

REZONING SUBMISSION
for
INISFREE LANDS
at
RATHPEACON, KILLEENS, CORK
on behalf of
NIALL MURPHY

October 2021

Introduction

We act on behalf of Niall Murphy, Inisfree, Rathpeacon, Killeens, Cork in preparation of this submission to Cork City Council with regard to the proposed Cork City Development Plan 2022 – 2028.

Mr. Murphy is owner of lands at Rathpeacon, Killeens which he has, until recently, worked as an intensive dairy farm. We enclose maps, outlining a portion of these lands measuring 7ha / 17.3 ac, for consideration of rezoning to residential use.

Dairy activity on Mr. Murphy's farm ceased, further to agreement with Cork County Council, when existing residential development occurred to the West of the outlined lands. The lands are now used exclusively for dry cattle during summer months and not at all during winter months. As such, development of the outlined lands will have minimal impact on the existing farm use.

As a result of the cessation of dairy farming, the existing farmyard area, at the Southern end of the outlined lands, is now redundant and disused. We submit that this brownfield area, measuring 1.6 ha, is particularly suitable for development and should be included with the development boundary of Killeens to allow for its immediate sustainable redevelopment.

Site Context

Killeens village is located c. 4 km north-west of Cork city centre and directly adjacent to the N20 Cork to Limerick Road. The village is bounded to the south by the N20 and to the north by a rolling landscape of elevated hills. The village has a population of c. 765 people which is insufficient to allow for provision of local services as evidenced by the loss of local services over recent years due to the limited population centre.

Notwithstanding the lack of services, we are reliably informed that there is a ready market and significant demand for residential units in Killeens village which is not met by current and planned development. In order to reverse this decline, and cater for existing demands, it is necessary to increase the population to a level which can sustain local facilities and services.

The development plan as proposed does not allow for any extension of the village boundary and seeks to rely on infill developments to provide a small increase in population. However, we submit that this approach will hinder development of a sustainable neighbourhood and restrict the development of village services.

The sustained development of the village is limited by the motorway to the south, and objectives for provision of open space to the north-west. As such the logical extension of the development boundary is eastwards to include the outlined lands which are readily serviceable and suitable for residential development.

Proposed Rezoning

We outline on attached maps lands to the north-east of the village which we propose to be rezoned. The lands are presently proposed to be zoned ZO 21 City Hinterland. The lands are immediately adjacent to existing residential development and the village boundary and are readily serviced with existing connections for roads and services. As such we submit that the lands are suitable for development in the short to medium term on a phased basis as follows:

Phase 1: We propose that the existing brownfield farmyard complex area at the Southern end of the lands be considered for immediate redevelopment. We submit that this portion of lands be rezoned as ZO 1 Sustainable Residential Neighbourhoods or ZO 2 New Residential Neighbourhoods. We further submit that the lands should be designated as a Tier 1 site as they are currently serviced by physical infrastructure and deliverable within the lifetime of the Plan.

Phase 2: The second phase would see the development of further low lying lands stretching northwards, to the west of the existing adjoining residential development, as a natural continuation of Phase 1. These lands remain below the 80m contour and by virtue of the topography of the greater area, are not widely visible from the public realm. Where the outlined lands are visible, from limited vantage points, they are set against the backdrop of a rolling landscape of higher hills to the north and east such that any development will not break the skyline. Again we submit that these lands also be rezoned as ZO 1 Sustainable Residential Neighbourhoods or ZO 2 New Residential Neighbourhoods.

Phase 3:

The third phase of development would include lands further north. Again, these lands are readily accessible and serviceable and give further opportunity for the controlled expansion of Killeens village. As with phases 1 and 2, the lands are limited by the 80m contour and as such will have limited impact on the visual realm. We submit that the development of this portion of lands will not be delivered within the lifetime of the plan and as such they are suitable for zoning as ZO 3 Tier 3 Residential Neighbourhoods.

Conclusion

The outlined lands are adjacent to a mature residential settlement which has very limited opportunity to expand within the existing development boundary. Much of the available land within the existing boundary has already been developed and the extension of the development boundary is necessary to ensure availability of serviceable lands for the provision of additional residential units in the short to medium term. The outlined lands are readily accessible and serviceable and offer such an opportunity.

We submit that the outlined lands present an opportunity for the sustainable development and expansion of Killeens village, on suitable, accessible and serviceable lands, and accordingly request the City Council to rezone same for residential development.