1 hectare area, as was the case in the LAP.



Figure 01.1 Site Context

01.2 Submission Context

As Figure 01.1 indicates our client's land, comprise a c. 2.2 ha site on the site of the former John Barleycorn Hotel and surrounding grounds in the Riverstown area of the settlement of Glanmire. The site lies to the south of the Old Court Road (L3010) and to the west of East Cliff Road, upon which a Lidl supermarket and Sarsfield Hurling Club are located. To the west and south of the site lies the John O'Callaghan Park. The site is bordered along its

southwest/western boundary by the Glashaboy River with the Butlerstown River nearby to the south-east.

In the 2017 LAP c. 1 hectare of the subject site formed part of the 5 hectares zoned *GM-T-02* for Town Centre Use. The remainder of the subject site was identified in the LAP as falling within *Zone A - an Area Susceptible to Flooding*. Clyda Eco Homes Ltd are currently advancing plans for a primary care and retail development on the GM-T-02 zoned lands. A preliminary layout for this proposed development has been prepared by Deady Gahan Architects and accompanies this submission. It is anticipated that a planning application will be lodged in the near future.

While the Indicative Flood Zones in the vicinity of the subject site remain unchanged between the 2017 LAP and the Draft Strategic Flood Risk Assessment (SFRA) prepared by CAAS to support the Draft DP, the Town Centre Zoning in this central location has been reduced to 1.7 hectares, of which only 0.3 hectares is within our client's ownership. The remainder of their lands are now zoned *ZO 16 – Public Open Space*. The 0.3 hectare *ZO 07* Urban Town Centre parcel has constrained access and our client considers that it will not be feasible to implement their proposed development on the reduced site.

Alongside this, given the ambitious population growth target of 55% by 2028 that is envisaged in the Draft DP, and the recognition of the enhanced and extended town centre offer that will be required to service this planned population, we consider a 23.8% reduction in the overall town centre zoned lands is inappropriate (ref Table 03.2). Conversely, we note the large number and variety of existing open space recreational spaces in Glanmire. In this context our client questions the rationale behind this re-zoning.

01.3 Submission Request

- *That the Council make adequate town centre provision for the planned future population of Glanmire and extend the *ZO 07* Urban Town Centre zoning to include the extent of our client's lands previously zoned *GM-T-02* in the 2017 LAP.*

