



COAKLEY O'NEILL  
town planning

# Submission to inform the Draft Cork City Development Plan 2022-2028

Lands at Kilcully, Cork

Prepared in October 2021 on behalf of

**Edmond Linehan**

Coakley O'Neill Town Planning Ltd.

## Document Control Sheet

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## 1.0 INTRODUCTION

1.1 We, Coakley O'Neill Town Planning Ltd, NSC Campus, Mahon, Cork, have been instructed by Edmond Linehan, Whites Cross, Ballinahina, Co. Cork, to prepare this submission in respect of c. 10ha of lands in his ownership at Kilcully, Whites Cross, Dublin Pike, Cork.

1.2 This submission requests Cork City Council, in assessing the capacity of the northside of the extended City to absorb additional residential development to meet the significant uplift in population required by national and regional policy, to give consideration to the inclusion of the remainder of this vacant, undeveloped, and underutilised area of land at Kilcully.

## 2.0 LOCATION AND DESCRIPTION



**Figure 1. Site Location Map, Site Generally Indicated in Red**

2.1 The subject lands are of an irregular shape, are predominantly greenfield in nature, and have c.85m frontage onto the Kilcully Road. The subject lands comprise of 3 fields, with gated access from Kilcully Road, and there is no evidence of any structures or development on them.

2.2 There are clusters of detached suburban dwellings, including Gleann Chuile, Rosemount Estate, and Springfield, and individual dwellings along Kilcully Road. Further west is a range of established social and community infrastructure, including St. Catherine's Cemetery, St. Mary's AFC, Kilcully Scout Campsite, and Rathpeacon GAA club. Further south is the Dublin Hill and Kilbarry Industrial Estates, which lead onto Ballyvolane and Blackpool District Centres.

### **3.0 POLICY CONTEXT**

3.1 The strategic context for this submission can be found in the National Planning Framework (NPF) 2018, as endorsed in the Regional Spatial and Economic Strategy for the Southern Region (RSES) 2020, which sets a target for Cork City of an additional 125,000 people by 2040 (to at least 315,000 people in total), an increase of almost 60% on the population recorded in Census 2016 (c. 211,000 persons). Compact growth within or contiguous to the existing built up footprint of the City is a key tenet of national and regional policy, which has also informed the policies of the draft Plan.

3.2 This equates to an average additional population of 6,250 people to 2040, which represents a challenging, but, nonetheless, exciting task for the City to deliver a higher density of development, compact growth, and improved social, community and environmental infrastructure over the next 20 years.

3.3 This submission is also made in the context of the Housing for All – A new Housing Plan for Ireland policy document, September, 2021, which states as follows:

*Ireland needs an average of 33,000 homes constructed per annum until 2030 to meet targets set out for additional households, as outlined in the National Planning Framework. These homes need to be affordable, built in the right place, to the right standard and in support of climate action. They need to satisfy demand for housing across four tenures – affordable, social, private rental and private ownership. They need to be advanced through the planning process and be built within the context of specific development targets for the five cities and major towns, and the complementary objectives of the Town Centre First policy and rural housing.*

### **4.0 PLANNING HISTORY**

4.1 There is no recent planning history associated with the subject site. The planning history of lands in the vicinity reflect the nature and pattern of established residential development.

### **5.0 SUBMISSION**

5.1 The subject lands are located in the Cork City North Environs of the Metropolitan Cork area of Cork Gateway. In policy terms, this area is identified for additional population growth, in order to rebalance the City from a social and economic perspective.

5.2 In zoning terms, part of the subject lands are already included in the development boundary of the Cork City Environs, and are part zoned 'Existing Built Up Area' in the current Cobh LAP 2017 for the area, in recognition of their established residential use.

5.3 The subject lands benefit from the following key credentials:

- they form part of the extended City boundary;
- part of the subject lands are already included in the existing development boundary for the Cork City North Environs, and are zoned Existing Built Up Area;
- there is an established pattern of residential development within and in the vicinity of the subject lands;
- they benefit from excellent road frontage, of c. 85m;
- they are of a nature and extent that lend themselves to development; and
- they are close to existing social and community infrastructure.

