

Development Plan Submission,
Strategic and Economic Development
Cork City Council
City Hall
Anglesea Street
Cork
T12 T007

Monday, 4th October 2021
[By Online submission]

-: CORK CITY DRAFT DEVELOPMENT PLAN 2022 – 2028:-

Dear Sir / Madam

RE: SUBMISSION TO THE CORK CITY DRAFT DEVELOPMENT PLAN 2022 – 2028 IN RESPECT OF LANDS AT SCOTCH FARM, O'SHEA'S LANE, MODEL FARM ROAD, CARRIGROHANE, BISHOPSTOWN, CORK

Site Specific Zoning Submission to re-zone from *ZO 21 City Hinterland Space* to *ZO 3 Tier 3 Residential Neighbourhoods* the lands at Scotch Farm, O'Shea's Lane, Model Farm Road, Carrigrohane, Bishopstown, Cork, to consolidate and reflect the pattern of zoned lands already proposed within the *Cork City Draft Development Plan 2022-2028*

1.0 INTRODUCTION

The Planning Partnership, The Coach House, Dundanion, Blackrock Road, Cork City, are instructed by **Timothy O'Shea** of Scotch Farm, Model Farm Road, Cork (the O'Shea Family), to prepared and make this *Site Specific Submission* in relation to the ongoing Cork City Development Plan Review process and the publication of the subsequent *Cork City Draft Development Plan 2022-2028*.

1.1 Focus of the Submission

The purpose of this submission is to seek a re-zoning designation of the subject lands from *ZO 21 City Hinterland Space* to *ZO 3 Tier 3 Residential Neighbourhoods* within the *Cork City Draft Development Plan 2022 – 2028*, to consolidate and reflect the pattern of zoned lands already proposed within the *Cork City Draft Development Plan 2022-2028*, and to effectively utilise the intended delivery of services, including the *Cork Science and Innovation Park Access Road*.

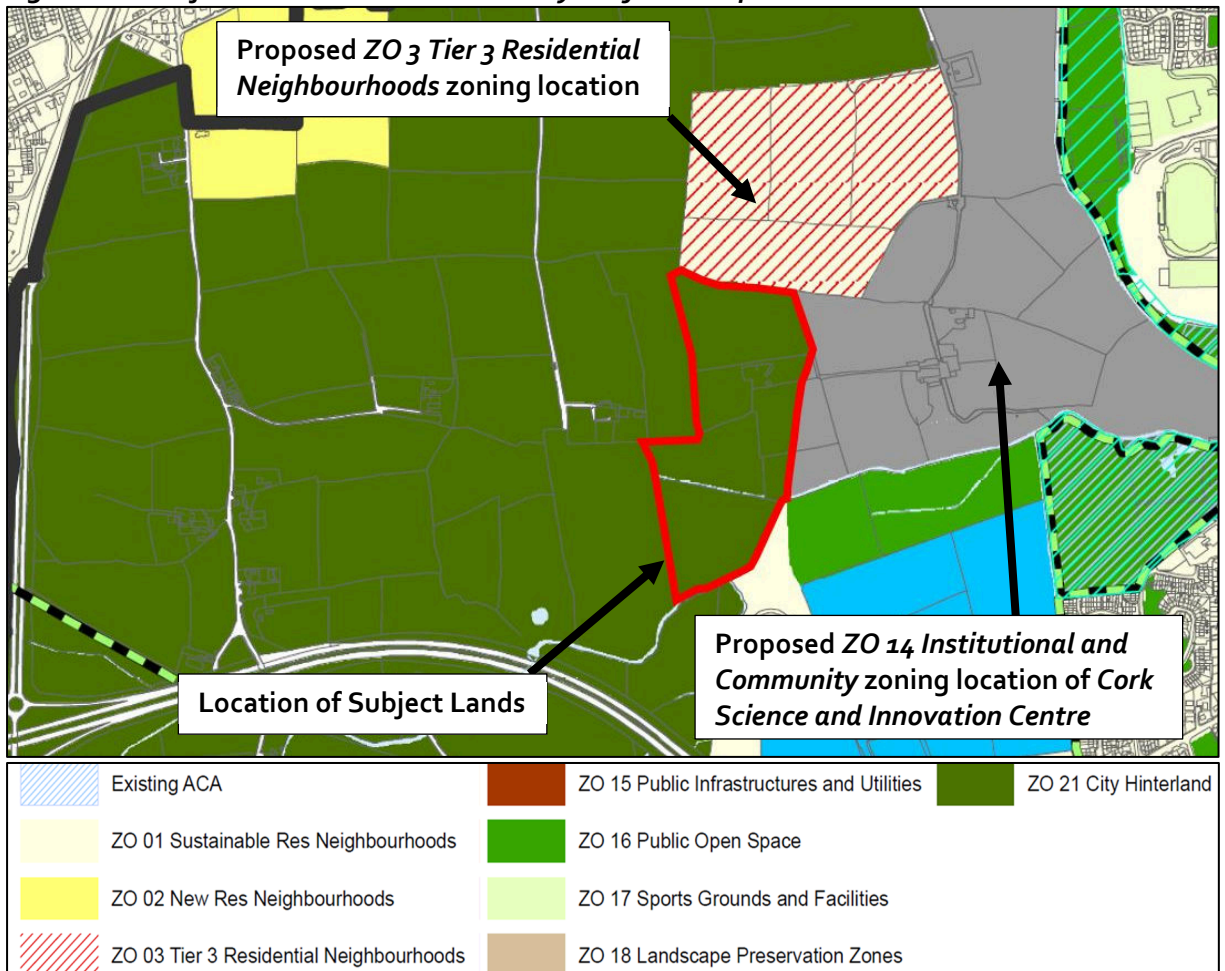
The focus of this submission is on approximately 13.5 ha of land located immediately south of lands proposed to be zoned *ZO 3 Tier 3 Residential Neighbourhoods*, east of the *Institutional and Community* which lands (Cork Science and Innovation Park and all within the ownership of Timothy O'Shea) and the *Cork Science and Innovation Park Access Road*.

