



COAKLEY O'NEILL  
town planning

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

Blarney Business Park, Cork

Prepared in October 2021 on behalf of  
**Progressive Commercial Construction Ltd.**

Coakley O'Neill Town Planning Ltd.

## Document Control Sheet

<b>Client</b>	Progressive Commercial Construction Ltd.
<b>Project Title</b>	Submission to Inform the draft Cork City Development Plan
<b>Job No.</b>	CON21161
<b>Document Title</b>	Blarney Business Park Cork
<b>Number of Pages</b>	11

Revision	Status	Date of Issue	Authored	Checked	Signed
1	Draft	1 <sup>st</sup> October, 2021	AOC	AON	<i>Ad O'Neill</i>
2	Final	4 <sup>th</sup> October, 2021	AOC	AON	<i>Ad O'Neill</i>

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## 1.0 INTRODUCTION

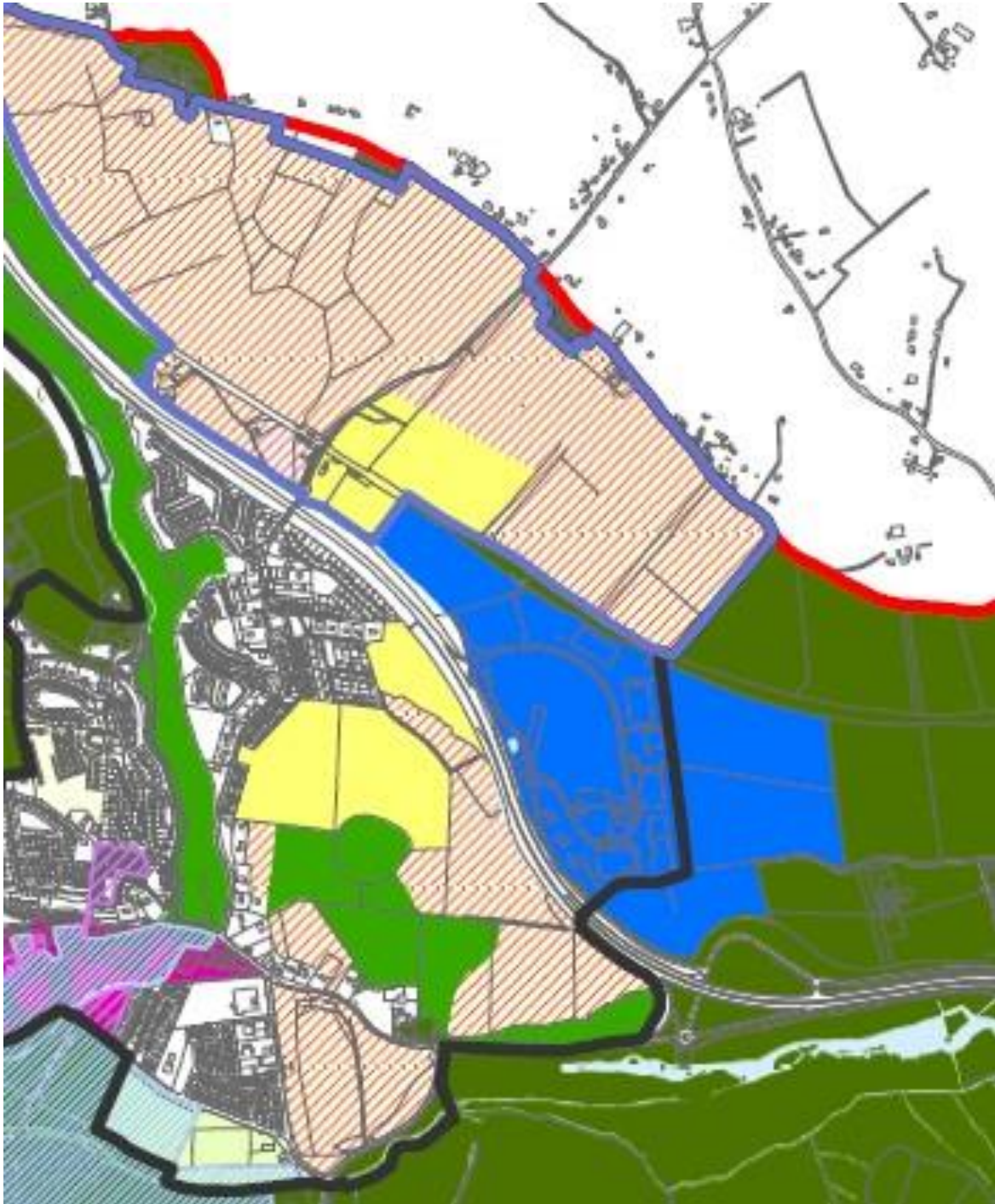
- 1.1 We, Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork, are instructed by Progressive Commercial Construction Ltd., part of the JCD Group, to make this submission to the draft Cork City Development Plan 2022-2028, hereafter referred to as 'the draft Plan', in respect of lands in their ownership at Blarney Business Park, Cork.
- 1.2 The purpose of this submission is to support the proposed extension to Blarney Business Park and consequential rezoning of that part of the lands in the ownership of the JCD Group.

