

29th September, 2021.

RE: Addendum to Draft Cork City Development Plan submission on Heritage grounds

We set out our comments and recommendations on policy objectives and zoning in the Draft Cork City Development Plan 2022-2028 on heritage grounds below:

Recommendation 1.

Objective(s), diagram(s), tables(s), paragraph(s) or zoning proposal(s):	Vol 1, Objective 7.10, New Strategic Employment Sites
Comments:	The scheme proposed in Area g.) Hollyhill is in the direct line of views from Blarney Castle and demesne, which is located in an Architectural Conservation Area and which contains both protected structures and recorded archaeological monuments. The special character of the area relies on what it contains and also what lies outside it in the wider setting. There is something tantalizing about distant, glimpsed views that frame a setting and give it context. The background brings the foreground more sharply into focus, creating a composition that contributes immeasurably to the atmosphere of a place, and to its intangible cultural heritage and the special character at its core. Without careful control of distant views, this special character is gradually eroded, and the setting becomes less significant.
Recommended Update:	Remove the proposed scheme in Area g.) Hollyhill, where it would have a detrimental visual impact on views from Blarney Castle demesne. Note: we have illustrated this proposal, enclosed.

Recommendation 2

Objective(s), diagram(s), tables(s), paragraph(s) or zoning proposal(s):	Vol 1, Objective 7.24, Sustainable Tourism
Comments:	There should be greater control over new development in Blarney to prevent the attrition of the accumulation of small insensitive changes on the historic character of the area which dilute its historic feeling (e.g. Retail developments, housing settlements, one off housing etc).
Recommended Update:	A sustainable tourism objective to support the unique setting of out built heritage tourist attractions and to safeguard the intangible cultural heritage associated with them, by careful control of new additions or alterations to their immediate and wider setting

Recommendation 3

Objective(s), diagram(s), tables(s), paragraph(s) or zoning proposal(s):	Vol 1, Objective 8.20, Historic Landscapes
Comments:	There should be greater control over new development in Blarney, particularly along the roads approaching the village and in the environs, to ensure that views to and from the ACA are respected.
Recommended Update:	A historic landscape objective to carefully control the siting, design, materials, use and scale of new development where it would be visible from an ACA, to ensure that views and vistas to and from the ACA are respected.

Recommendation 4

Objective(s), diagram(s), tables(s), paragraph(s) or zoning proposal(s):	Vol 1, Objective 8.23, Development in Architectural Conservation Areas
Comments:	There should be great recognition that the value of an ACA is derived from the immediate as well as the wider setting, especially on the approach roads to the ACA. The special character of an ACA setting which is surrounded by residential, industrial and mixed-use development is eventually eroded and it's value as a built heritage and tourism asset is negatively impacted on.
Recommended Update:	A development objective to ensure the character and integrity of an ACA is maintained by recognizing that new development both adjacent to and at a distance from the ACA can affect it's character and special interest and the siting, design, materials and use of that development should be carefully considered so as not to have a negative impact.

Recommendation 5

Objective(s), diagram(s), tables(s), paragraph(s) or zoning proposal(s):	Vol 1, Objective 8.23, Development in Architectural Conservation Areas
Comments:	Original features of the public realm, such as paving footpaths etc. may have been replaced in the past in historic and tourism-focused villages such as Blarney. Future public realm improvements should be considered in terms of their physical and visual impact on the receiving environment to ensure that the character and integrity of the setting is enhanced.
Recommended Update:	A development objective to ensure that where improvements to public realm are carried out, they are cognizant of the historic character of Blarney Estate and Village and that all improvements be designed in such a manner as to enhance and support this historic character, including, but not limited to, street

	furniture, lighting, railings, seating, signage, litter bins, paving, pedestrian crossings, bus shelters and road layouts
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Recommendation 6

Objective(s), diagram(s), tables(s), paragraph(s) or zoning proposal(s):	Vol 2, Map 11, Proposed ACA
Comments:	<p>The special character and integrity of Blarney described in Vol 3, 1.26 and 1.27 is threatened by insensitive development in the immediate environs of Blarney village along the approach roads to it, which would have a negative impact on what makes the setting special. The recommendation below creates a buffer zone Landscape Character Area, which protects views to and from the ACA and maintains the special character of the area, mitigating against the impact of numerous small changes and the attrition of that special character.</p>
Recommended Update:	<p>The expansion of the proposed new ACAs to include a 15m wide buffer zone on both sides of the public road on the approaches to Blarney village centre and the existing ACA in the following locations:</p> <ul style="list-style-type: none"> • Along the R617 from the roundabout off the sliproad from the N20, to where it passes through Willison Avenue and Shournagh Drive to the west of the village; • From the roundabout off the sliproad from the N20 along the Killard Road to the junction of Killard Road and Castle Lawn Close/ Castle Close Road, past The Groves, the Square, along St. Ann's Road and back to the R617; • Along the Kilowen Road from the junction with the R617 at Blarney School following the road north-west to the first road junction. <p>Note: we have illustrated this proposal, enclosed.</p>

Recommendation 7

Objective(s), diagram(s), tables(s), paragraph(s) or zoning proposal(s):	Vol 2, Map 11, ZO 02 New Res Neighbourhoods
Comments:	The existing ZO 02 zoning to the west and north of Sunberry and to the south of the R617 where it enters the western side of Blarney village is in the centreline of views from the ACA and archaeological monument in Blarney Castle Estate and has a negative impact on the significance and special character of the setting and its intangible cultural heritage.
Recommended Update:	<p>The above areas are re-zoned to ZO 01 City hinterland</p> <p>Note: we have illustrated this proposal, enclosed.</p>