The location and extant of the subject lands are identified within **Figure 1.1** below, including the identified part of the lands to be rezoned from *ZO 21 City Hinterland Space* to *ZO 3 Tier 3 Residential Neighbourhoods* in **Figure 1.2**, and proximate of the proposed *Cork Science and Innovation Park Access Road* to be constructed as presented in **Figure 1.3**.

Figure 1.1: Location of the Subject Lands

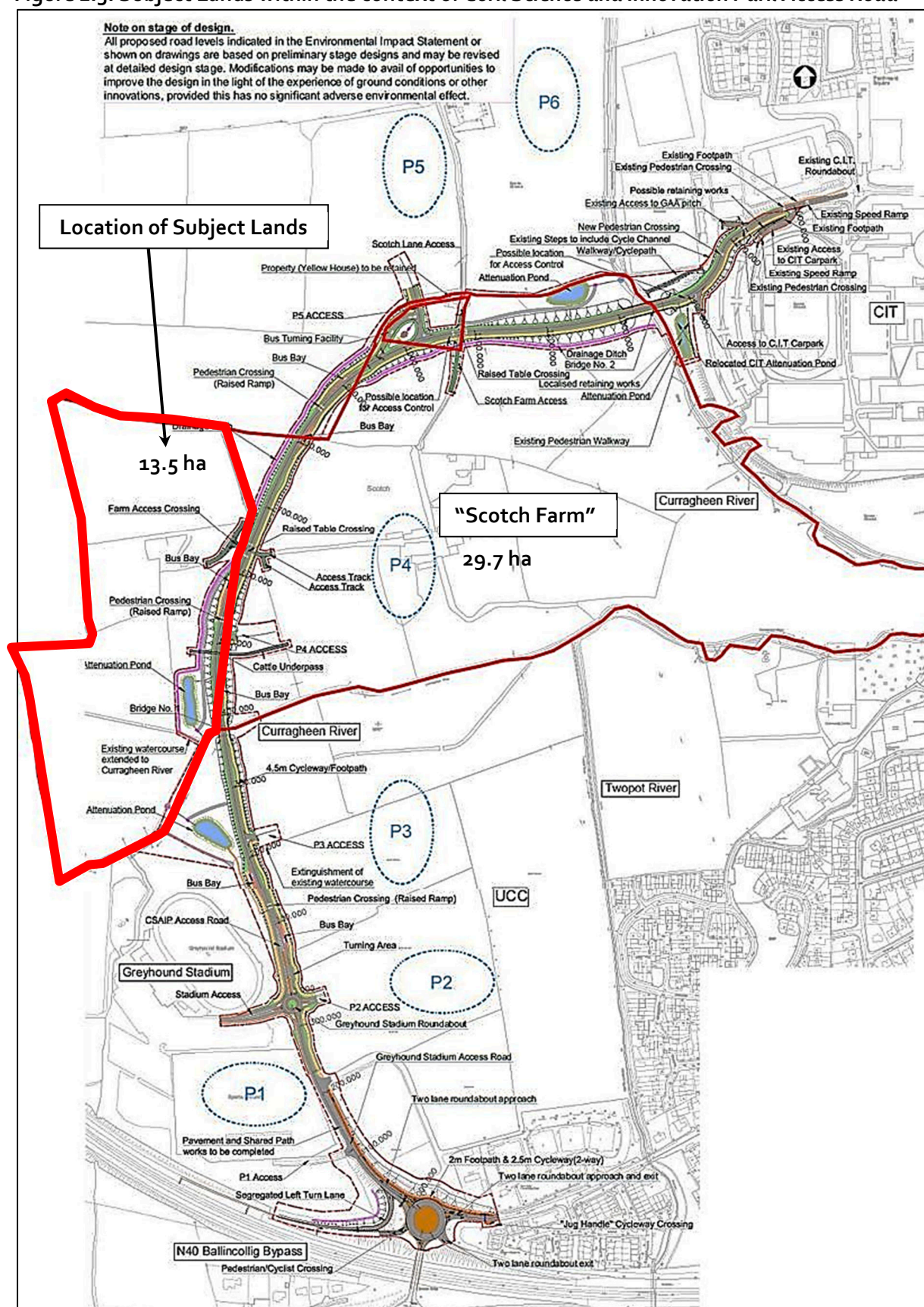


Source: ESRI ArcGIS, Annotated and Reproduced under Licence by The Planning Partnership, October 2021

Figure 1.2: Subject Lands within the *Cork City Draft Development Plan 2022 – 2028*

Source: *Cork City Draft Development Plan 2022 – 2028*, Zoning Map – extracted, annotated and reproduced by The Planning Partnership under OS Licence No. AR0114721

Figure 1.3: Subject Lands within the context of *Cork Science and Innovation Park Access Road*



Source: Extract Cork County Council's *Cork Science and Innovation Park Infrastructure Project Environmental Impact Statement* Drawing Figure 1.2, annotated and reproduced by The Planning Partnership under OS License No. AR0114721

Timothy O'Shea is in support of Cork City Council's objective to promote the development of the **Cork Science and Innovation Centre** as a **Strategic Employment Site**, along with the development of Munster Technology University (MTU) and University College Cork (UCC) and Cork University Hospital.

The future development of the Subject Lands for the purposes of Residential Development at this location is in line with the principles of proper planning and sustainable development in light of the development of Cork Science and Innovation Campus, along with the development of MTU, UCC, Cork University Hospital, the City Centre, the Docklands, and Mahon along the proposed route of the Light Rail Transit network, an Innovation Corridor emerging in the city.