## 2.0 SUBMISSION CONTEXT

- 2.1 Blarney Business Park is a strategically located business campus set in over 70 acres with direct access to the N20 and just 6km north of Cork City. The Park originally commenced construction in the mid-2000s, and constitutes a modern, high grade, Business Park, with occupants including doTERRA, ILC Dover, GLS, Hertz, Kia, Mercedes Benz, and Masterlink Logistics. It was acquired by JCD Group in 2018.
- 2.2 To date, the JCD Group has completed c.170,000 sq. ft of industrial buildings in Blarney Business Park over the past 3 years, invested over €20m, are currently on site constructing a further 100,000 sq. ft. and are due to commence 110,000 sq. ft. in quarter three 2021. By mid-2022 there will have been 390,000 sq. ft. delivered in Blarney.
- 2.3 Blarney Business Park has an extensive planning history, with the first application for site development works permitted on 26<sup>th</sup> August, 1999 (99/972), and successive permissions, including those more recently secured by JCD Group confirm the following:
- That Blarney Business Park is suitable for further intensification of light industry and warehouse development in line with national, regional and local planning policy
  - That the provision of spacious, high quality, architecturally designed buildings with clear eaves height of c. 12m+ and good-sized yard space that responds to continued market demand are fully supported
  - Noting that the N/M20 Phase 2 consultation identifies a green or a navy route option for the upgrade of the N/M20, which includes part of Blarney Business Park, the M20 Project Office advises that as this is an existing Business Park, there is a low risk to the development of the N/M20, and
  - That services are in place and are sufficient to cater for the expansion of the Business Park.
- 2.4 The Park has become a Strategic Employment Location as a direct result of the investment made in the Park since being acquired by the JCD Group. All of the currently developable lands are going to be completed by mid-2022 and it is in this context that we support the proposed rezoning of the lands within the ownership of JCD Group, which extends to approximately 3.41ha (c. 8.42 acres).

### 3.0 SUBMISSION

- 3.1 As illustrated in Plate 1, the draft Plan proposes to rezone Blarney Business Park from the current Business zoning objective BL-B-01 and BL-B-02 to Light Industry and Related Uses (ZO 10), which seeks to provide for and protect dynamic light industry and manufacturing areas and will support existing and future primary land uses such as light industry, small to medium sized manufacturing and repairs, wholesale, trade showrooms, retail showrooms where ancillary to manufacturing, car showrooms, and incubator units. Other uses may include warehousing, logistics, storage and distribution. Offices that are ancillary to the primary land use are also acceptable.
- 3.2 As illustrated in Plate 2, the proposed Light Industry and Related Uses zoning objective extends to a larger area than the Blarney Business Park landholding in the ownership of JCD Group.
- 3.3 While we acknowledge that there is a larger area proposed to be zoned than what is in the control of JCD Group, no assurance can be provided in relation to whether these lands can be developed within the lifetime of the draft Plan. It is however part of JCD's strategic objectives to ensure that the lands in its ownership will be developed in the short term and continue the existing momentum achieved over the past number of years to consolidate Blarney Business Park's function as a Strategic Employment Location for the north of the City.



