

**Submission to Draft Cork City Development Plan  
2022-2028**

For Development at Rathcooney, Cork  
on behalf of O'Mahony Developments Ltd.

**September 2021**



**McCutcheon Halley**  
CHARTERED PLANNING CONSULTANTS

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<b>Prepared by</b>	Cora Savage	
<b>Checked by</b>	Tom Halley	
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CORK	DUBLIN
6 Joyce House	Kreston House
Barrack Square	Arran Court
Ballincollig	Arran Quay
Cork	Dublin 7
P31 YX97	D07 K271
<a href="http://www.mhplanning.ie">www.mhplanning.ie</a>	T. +353 (0)1 676 6971

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## 1. Introduction

This submission has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of O'Mahony Developments Ltd., in response to public notices inviting submissions from third parties and interested parties on the Cork City Development Plan review in accordance with section 11(2)(bc) of the Planning and Development Act 2000. Our client welcomes the publication of the Draft Cork City Development Plan 2022-2028 and the opportunity to participate in the plan making process which will inform the future development of Cork City.

This submission requests the following provisions in the forthcoming CDP for Rathcooney:

- **Recognise Rathcooney as a 'Hinterland Settlement' and allow for sustainable growth through infill development within a defined settlement boundary.**

This submission is structured as follows:

- Site Context
- Planning Policy
- Rationale for Submission Request:
- Conclusion

## 2. Site Context

Rathcooney is located to the northeast of Cork City Centre and approximately three kilometres to the east of Ballyvolane District Centre. Rathcooney is a well-established residential area with good access to the City (especially Ballyvolane District Centre) and Glanmire.

The area comprises mainly a mix of residential and other uses including employment uses, a large sports complex (Old Christians Sports complex) and a community cemetery. Our clients' lands are currently in agricultural use, but are surrounded by housing and public roads on all sides.

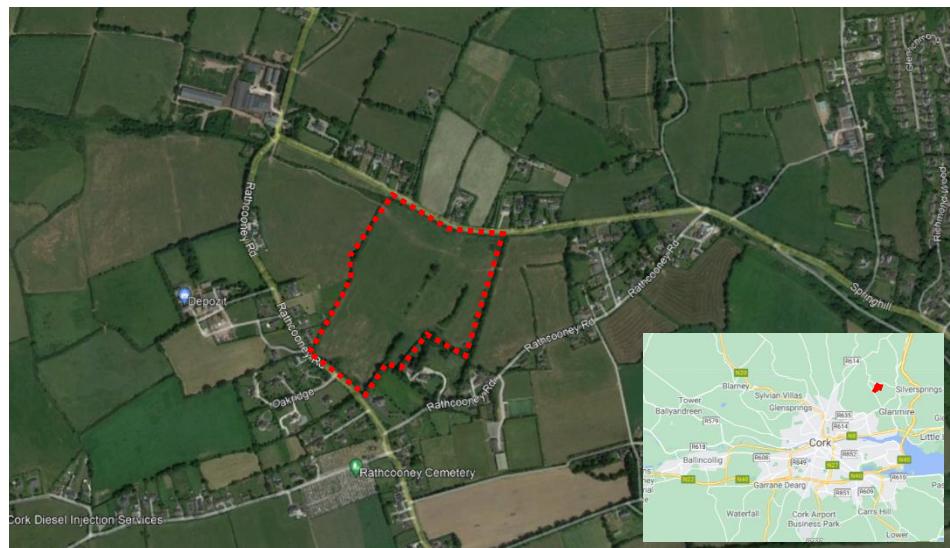


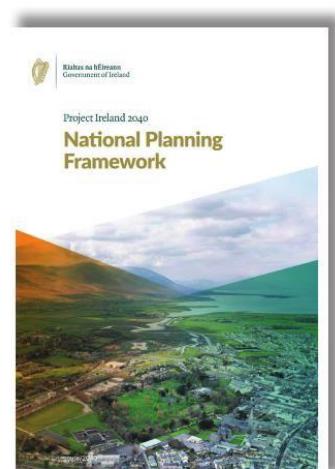
Fig 2: Subject lands at Rathcooney outlined in red.

### 3. Planning Policy Context

### 3.1 National Planning Framework

In line with the recommendations set out in Rebuilding Ireland, the Government launched Ireland 2040, which comprises the National Planning Framework (NPF) and National Development Plan (NDP) 2018-2027. These plans aim to achieve balanced regional development. A core objective of the National Planning Framework is to build an average of 25,000-30,000 new homes annually to meet future planned needs of the population and deal with the demand-supply imbalance over recent years, in effect a doubling of annual housing output from 2016/2017 levels.

