



COAKLEY O'NEILL
town planning

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

Gateway Business Park, Cork

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

Coakley O'Neill Town Planning Ltd.

📍 NSC Campus, Mahon, Cork

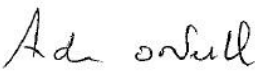
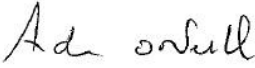
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1.0 INTRODUCTION

- 1.1 We, Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork, are instructed by Progressive Commercial Construction Ltd. to make this submission to the draft Cork City Development Plan, hereafter referred to as 'the draft Plan', in respect of lands in their ownership at Gateway Business Park, New Mallow Road, Blackpool, Cork City.
- 1.2 The purpose of this submission is to support the proposed rezoning of the lands from its current designation within the existing Cork County Development Plan 2014 and Cobh Municipal District Local Area Plan (LAP) 2017 of Existing Built-Up Area to **ZO 11 – Business and Technology Use** as outlined in the draft Plan.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The subject lands are a generally triangular plot of ground located just off the New Mallow Road, adjacent to both Northpoint and North Link Business Parks to the east.
- 2.2 The subject lands are circa. 2.35ha in size. Two buildings herein known as Unit 1 and 2 are currently in use on the site. They both currently consist of warehouse and office development comprising of 15 no. warehouse units and 4 no. office units. These units are actively used, with DHL and Cognex being the largest presence within the business park along with several other smaller tenants
- 2.3 Planning permission was granted on the 11th December 2006 under Application Register Reference 0611519. The permitted development consisted of the construction of warehouse and office space, comprising of 15 no. warehouse units and 4 no. office units for distribution, storage activities, light industrial and warehousing type activities, associated access works, landscaping, 1 no. substation/switch room, site development works and ancillary development



Plate 1: Approximate Site Layout (highlighted in Red)



Plate 2: Unit 1 within Gateway Business Park



Plate 3: Unit 2 within Gateway Business Park.



Plate 4: Unit 1 viewed from rear of the site



Plate 5: Side elevation of Unit 2

3.0 PLANNING HISTORY

- 3.1 A number of planning applications are associated with subject lands in question:

Application Register Reference: 055549

Permission was sought for 43 no. warehouse units and 16 no. office units to allow for distribution, storage activities, light industrial and warehousing type activities and 2 no. substations.

Granted 31st July 2006

Application Register Reference: 0611519

Construction of warehouse and office development comprising of 15 no. warehouse units and 4 no. office units for distribution, storage activities, light industrial and warehousing type activities, associated access works, landscaping, 1 no. substation/switch room, site development works and ancillary development.

Granted 11th December 2006

Application Register Reference: 074192

Extension to four units (A9-A12) on the northern side of the light industrial and warehousing development permitted under 05/5549 by a combined floor area of 173 sq.m

Granted 12th March 2007

4.0 CURRENT PLANNING POLICY

4.1 Cork City North Environs Development Boundary: Cobh MD LAP 2017

- 4.1.1 Plate 6 below highlights Gateway Business Park's zoning as an existing built-up area within the development boundary of Cork City North Environs as part of the Cobh Municipal District LAP 2017.