Development Plan Submission



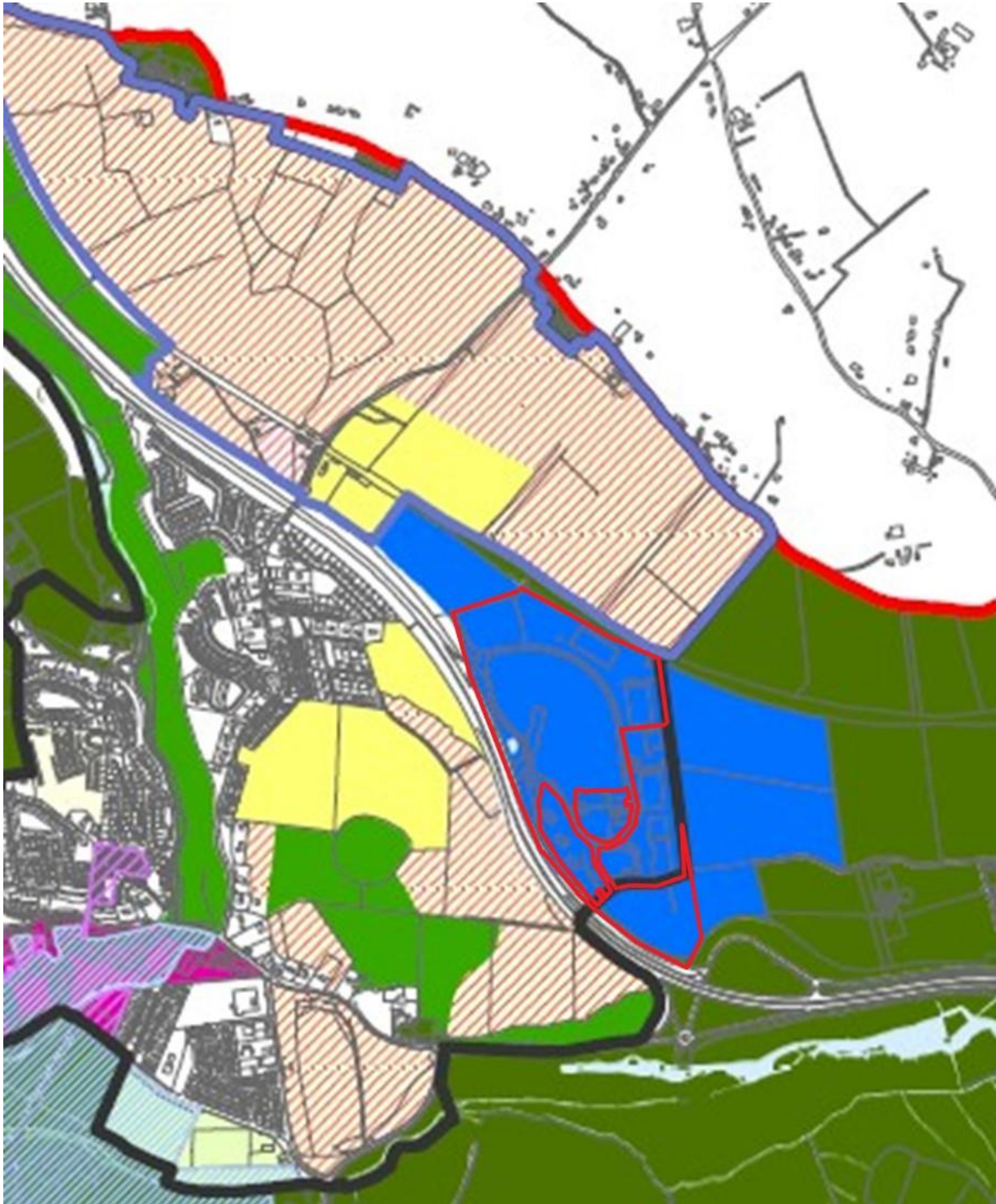


Plate 2: Blarney Business Park landholding in the ownership of JCD Group (generally identified in red)