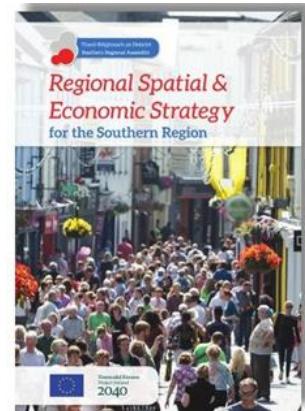
According to the National Development Plan, Cork is expected to increase its population by 125,000 by 2040, which will require the provision of additional housing to accommodate 2,400 people every year up to 2040. The NPF highlights the urgent requirement for a major uplift of the delivery of housing within the existing built-up areas. Regional Spatial & Economic Strategy for the Southern Region



### 3.2 Regional Spatial & Economic Strategy for the Southern Region (RSES)

RSES is a strategic document, which identifies high-level requirements and policies for the Southern Region, setting out the high-level statutory framework to empower each local authority to develop CCDPs, Local Area Plans (LAPs) and LECPs that are coordinated with regional and national objectives.

The RSES identifies Cork City as a national primary driver and an engine of economic and population growth. The sustainable growth of Corks requires strengthened regional connectivity to enhance the integration for the Cork Metropolitan area with the Atlantic Economic corridor. This will regenerate and develop Cork as a smart city and metropolitan area, enhance high quality environment, vibrant city centre, compact suburbs and metropolitan towns.



### 3.3 Cork County Development Plan 2014

Rathcooney lies within the Metropolitan Strategic Planning Area, which is noted as the main engine of population and employment growth for the region (Para 2.2.22). In this regard, Objective CS 4-1 prioritises certain locations, including the North Environs, to accommodate the planned population growth in the Cork Gateway region:

*"g) Develop the Cork City Environs so that they complement the City as a whole. In the south, priority should be given to consolidating the rapid growth that has occurred in recent years by the provision of services, social infrastructure and recreation facilities to meet the needs of the population."*

In line with this aspiration, the CDP goes on to state that up to 2022, there is a targeted growth of 31,308 persons. This represents a decrease of 1,327 from 32,635 persons in 2011. It should be noted that the population increased by 2,533 persons in the last intercensal period between 2006 and 2011. However, taking into account the household formation trends towards smaller household sizes, the CDP put forward a housing unit requirement of 1,284 units up to 2022.

*"a) Secure the development of a mix of house types and sizes throughout the County as a whole to meet the needs of the likely future population in accordance with the guidance set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas."*

### 3.4 Cobh Municipal District Local Area Plan

In the 2017 Cobh Municipal District Local Area Plan (LAP) Rathcooney forms part of the northern suburbs of Cork City. The LAP states that the strategic aim of the North Environs is:

*"To reinvigorate the northern suburbs of the city, within the County area, as a significant location for future residential development. This will require a planned major mixed use development at Ballyvolane coordinated with substantial infrastructure investment, the provision of enhanced community and recreational facilities and public transport accessibility, with the aim of rebalancing the provision of services more equitably throughout the city."*

Policy SE-GO-01 establishes objectives for the quantum of development to be accommodated in the North Environs area over the plan period. It is an objective of the plan:

*"To secure the development of 1,285 new dwellings in the South-Environs between 2017 and 2023."*

### 3.5 Draft Cork City Development Plan 2022-2028

The Draft Cork City Development Plan (CDP) sets out Cork City Council's policies for the development of Cork City to 2028 and beyond. It establishes the following vision for Cork City:

*"The Strategic Vision is for Cork City to take its place as a world class city, driving local and regional growth, embracing diversity and inclusiveness and growing as a resilient, healthy, age-friendly and sustainable compact city with placemaking, communities and quality of life at its heart."*

In the Draft CDP, Rathcooney is situated within the City Hinterland where the following text applies:

*"Additional development needs to be examined in the context of the local and environmental characteristics of the area. Balance any future development with the wider needs of Cork City to achieve compact growth and more sustainable transport patterns. Ensure environmental preservation and the retention and enhancement of urban and rural character. Cork Airport will be supported in its role as an international gateway for the City, wider Metropolitan Area and Southern Region from a transport, connectivity and economic viewpoint."*