5.5 In terms of services and roads infrastructure, the report of Jack B Cahill & Co, attached as Appendix 1, notes that:

- the lands are serviced by an existing Irish Water network
- the lands can be served by either a private system, as is the case with the lands in the vicinity, or can access an Irish Water system, subject to an upgrade
- there are appropriate sight lines available along the local road, which has adequate carriageway width
- the southern part of the lands are not liable to flood

5.6 Given their size, at c.10ha, there is the potential to generate up to 350no. dwellings, based on a minimum density of 35 units/ha. Their location relative to the Glannamought River will facilitate a good quality amenity area for future residents. The potential additional population close to existing and proposed employment locations will also sustain local social and community infrastructure.

5.7 Given the strategic planning policy provisions for Cork, in particular the northside of the City, it is appropriate for Cork City Council to consider the role the subject lands could play in contributing to the challenging population and housing targets set for Cork, and to the rebalancing of the northside of the City.

5.8 Having regard to the fact that part of the subject lands are located within the existing development boundary of Cork City North Environs, and the fact that the remaining lands are contiguous to the existing development boundary of the Cork City Environs, there is merit in including the subject lands in the extended development boundary for Cork in the new Cork City Development Plan 2022-2028.

5.9 The inclusion of the subject lands in the new development boundary for the City does not give rise to any environmental impact or appropriate assessment issues. A small section of the northern extent of the subject lands may be liable to flooding from the Glannamought River, however this will be addressed by way of a site specific flood risk assessment in the future.

## 6.0 CONCLUSION

- 6.1 Having regard to their location within and adjacent to the development boundary of the Cork City North Environs, there is merit in considering the potential of the subject lands to contribute to the delivery of the significant uplift in population and housing required for the expanded City, of which the North Environs now forms part.
- 6.3 Their inclusion would assist Cork City Council in implementing national and regional policies in relation to population growth and compact development, and, in particular, the rebalancing of the City.
- 6.2 Please refer all correspondence to Aiden O'Neill, Coakley O'Neill Town Planning Ltd, NSC Campus, Mahon, Cork.

## APPENDIX 1

Re: LANDS AT KILCULLY, WHITES CROSS, DUBLIN PIKE, CORK

Draft Cork City Development Plan - Submission

I have attended on site and have reviewed the subject site and the general environs in terms of servicing and infrastructure.

The overall site has an area of approximately 10 ha. While the northern section is subject to local flooding in extreme conditions the southern portion of the lands which are outlined in yellow on the accompanying map, have never flooded. This will be confirmed by a detailed flood risk assessment. This yellow line on the attached map encloses a site of approximately 5.8 ha.

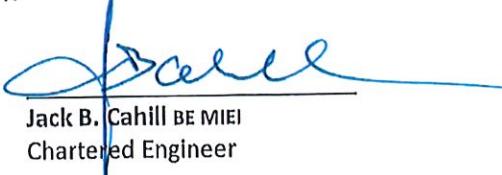
In terms of rainwater runoff, this would discharge to attenuation tanks while local runoff can be directed to soakways. The Glennamought river flows along the eastern boundary of the site and much of the rainwater would be directed to this under controlled conditions.

Kilcully is not serviced with either a group or public effluent treatment system. Individual dwellings in the area are currently serviced with individual wastewater treatment systems. In the case of the subject site, dwellings are likely to be best serviced individually using package wastewater treatment systems and where appropriate polishing filters.

There is a public water supply in the area and this has the capacity to service the lands.

The site has approximately 85m of frontage with adequate and acceptable sight distances available. The adjacent road is the L-2962 local primary road. It has adequate carriageway width with margins on both sides. This road has also the capacity to service any new dwellings to be provided.