2.0 NATIONAL AND LOCAL PLANNING CONTEXT

The following relevant extracts from national and local policy supports the current submission.

2.1 National Planning Framework – Project Ireland

NPO 4: *Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.*

NPO 6: *Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.*

NPO 11: *In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.*

NPO 15: *Support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.*

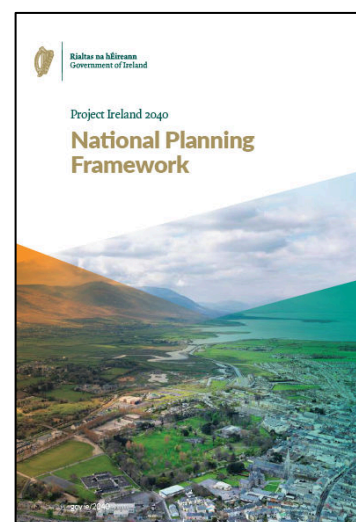
NPO 16: *Target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.*

NPO 28: *Target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.*

NPO 33: *Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.*

NPO 34: *Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.*

NPO 35: *Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.*



2.2 Regional Spatial Economic Strategy for the Southern Region

RPO 2 Planning for Diverse Areas: The RSES recognises the strategic role played by all areas, both urban and rural, in achieving the set regional and national targets and objectives. The RSES supports sustainable enterprise growth, services, physical and social infrastructure investment and the sustainable growth of all communities in the Region. The overall strategy builds on cities and their associated metropolitan areas as engines of growth and seeks, in parallel, to re-position the Region's strong network of towns, villages and diverse rural areas in an economically resilient, imaginative and smart way to foster sustainable competitive advantage.