Recommendation 8

Objective(s), diagram(s), tables(s), paragraph(s) or zoning proposal(s):	Vol 2, Map 11, Tier 3 Residential Neighbourhoods
Comments:	The special character and integrity of Blarney described in Vol 3, 1.26 and 1.27 is threatened by insensitive development in the immediate environs of Blarney village along the approach roads to it, which would have a negative impact on what makes the setting special.
Recommended Update:	<p>The proposed Tier 3 Residential Neighbourhood to the south of the R617 to be reduced in size to provide for a 15m buffer zone along Castle Close Lawn, Killard Road and R617, which would control development in a manner similar to an ACA.</p> <p>Note: we have illustrated this proposal, enclosed.</p>

Recommendation 9

Objective(s), diagram(s), tables(s), paragraph(s) or zoning proposal(s):	Vol 3, 1.133, Issues affecting Blarney ACA
Comments:	We support the statements in Section 1.133 and the requirement for development and associated landscaping to be of sympathetic scale, materials, use and design.
Recommended Update:	We recommend an addition to Section 1.133 to include the requirement for development and associated landscaping to be of sympathetic scale, materials, use and design to be extended to areas outside the village, but which are visible from and connect to the ACA, including the approach roads from the east, west and north and land zoned for development under ZO 02 and Tier 3 which is visible from Blarney Castle Estate in particular.

Recommendation 10

Objective(s), diagram(s), tables(s), paragraph(s) or zoning proposal(s):	Vol 3, 1.135, Issues affecting Blarney ACA
Comments:	We support the statement in Section 1.135 that the opportunity exists to further enhance the historic character of the village with every development proposal.
Recommended Update:	We recommend an addition to Section 1.135 to recognize that enhancing the historic character of the village extends from elements of public realm and street furniture to larger-scale residential and mixed-use development and that maintaining the character and integrity described in Vol 3, 1.125 should be at the core of any development proposal.

Yours sincerely,



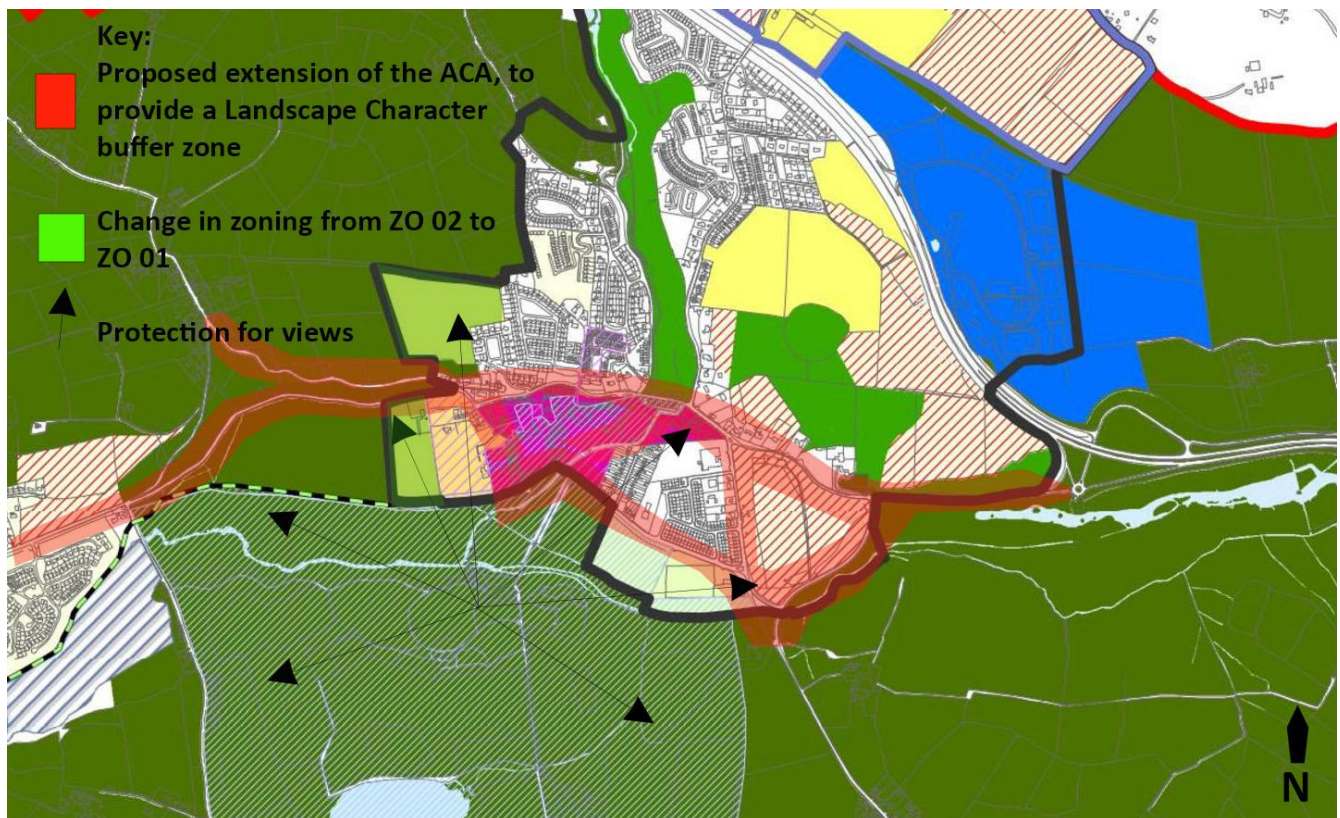
EMMA BAUME, MA

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SOUTHGATE ASSOCIATES

Enc. Mapping to Illustrate Recommendations 6, 7 and 8

Mapping to Illustrate Recommendations 1, 6, 7 and 8



Section from Map 11 of the Draft Cork City Development Plan 2022-2028, Vol 2