Zoning Objective 21 (ZO 21) applies to lands within the City Hinterland where the following objective applies:

*"Protect and improve rural amenity and provide for the development of agriculture."*

The draft CDP identifies a number of 'City Hinterland Settlements'. Objective 2.29 of the draft CDP states that development in the city hinterland settlements shall be managed as follows:

*"Allow for the sustainable growth of Killeens, Glanmire Upper and Kerry Pike through infill, brownfield or edge of centre development within defined settlement boundaries."*

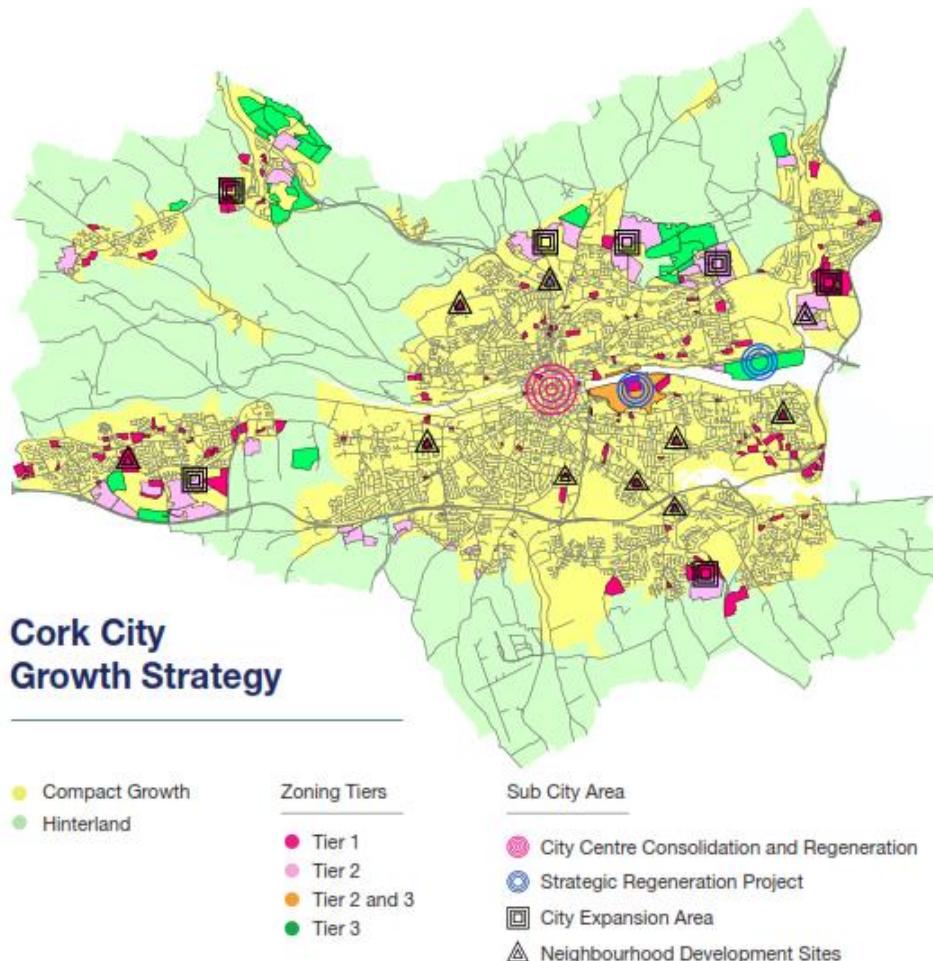


Figure 2: Extract from Figure 2.21 (Growth Strategy Map) from the draft CDP

### 3.6 Cork Metropolitan Area Transport Strategy 2040

The Cork Metropolitan Area Transport Strategy (CMATS) 2040 was developed by the National Transport Authority (NTA) and represents a coordinated land use and transport strategy for the Cork Metropolitan Area to cover the period up to 2040. It envisages that Cork will become the fastest-growing city region in Ireland with a projected 50% to 60% increase of its population by 2040.

As part of the strategy a series of 'Bus Connects' corridors are proposed where existing transport corridors will be upgraded to provide priority for public bus services, including dedicated bus lanes. As can be seen from Figure 3, dedicated bus connects corridors are proposed for the Rathcooney/ Ballyvolane and Glanmire areas.