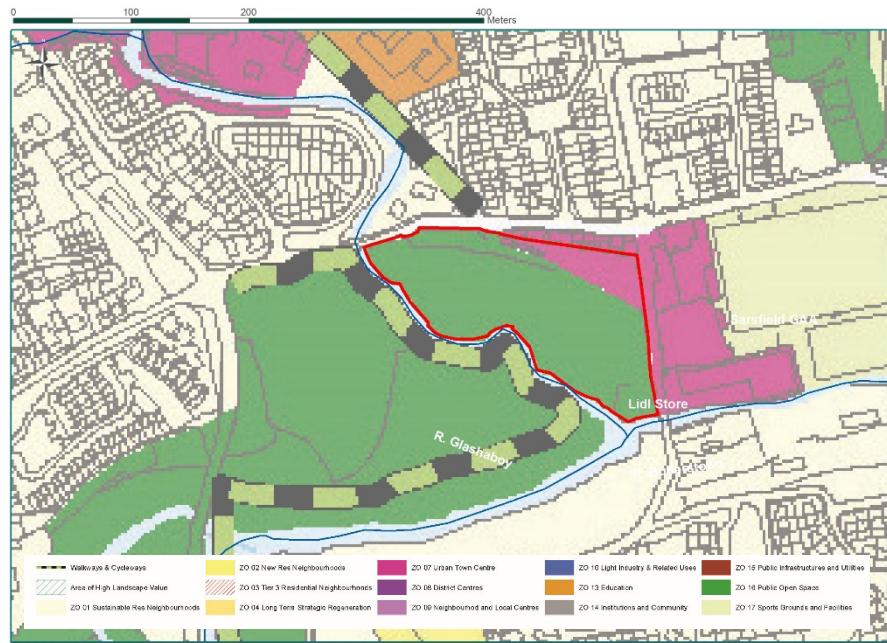


Figure 01.2 Draft DP Town Centre Zoning at Glanmire

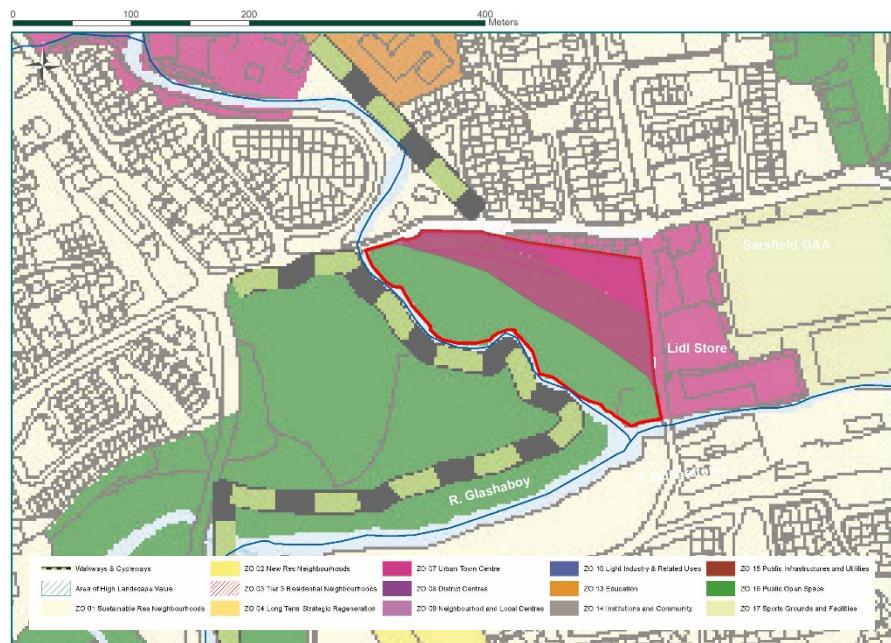


Figure 01.3 Proposed Town Centre Zoning at Glanmire

02 Summary of Policy Context

In the Cobh Municipal District Local Area Plan 2017 (LAP) our client's entire site was identified as a Regeneration Area (GM-RA-01) with the following policy description:

'GM-RA-01: Former John Barleycorn Site

This site covers the former John Barleycorn site within the GM-T-02 zoning. The former hotel has been demolished and the overall appearance of this site is derelict and/or disused.

The Planning Authority would support redevelopment of this site for town-centre-appropriate uses incorporating quality public realm spaces and improved connectivity to residential and other Town Centre locations within Glanmire.'

In addition, the north-eastern portion of the site, comprising 1 hectare, fell within the GM-T-02 town Centre zoning, with an objective to facilitate the expansion of Glanmire town centre by encouraging retail and office development where services are provided to visiting members of the public.

The south-western portion of the site was identified in the LAP as an area at risk of flooding and was therefore not included within this zoning objective. Beyond the site lands to the west and south are identified for open space and recreation (GM-O-04). In addition, the GM-U-02 Specific Development Objective runs to the south of the subject site, with the objective to develop and maintain a pedestrian walk along the river bank and connect with the proposed open space (GM-O-04). Based on the above Figure 02.1 indicates the permanent landtake from the subject site relating to the Glanmire Road Improvement Scheme for the pedestrian walk.



Figure 02.1 CPO Landtake for Glanmire Road Improvement Scheme on Client Lands

The Draft DP recognises Glanmire as an Urban Town within the extended Cork City area. It lists Glanmire among the strategic expansion areas (Section 2.47) and anticipates a 55% growth in population by 2028 (Table 2.2). In relation to the Urban Towns in general it identifies that there are opportunities to apply a mixed-use approach to regenerating underutilised locations.

Section 7.86 identifies Glanmire as a Small Urban Town Centre with Objective 7.29 setting out to:

To support, promote and protect the Urban Town Centres of Blarney and Glanmire, which play an important role in the local shopping role for residents and provide a range of essential day to day services and facilities. In order to support planned population growth in these centres, some additional retail development of an appropriate scale and size may be directed to these centres.