RPO 5 Population Growth and Environmental Criteria: Increased population growth should be planned with regard to environmental criteria, including:

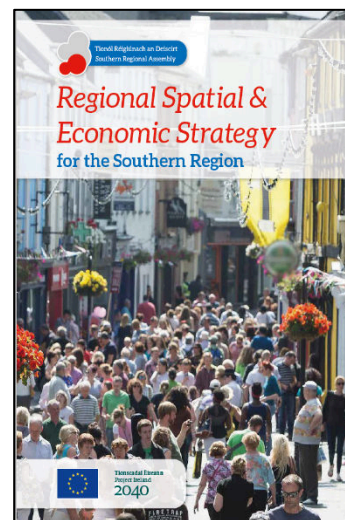
- Assimilative capacity of the receiving environment;
- Proximity of Natura 2000 sites and potential for adverse effects on these sites, and their conservation objectives;
- Areas with flood potential.

RPO 7 Delivery and Funding: Promote the sustainable implementation of innovative, collaborative projects through the Urban Regeneration & Development, Rural Regeneration & Development, Climate Action, and Disruptive Technologies funds within the Cork, Limerick-Shannon and Waterford Metropolitan Areas.

RPO 8 Investment to Deliver on the Vision for Metropolitan Areas: Prioritise the delivery of compact growth and sustainable mobility in accordance with NPF objectives.

RPO 34: Regeneration, Brownfield and Infill Development: Seeking initiatives that enable site assembly for regeneration and initiatives that promote regeneration of brownfield lands over greenfield lands across all tiers of urban settlements including smaller towns and rural villages.

RPO 37 Active Land Management: Local Authorities shall undertake Active Land Management (including use of CPO Powers) of housing land requirements, in order to manage the supply of land for residential development and ensure suitable zoning is in place to achieve compact, smart, sustainable growth targets within existing urban footprints.

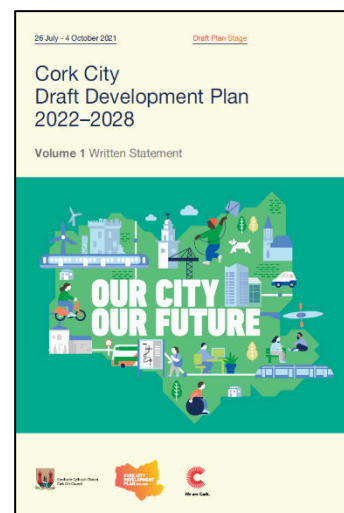


2.3 Cork City Draft Development Plan 2022 – 2028

Objective 3.1 Planning for Sustainable Neighbourhoods: Cork City Council will seek to:

- Utilise the Urban Towns, Hinterland Villages and City Neighbourhoods as spatial units to develop sustainable neighbourhoods, employing the 15-Minute City concept;
- Require development proposals to put placemaking at the heart of their design concept and clearly demonstrate how neighbourhood integration and enhancement is central to this;

- c. *Plan for communities in accordance with the aims, objectives and principles of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide', and any updates.*
- d. *Ensure that an appropriate level of supporting neighbourhood infrastructure is provided in conjunction with, and as an integral component of, residential development in New Sustainable Neighbourhoods.*
- e. *Undertake a Cork City Neighbourhoods Strategy during the lifetime of the Plan to identify strategic gaps in the provision of services / infrastructure / resources within neighbourhoods;*
- f. *Create healthy and attractive places to live consistent with NPO 4 of the NPF and Goal 3: Sustainable Place Framework of the RSES.*



Objective 3.3 New housing Supply: Provision will be made for at least 17,118 new homes to be built in Cork over the Development Plan period. This will be achieved by:

- a. *Zoning sufficient lands for residential or a mix of residential and other uses to facilitate the delivery of housing;*
- b. *Designating Transformational sites capable of delivering new homes;*
- c. *Utilising the Cork City Capacity Study prepared as an input into this Plan to identify the development potential of sites capable of residential development;*
- d. *Active land management utilising the provisions of the Derelict Sites Act 1990 and Urban Regeneration and Housing Act 2015;*
- e. *Optimising the potential of brownfield sites (see Objective 3.4);*
- f. *Actively encouraging the re-use of vacant space within existing buildings (especially built heritage assets and those in the City Centre) and vacant homes by utilising all instruments at Cork City Council's disposal;*
- g. *Ensuring that all new housing developments contribute to the creation and / or maintenance of successful neighbourhoods and are designed to the highest standards (see Chapter 11: Placemaking and Managing Development).*

3.7: The "15-Minute City" provides a very clear concept to frame what we mean by neighbourhoods. This concept has been given much greater significance during the Covid-19 global public health crisis and has become part of the mainstream lexicon and raised society's expectations as to what they can expect within their own neighbourhood. The concept has been part of Cork City Council's planning policy framework since 2010. Figure 3.2, below, illustrates the minimum standards for a 15-minute City, that being the level of services intended for "Smaller Settlements and Rural Areas". The diagram is not exhaustive and in a City context the 15-minute City will seek a higher standard of provision, including access to public transport and access to nature.

3.8: A key premise of the 15-Minute City is that people should be able to walk and cycle to access the resources and facilities within their neighbourhood. Not only will this reduce car travel and improve health but most of all it will result in an equity in the Quality of Life of Cork's citizens. Within 15 Minutes of people's home they should have access to: local commercial services (e.g. shops), a creche, a primary school and other community services, a bus stop, open space, a playground and wildspace (nature). The

City Council is also locating new employment opportunities in multiple locations around the city to ensure that more people will have the chance of working close to home.

3.11: *Cork City Council aims to ensure that, as far as possible, each existing neighbourhood will provide those resources and services that Cork's residents should expect within 15 minutes of their home. As well as providing the resources it will be imperative to ensure that neighbourhoods are well connected and offer short walking / cycling routes to services. In order to achieve this, it will be necessary to ensure that neighbourhoods are integrated and permeable.*

3.21: *Optimising the density of any development and ensuring that the best use of land is made are core responsibilities of the planning system and in achieving a more compact form of urban development in Cork City that promotes resource efficiency.*

Objective 7.11 Cork Science and Innovation Park:

- a. *To support the delivery of the Cork Science and Innovation Park to provide for the creation and expansion of office and laboratory-based enterprise in the areas of innovation / research and development, science, academic research and development, healthcare research and training.*
- b. *To support expansion of MTU for education and research uses and to incorporate sports and public open space along with some infrastructure uses.*
- c. *The development of the site should be in line with the best principles of placemaking, providing a sense of place, maximise opportunities to incorporate passive and active open space facilities. It should consider the best principles of sustainable development such as SUDS, carbon neutral development, and green campus concepts.*
- d. *In the long-term accommodate housing to the north west of the site.*

10.227: *The lands between Ballincollig and the western suburbs of Cork City, some 220 ha in extent, represent a strategic future growth location for Cork City due to:*

- *location between the City and Ballincollig*
- *the Location along the proposed Light Rail Transit route*
- *proximity to services such as employment, higher education and health care.*
- *the location adjacent to the proposed Cork Science and Innovation Park.*

The Subject Lands are currently proposed to be zoned **ZO 21 City Hinterland**. As detailed within the *Cork City Draft Development Plan 2022 – 2028*, the objective and vision for **ZO 21 City Hinterland** land use zoning is:

ZO 21 City Hinterland: *To protect and improve rural amenity and provide for the development of agriculture.*

ZO 21.1: *The primary objective of this zone is to preserve the character of the City Hinterland generally for use as agriculture, rural amenity, open space, recreational uses, green and blue infrastructure and to protect and enhance biodiversity. Rural-related business activities which have a demonstrated need for a rural location are also permissible. Any development associated with such uses should not compromise the specific function and character of the City Hinterland in the particular area.*

ZO 21.2: Other uses open for consideration in this zone include renewable energy development (wind turbines, solar farms), tourism uses and facilities, garden centres and nurseries, cemeteries and community and cultural uses, market gardening and food production ancillary to agricultural uses.