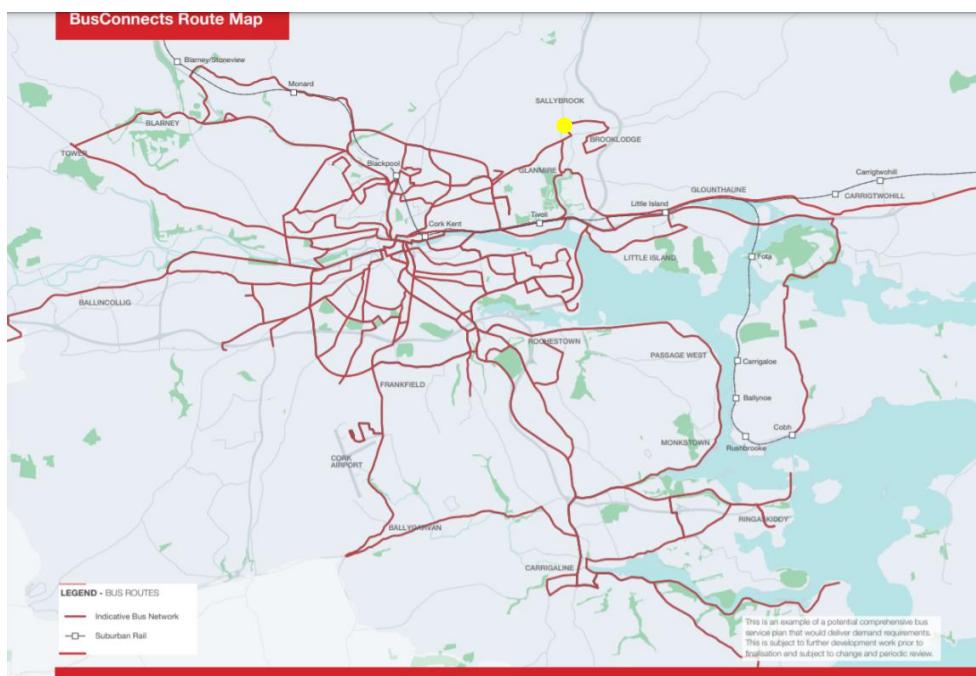


Figure 3: Extract of CMATS Bus Routes – site indicated as yellow dot

In addition to Busconnects, CMATS also identifies a number of strategic roads objectives for the North Environs including the Northern Distributor Road (NDR) and the North Ring Road (NRR). As can be seen from Figure 4 below, the lands subject of this submission are not affected by these proposed road objectives/proposals.

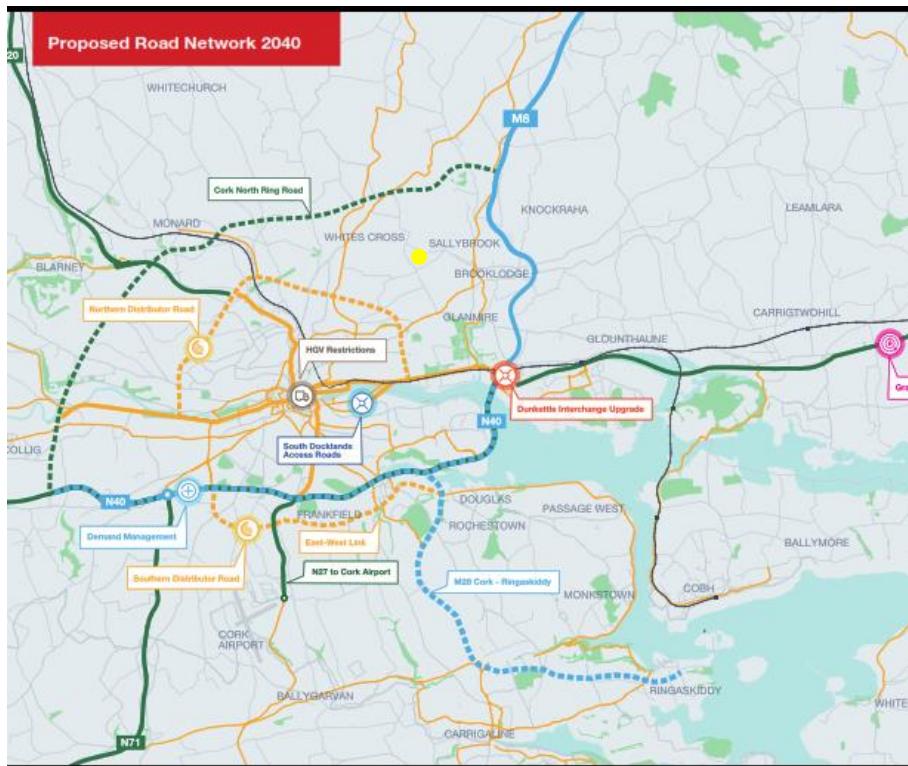


Figure 4: Extract from CMATS – proposed road network, including the NDR & NRR – site indicated as yellow dot