Section 10.283 acknowledges that with the proposed growth of Glanmire, '*proportionate additional retail and local services will be required to meet the needs of the town*'. It also outlines the need for a more distinctive Town Centre in Glanmire and concludes that a Framework Plan shall be progressed to achieve such a centre.

The north-eastern portion of the subject site is zoned **ZO 7** Urban Town Centre with an objective:

to consolidate and provide for the development and enhancement of urban town centres as primary locations for mixed use retail, economic and residential growth which also act as a focus for a range of services.

The remainder of the subject site is zoned ZO16 Public Open Space with an objective:

to protect, retain and provide for passive and active recreational uses, open space, green networks, natural areas and amenity facilities.

Within Section 6.47 the City Council sets out plans to work in partnership with developers to provide new parks and upgrade existing parks during the lifetime of the plan, amongst these parks are includes

- The John O'Callaghan Park
- The Butlerstown River Corridor protection and enhancement.

03 Key Planning Considerations

03.1 Flood Zones

It is unclear as to the Council's rationale behind the rezoning of 0.7 hectares of the subject site from town centre use to public open space. The Draft DP zoning has been informed by the SFRA prepared by CAAS. Appendix II of the SFRA delineates mapped boundaries for Flood Risk Zones, taking into account factors including:

- predictive and historical indicators of flood risk;
- documented local Council knowledge of flood risk;
- the potential source and direction of flood paths from rivers and streams;
- vegetation indicative of flood risk;
- and the locations of topographic/built features that coincide with the flood indicator related boundaries/topographical survey.

The subject site falls within Map 3 of the SFRA mapping. The SFRA Indicative Flood Risk Zones are based on a compilation of OPW and GSI historical mapping, and OPW predictive and CFRAMS mapping. However, as can be seen in Figures 03.1, in the vicinity of the subject site, the SFRA flood zones are largely based on the CFRAMS flood mapping.



Figure 03.1 CFRAMS (left) and SFRA (right) Indicative Flood Zones

However, the Draft DP proposes to reduce the 1 hectare of our client's town centre zoned lands, (2017 LAP zoning depicted with the red hatch) to 0.3 hectare (depicted in cerise). We conclude from our assessment that the SFRA flood zone delineation in the area of the subject lands is unchanged since the 2017 LAP. In view of the fact that the Planning System and Flood Risk Management - Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Department of the Environment, Community and Local Government Circular PL 2/2014

were both in place prior to the 2017 LAP we consider that any reduction in the town centre zoned area at this location cannot therefore relate to potential flood risk.

03.2 Public Open Space

As Table 3.1 indicates, Glanmire has traditionally been generously provided for in terms of public open space with 94.5 hectares zoned for this use in the 2017 LAP. Of the 4 Urban Towns in Cork City, this provision is second only to Ballincollig, where the inclusion of the 44 hectare Regional Park brought the zoning to 148 hectares. However, by contrast the open space zoning in Blarney, at 51 hectares was almost half the quantum in Glanmire and Tower at 31 hectares is less than a third.

	Glanmire	Ballincollig	Blarney	Tower
Open Space Zoning (Ha)	94.5	148.69	51.51	30.9

Table 03.1. 2017 LAP Open Space Zoning

In the Draft DP the open space provisions for Glanmire remains generous and largely unchanged and zoned as *Z0 16 Public Open Space*, with the exception that a significant element is now zoned as *Z018 – Landscape Preservation Zone* with an objective to preserve and enhance the special landscape and visual character of Landscape