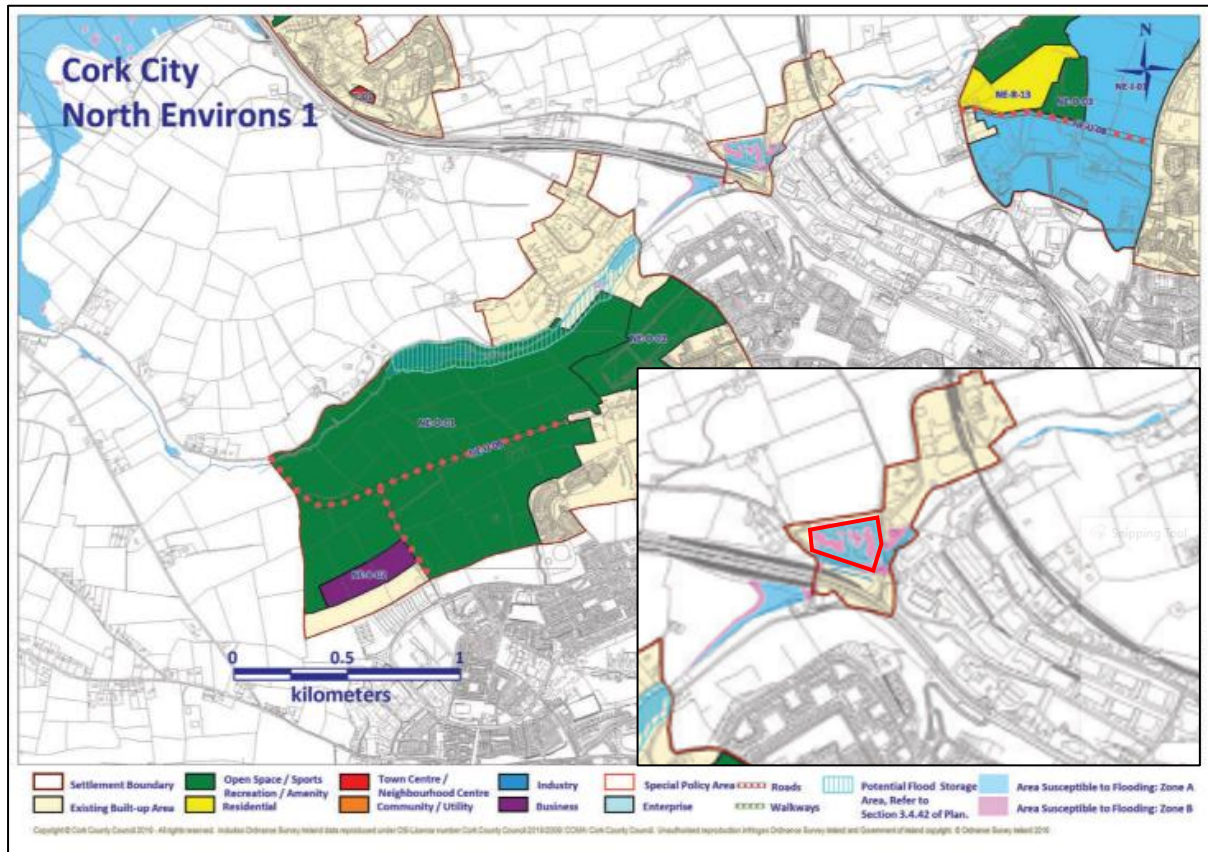


Plate 6: Zoning Map – Existing Built Up Area Cork City North Environs with site highlighted in red. (source: Cobh MD LAP 2017)

5.0 SUBMISSION

- 5.1 In Map 04 of Cork North Central Suburbs of the draft Plan, as illustrated in Plate 7, the subject lands fall under ZO 11 – Business and Technology use. This new zoning is welcomed as it is a more accurate representation of the current land use associated with the subject site.

- 5.2 Under this zoning, Zoning Objective 11 states:

To provide for the creation and protection of high technology related office-based industry and enterprise, to facilitate opportunities for employment creation.

- 5.3 In addition to this Objective ZO 11.1 highlights:

The main purpose of this zoning objective is to facilitate opportunities for high technology office-based industry, advanced manufacturing, major office and research and development-based employment.