ZO 21.3: The City Hinterland helps to maintain a clear distinction between urban areas and the countryside and avoid the harmful impacts of urban sprawl.

ZO 21.4: Single housing in the City Hinterland will be facilitated only where the objectives and requirements on rural housing set out in Chapter 3 Delivering Homes and Communities are met. Housing must be based on exceptional rural housing need and on the core considerations of demonstrable economic or social need to live in a rural area. Other considerations including siting and design criteria are also relevant.

2.4 RE-Zoning the Subject Lands from **ZO 21 City Hinterland Space** to **ZO 3 Tier 3 Residential Neighbourhoods** to consolidate and reflect the pattern of zoned lands already proposed within the **Cork City Draft Development Plan 2022-2028**

As detailed within the **Cork City Draft Development Plan 2022 – 2028**, the objective and vision for **Tier 3 Residential Neighbourhoods** land use zoning is:

ZO 3 Tier Residential Neighbourhoods: To provide for new residential development in the long term, in tandem with the provision of the necessary social and physical infrastructure.

ZO 3.1: Lands in this zone are designated as longer-term zoned lands. Any development proposals must satisfy the requirements for developing on Tier 3 lands set out in Chapter 2 Core Strategy, and below.

ZO 3.2: This zone covers primarily greenfield, undeveloped lands for new sustainable residential areas, mainly deliverable in the longer term. Only in exceptional circumstances will long-term residential neighbourhood sites be considered for development in this Development Plan period, as substitution for Tier 1 and Tier 2 lands, and any development proposals on these lands must demonstrate:

- (i) that Tier 1 and Tier 2 serviced or serviceable lands zoned for residential uses are not capable of being delivered during this Development Plan period; and
- (ii) how the proposed development lands will be serviced and delivered during this Development Plan period.

ZO 3.3: Development in this zone, while primarily residential, must provide an appropriate mix of housing types and tenures along with the amenity, social, community and physical infrastructure required to promote compact growth, balanced communities and sustainable, liveable communities.