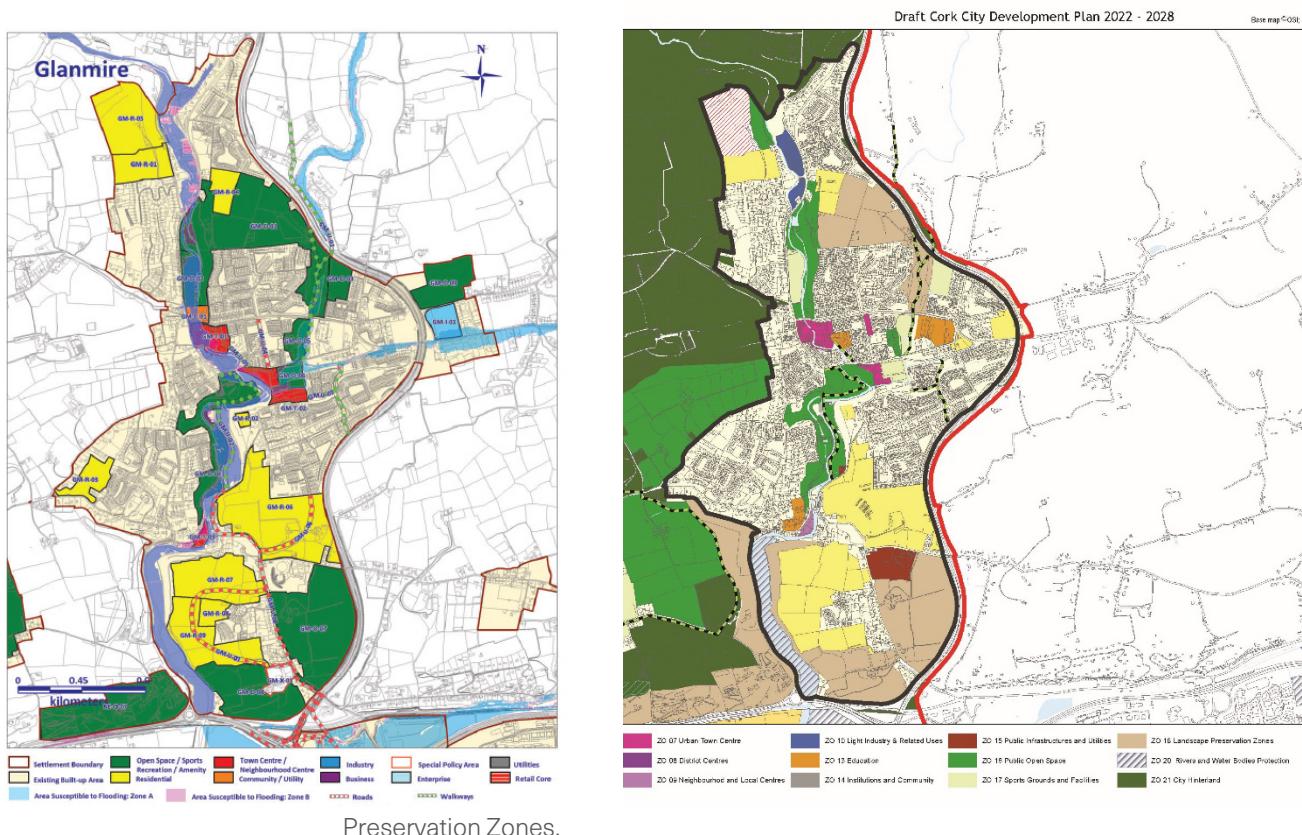


Figure 03.2 2017 Glanmire Zoning and 2021 Draft DP Zoning

Table 6.12 of the Draft DP lists John O'Callaghan Park and the Butlerstown River Corridor amongst the proposed new parks and existing parks and open spaces to be upgraded during the life of this Plan. The 16 hectares to the west of the subject site, including the 5.3 hectares John O'Callaghan Park were previously zoned in the 2017 LAP as

GM-O-04 - Open space for informal recreation including the provision of an amenity walk. This open space contains the Town Park, an important community amenity.

However, in the Draft Plan, the majority of our client's lands, which were previously identified as a Regeneration Area (GM-RA-01) has now been subsumed into the GM-O-04 lands and zoned *ZO 16 Public Open Space*, possibly in relation to the proposed upgrade of John O'Callaghan Park.

Clyda Eco Homes Ltd lands have already been subject to a Compulsory Purchase Order (CPO) relating to the Glanmire Road Improvement Scheme (refer Figure 02.1), with a portion of their site being subject to severance to make provision for a pedestrian walk along the river bank to connect with the GM-O-04 lands.

Having regard to the generous public open space and landscape preservation zoning that Glanmire already benefits from, and in view of the fact that the developability of their lands has already been impacted by the above-mentioned CPO, our client does not consider the rezoning of this portion of their lands to be appropriate and will render the residual town centre zoned lands undevelopable.