Yours sincerely,

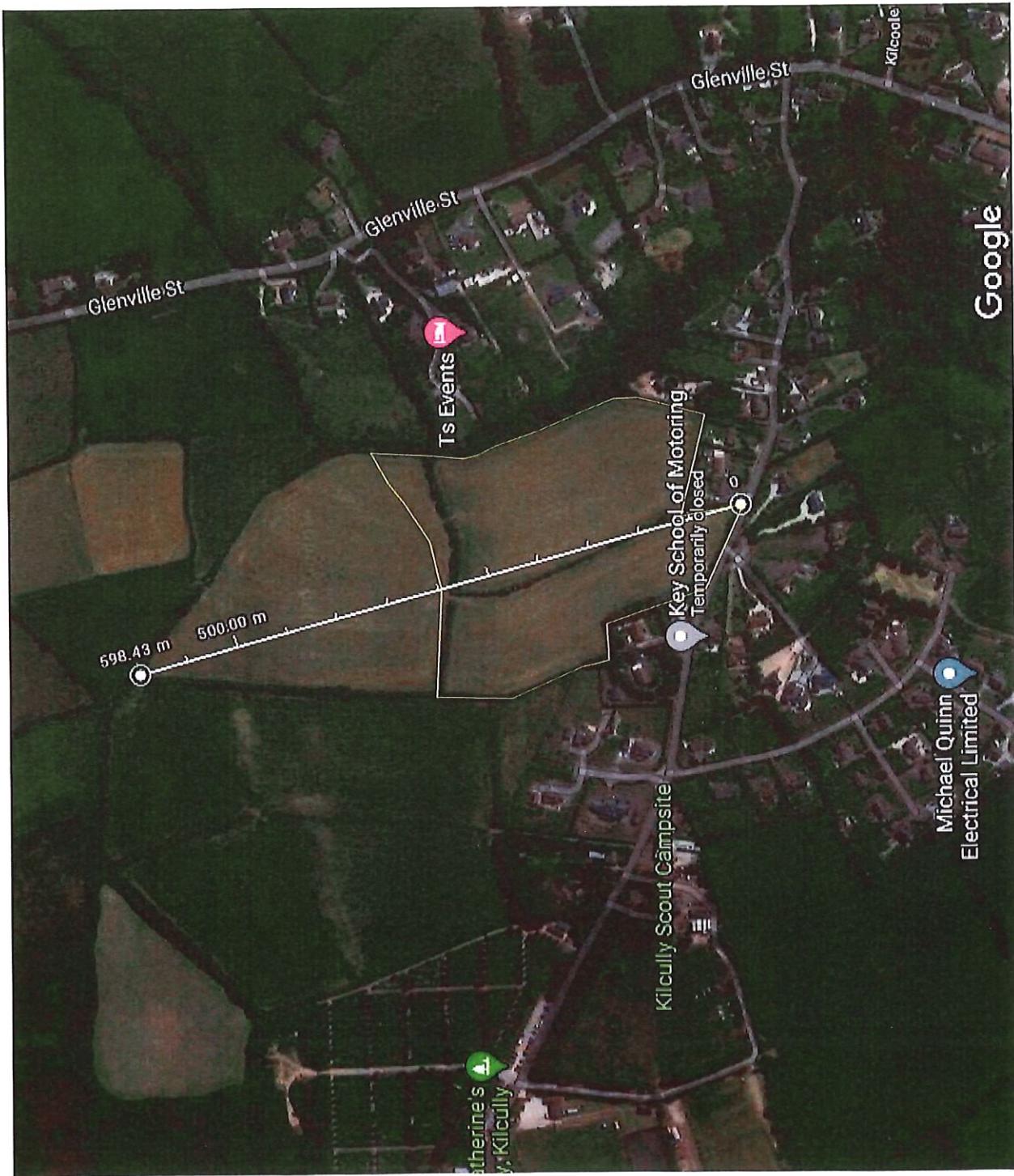


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Encl.



NOTES:



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PROJECT:  
LANDS AT KILCULLY,  
WHITES CROSS,  
DUBLIN PIPE,  
CORK

CLIENT:  
Edmund Lynch

TITLE:  
Potential Area for Development

Scale: 1:75 Date: 23/2/2001  
Surveyor: JBC Date: 20.05.20  
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