5.3 Furthermore, to this, in respect of the subject lands, Objective ZO 11.2 states:

Primary uses could include software development, information technology, green technologies, creative technologies and emerging industries, telemarketing, commercial research and development, data processing, publishing and media recording and media associated activities. General offices where each office unit is in excess of 1,000 square metres is open for consideration in this zone

5.4 Light industry and related uses are also acceptable in principle in the ZO 11 zoning objective

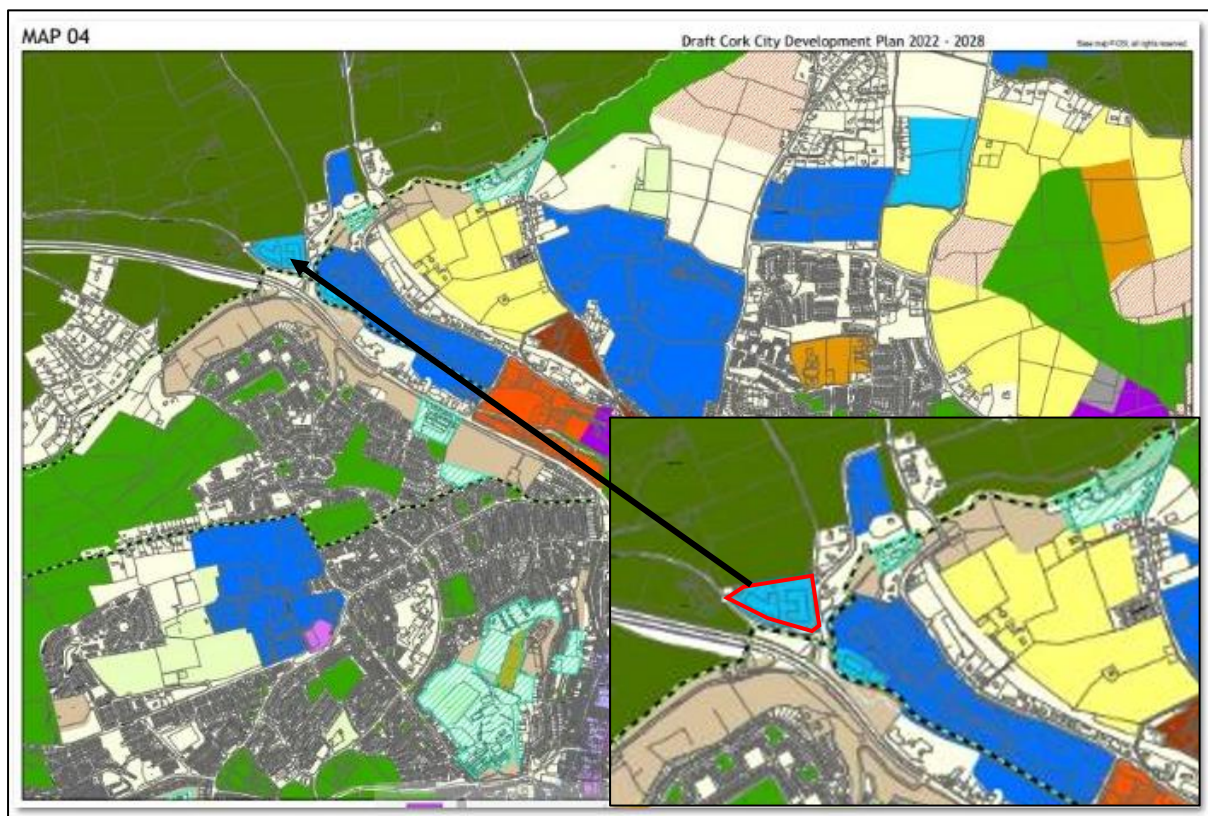


Plate 7: Zoning Objectives of Draft City Development Plan 2022 (Site Identified in Red)

5.4 This submission supports the proposed change of zoning for Gateway Business Park which more accurately reflects the pattern of development and the nature and extent of existing occupiers on the subject lands, as permitted under Application Register Reference: 0611519 granted by Cork City Council.

6.0 CONCLUSION

- 6.1 This submission supports the proposed Business and Technology zoning to be applied to Gateway Business Park.
- 6.2 Please refer all correspondence to Aiden O'Neill, Coakley O'Neill Town Planning Ltd, NSC Campus, Mahon, Cork.