03.3 Adequate Town Centre Provision

The Draft DP has ambitious growth targets for Glanmire but recognises that this will pose challenges for the town centre; where there is a limited existing retail offer and where the form of the town centre requires consolidation and compact growth to deliver the services required to support a 55% increase in population by 2028. However, as Table 3.2 highlights, a 23.8% reduction in the area of town centre zoned lands is proposed. This reduction is not in line with the sustainable development of this urban town and will not contribute towards the reinforcement of its *Small Urban Town* status.

2017 Town Centre Zoning	Hectares	Draft DP Town Centre Zoning	Hectares	% Change
GM-T-01	4.8	retained	4.8	
GM-T-02	5.0	reduced	1.7	
GM-T-03	1.1	retained	1.1	
		existing built-up area rezoned to town centre	0.67	
total	10.9		8.3	-23.8%

Table 3.2 2017 LAP & Draft DP Town Centre Zoning

04 Conclusion

Our client welcomes this opportunity to make a submission on the Glanmire town centre zoning objectives contained within the Draft DP. Clyda Eco Homes Limited and the Council are aligned in the goal to support the growth of the town centre in Glanmire and Clyda Eco Homes Ltd are currently advancing plans for a primary care centre and retail development on the subject site (refer to enclosed Preliminary Layout prepared by Deady Gahan). In view of the planned 55% population growth that is envisaged for Glanmire by 2028, Clyda Eco Homes Ltd concur with the Council that consolidation and growth of the town centre is required to service this planned population.

In this context our client is disappointed with the proposed re-zoning of 0.7 hectares of their lands from town centre use to public open space. The residual 0.3 hectares of their lands that the Draft DP zones as ZO7 – Urban Town Centre is not sufficient in scale or access to accommodate their proposed development. In effect, our client considers that should the rezoning transpire, the lands will be rendered undevelopable.

The justification for this re-zoning is not evident. The Flood Risk Zones in the SRFA that supports the Draft DP remain unchanged in this area since the 2017 LAP, as does the governing policy. From our review of public open space provision of Glanmire we conclude that the urban town is generously provided for and that the most appropriate zoning for this central and accessible site is its long-established town centre use, dating from the 18th Century when a coach house operated on site, to the more recently use as the John Barleycorn Hotel.

In view of the ambitious population growth proposed for Glanmire there is a requirement to ensure that the needs of this future population are met by commensurate growth in retail and service provision. Our client is advancing proposals to contribute towards meeting this town centre consolidation and expansion need. We ask the Council to facilitate this by extending the ZO7 – Urban Town Centre to the remainder of our client's previously town centre zoned lands, to ensuring that adequate, suitably zoned lands are available at this strategic expansion area in the Cork City Development Plan 2022-2028.



DEVELOPMENT IN GLANMIRE, CO. CORK

PROJECT NO.: 21081

DRAWING NO.: 21081-SK-000 - LOCATION SCHEME

DATE: 07.05.2021

SCALE: N.A. @ A3



DEVELOPMENT IN GLANMIRE, CO. CORK

PROJECT NO.: 21081

DRAWING NO.: 21081-SK-001 - SITE LAYOUT

DATE: 17.05.2021

SCALE: 1:1000@A3



DEVELOPMENT IN GLANMIRE, CO. CORK

PROJECT NO.: 21081

DRAWING NO.: 21081-SK-002 - GROUND FLOOR PLAN

DATE: 17.05.2021

SCALE: 1:500@A3





DEVELOPMENT IN GLANMIRE, CO. CORK

PROJECT NO.: 21081

DRAWING NO.: 21081-SK-003 - TYPICAL FLOOR PLAN

DATE: 17.05.2021

SCALE: 1:500@A3



EAST ELEVATION



SOUTH-WEST ELEVATION

DEVELOPMENT IN GLANMIRE, CO. CORK

PROJECT NO.: 21081

DRAWING NO.: 21081-SK-004 - ELEVATIONS

DATE: 07.05.2021

SCALE: 1:200@A3



DEVELOPMENT IN GLANMIRE, CO. CORK

PROJECT NO.: 21081

DRAWING NO.: 21081-SK-005 - SKETCH 3D VIEW

DATE: 07.05.2021

SCALE: N.A. @ A3