**Plate 3: Blarney Business Park Masterplan – additional lands in the ownership of JCD Group highlighted in yellow and outlined in red**



- 3.4 As is illustrated in Plate 3, the additional area highlighted in yellow forms a natural extension to Blarney Business Park and is of a scale which can be comfortably served by existing infrastructure.
- 3.5 Having regard to Section 7.36 and Objective 7.10(a) of the draft Plan, and Plate 4 below, this extended Light Industry and Related Uses zoning objective area is identified as a Strategic Employment Location, to provide a high quality extension to Blarney Business Park using the existing access to the Park, and that any proposed development needs to safeguard the M/N20 (navy) route. It is so identified in light of its proximity to the rail corridor and proposed future station at Stoneview, and in response to the need to ensure that Cork City can compete for internationally mobile investment and to provide opportunities for existing business to relocate to larger premises, in the context of a significant jobs target of c. 31,000 jobs to 2028 in the draft Plan.



**Plate 4: Blarney Business Park Strategic Employment Site**

- 3.6 As illustrated in Plates 2 and 3, this extended area includes part of the landholding in the ownership of JCD Group.
- 3.7 JCD Group acknowledges and supports the proposed Light Industry and Related Uses zoning objective which reflects the pattern of development in the Business Park to date.
- 3.8 JCD Group is committed to developing the lands within its ownership during the lifetime of the draft Plan.
- 3.9 It is of concern, however, that the proposed Blarney Business Park extension is located outside the defined development boundary of Blarney Urban Town.

- 3.10 It is requested that the development boundary for Blarney is modified to include the proposed Blarney Business Park extension. Their inclusion within the development boundary of the Urban Town of Blarney will give certainty to the developer and prospective occupiers, and to avoid any potential for delay during the planning process. Accordingly, this submission requests the following:

**To modify the development boundary for Blarney to include the proposed Blarney Business Park extension.**

- 3.11 Noting that, as per Objective 7.10(a) of the draft Plan, the existing access to Blarney Business Park is to be used for this extended area, it would also be the expectation that this extended Business Park area will be implemented on a phased basis. The logical and natural Phase 1 expansion of Blarney Business would be to the serviced and accessible landholding in the ownership of JCD Group, with the remaining lands brought forward for development as the necessary infrastructure is made put in place. This would avoid any unnecessary delay to the expansion of Blarney Business Park to address current market demand for modern industrial units. In this regard, an amendment to Objective 7.10 of the draft Plan is recommended, as follows:

- a. Blarney Business Park Extension: To provide for a high-quality extension to Blarney Business Park using the existing access to the Park **to be implemented on a phased basis, with the Phase 1 expansion to comprise the lands to the immediate south of the existing Blarney Business Park.** Any proposed development needs to safeguard the M/20 (navy route option which traverses part of the land until such time as a preferred route is chosen and the requirement lapses if the navy route is not identified as the preferred route.

## 4.0 CONCLUSION

4.1 This submission supports the proposed Light Industry and Related Uses zoning objective to be applied to Blarney Business Park.

4.2 This submission requests the following:

**To modify the development boundary for Blarney to include the proposed Blarney Business Park extension.**

4.3 This submission also requests that Objective 7.10(a) is amended as follows:

- b. Blarney Business Park Extension: To provide for a high-quality extension to Blarney Business Park using the existing access to the Park **to be implemented on a phased basis, with the Phase 1 expansion to comprise the lands to the immediate south of the existing Blarney Business Park.** Any proposed development needs to safeguard the M/20 (navy route option which traverses part of the land until such time as a preferred route is chosen and the requirement lapses if the navy route is not identified as the preferred route.

4.4 Please refer all correspondence to Aiden O'Neill, Coakley O'Neill Town Planning Ltd, NSC Campus, Mahon, Cork.