## 4. Rationale for Submission Request

The purpose of this submission is to request that Cork City Council recognise Rathcooney as a 'Hinterland Settlement' and allow for sustainable growth through infill, brownfield or edge of centre development within a defined settlement boundary.

As outline in Section 3.5, The Draft CDP also includes a number of 'Hinterland Settlements' including Killeens, Glanmire Upper and Kerry Pike where growth is facilitated through infill, brownfield or edge of centre development.

Rathcooney is comparable in size to some of the other designated 'Hinterland Settlements', especially Killeens i.e. it has a higher population and has a mix of residential and other uses including employment uses, a large sports complex (Old Christians Sports complex) and a community cemetery. The area is also located on a 'BusConnects' route between the City and Glanmire.

Accordingly, this submission requests the following provisions in the forthcoming CDP for Rathcooney:

- **Recognise Rathcooney as a 'Hinterland Settlement' and allow for sustainable growth through infill development within a defined settlement boundary (outlined in dashed red line in Figure 4).**

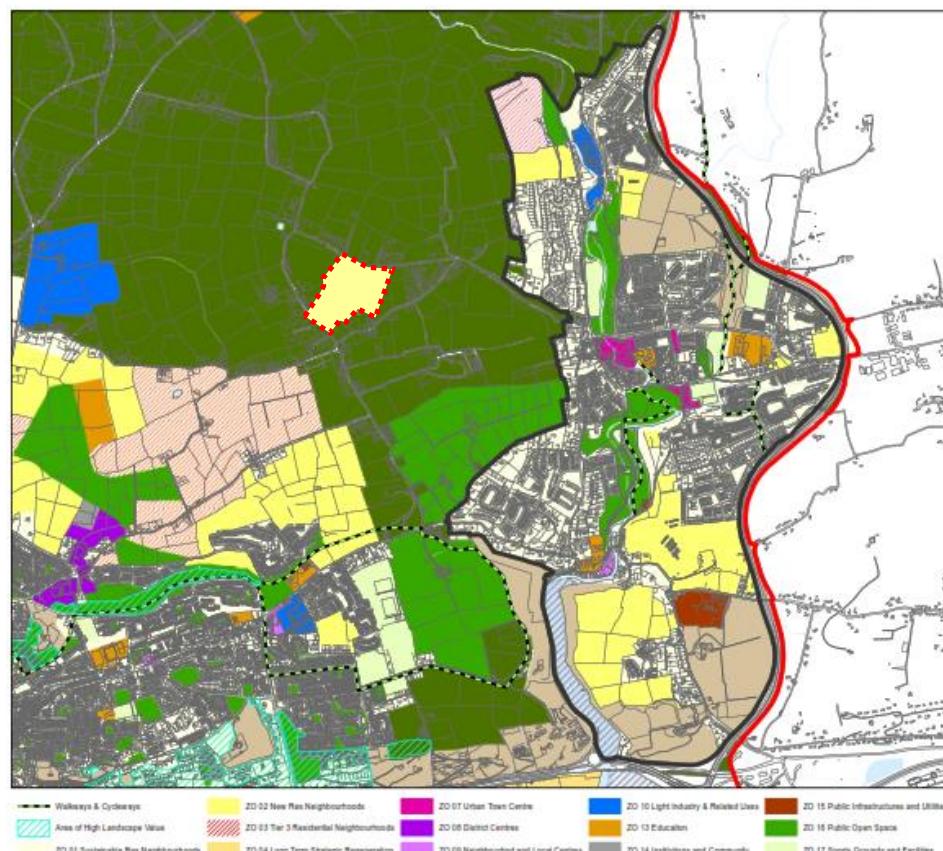


Figure 5: Proposed settlement boundary for Rathcooney

We respectfully request that the planning authority give consideration to the issues raised in this submission and we trust that our submission will be taken into account as part of the consultation process for the review of the Cork City Council Development Plan.

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

Yours sincerely,



Tom Halley  
**McCutcheon Halley**