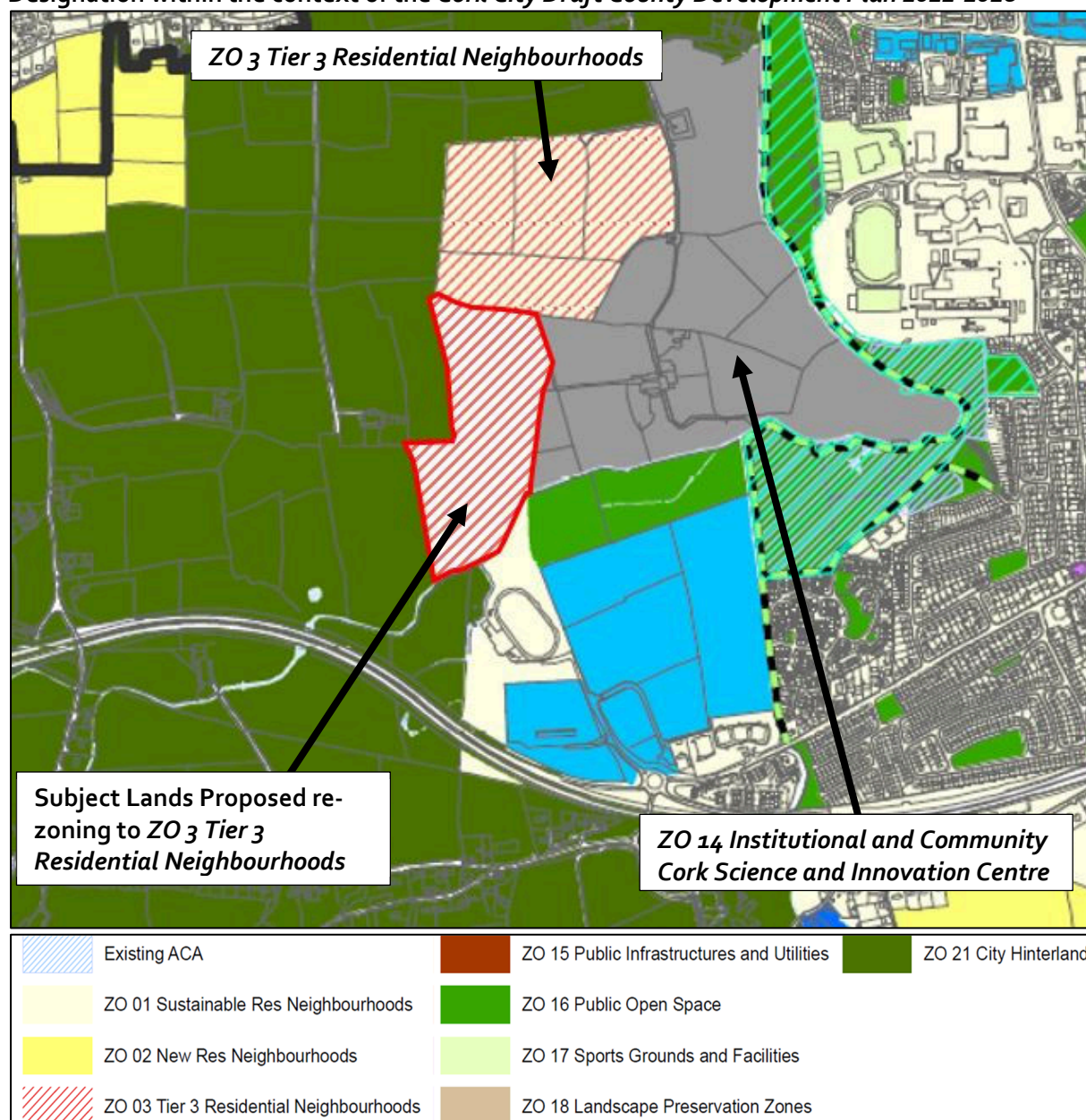
ZO 3.4: Uses set out under **ZO 1 Sustainable Residential Neighbourhoods** are appropriate under this zone subject to such uses supporting the creation of sustainable communities and not conflicting with the primary objective of this zoning. recreation or amenity open space, including land which has been habitually used as public open space. Such lands shall be protected for recreation, open space and amenity purposes.

Having regard to the foregoing and noting that the subject land is:

- Located immediately south of lands proposed to be zoned *ZO 3 Tier 3 Residential Neighbourhoods*;
- Located immediately east of the *Institutional and Community* which lands (Cork Science and Innovation Park and all within the ownership of Timothy O'Shea); and
- Located immediately east of the *Cork Science and Innovation Park Access Road*.

The re-zoning of the Subject Lands from *ZO 21 City Hinterland Space* to *ZO 3 Tier 3 Residential Neighbourhoods* will consolidate and reflect the pattern of zoned lands already proposed within the *Cork City Draft Development Plan 2022-2028*, and is consistent with the proper planning and sustainable development of the area for future residential development.

Figure 2.1: Illustrating the Subject Land as *ZO 3 Tier Residential Neighbourhoods* Land Use Zoning Designation within the context of the *Cork City Draft County Development Plan 2022-2028*



Source: *Cork City Draft Development Plan 2022 – 2028*, Zoning Map – extracted, annotated and reproduced by The Planning Partnership under OS Licence No. AR0114721

3.0 CONCLUSION

Having regard to the foregoing, it is respectfully requested that Cork City Council re-zone the Subject Lands from **ZO 21 City Hinterland Space** to **ZO 3 Tier 3 Residential Neighbourhoods**, and that such will consolidate and reflect the pattern of zoned lands already proposed within the *Cork City Draft Development Plan 2022-2028*, consistent with the proper planning and sustainable development of the area for future residential development.

The subject lands represent an opportunity to provide:

- for a more logical Settlement Plan Boundary,
- for a more efficient use of intended served urban lands,
- for a more sequential and logical zoning pattern,
- for more sustainable '15-Minute City Neighbourhood Concept' patterns of development, and
- in greater accord with the Proper Planning and Sustainable Development of the area.

Should you have any queries or require any further information in relation to the above please do not hesitate to contact me.

Yours faithfully



Wessel Vosloo
Principal
The Planning Partnership