

Submission to Draft Cork City Development Plan 2022-2028

Amendment to Zoning of South City Environs at Mount Prospect, Maryborough Hill, Douglas

October 2021



Document Control Sheet

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1. Introduction

This submission has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of Damien O'Leary in response to public notices inviting submissions from third parties and interested parties on the Cork County 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 including the delivery of homes in the lifeline of the plan and beyond. Accordingly, this submission requests the following provisions in the forthcoming CDP:

- Our client's lands occupy an important strategic position within Metropolitan Cork, forming part of the city's suburbs at Maryborough Hill, Douglas.
- The Draft Plan includes Tier 1 zoning, which comprise zoned lands that are sufficiently serviced to accommodate new development.
- The Draft Plan includes a Tier 3 zoning, which are strategic lands necessary for long-term planning of infrastructure, given the ambition growth target set out in the NPF, but also provide for substitution of Tier 1 or Tier 2 lands that do not come forward for development within this Plan period, where appropriate.
- Our client's lands are currently zoned as the Metropolitan Greenbelt under the Draft Plan. However, it is considered that these lands are perfectly suited to be zoned for a mix of Tier 1 "ZO 2 *New Residential Neighbourhoods*" and Tier 3 "ZO-03: *Residential Neighbourhood*".
- We request that the northern portion of our client's lands be zoned as Tier 1 "ZO-03: *Residential Neighbourhood*" and the southern portion of our client's lands be zoned as Tier 3 "ZO-03: *Residential Neighbourhood*".

This submission is structured as follows:

1. Site Context;
2. Planning Policy;
3. Rationale for Submission Request; and
4. Conclusion.

2. Site Context

The subject site is located within the settlement of Cork City South Environs, as identified in the Ballincollig Carrigaline Municipal District Local Area Plan 2017. Forming part of the city's suburbs at Maryborough, Douglas the site is located approximately 5km south-east of Cork City Centre, 2.5km south of Mount Oval Village and 2km south-east of Douglas Village. Douglas has a distinctive identity as a thriving suburban village with a strong character located within close

proximity to key employment centres. Ringaskiddy in particular, located approximately 7km south-west of the site along the N28, is a major industrial centre for companies in the pharmachem industry with a large employment base.

Our client's lands, which measure approximately 22.7 hectares, are located within the townland of Moneygurney. The overall landholding is rectangular in shape and measures approximately 750m from north to south and 300m from east to west. The lands which are currently in agricultural use, are bounded by existing mature residential estates including 'The Borough' to the north and east along the Moneygurney Road. 'Maryborough Hill' runs along its western boundary and Maryborough Ridge, which is a residential development currently under construction with c.449 additional dwellings is located to the northwest. Further west lies the Cork Ringaskiddy Road (N28). The site is bounded by agricultural lands to the south.

The existing land uses in the immediate area and vicinity of the subject site comprise primarily residential, with a number of local services including a convenience supermarket, pharmacy, medical centre, crèche and nursing home located within a short walking distance i.e. less than 600 metres.

The lands are located between two significant residential developments, namely Maryborough Ridge Strategic Housing Development located to the west and Foxwarren, located to the southeast, with is located further south than our clients site.



Figure 1. Site Location Aerial Image – site outlined in red.

3. Planning Policy

3.1 National Planning Framework – Project Ireland 2040

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 by outlining a clear hierarchy for the urban centres outside the greater Dublin area, with Cork being promoted as the State's second city, fulfilling a nationally important role in counterbalancing the Capital.

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. It is expected that a significant portion of these homes will be required in Cork Metropolitan Towns, such as Carrigaline, which according to the 2016 census experienced some of the highest rates of population growth nationally between the years 2006 to 2016.

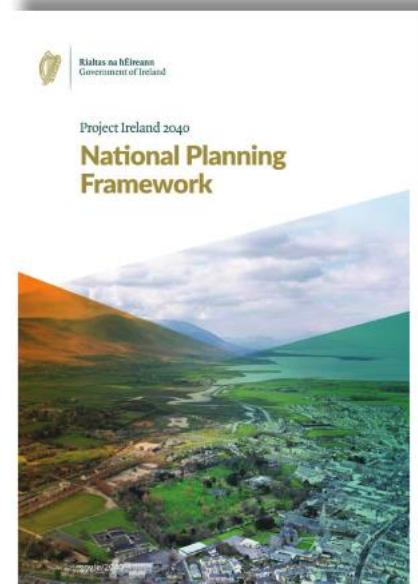
The NPF highlights the urgent requirement for a major uplift of the delivery of housing within the existing built-up areas of cities and other urban areas. According to the NDP, a key tenet to achieving these ambitious housing targets is through compact growth. This compact growth model focuses on the prioritisation of housing development in locations within and contiguous to existing urban footprints where it can be served by public transport, walking and cycling.

Key Facts and Figures:

- The Population of Ireland will increase by around one million people or by 20 % over 2016 levels by 2040;
- The population aged over 65 will more than double; and
- Need for at least an additional half a million new homes by 2040.

Compact Growth Objectives:

- Targeting a greater portion (40%) of future housing development to be within and close to the existing 'footprint' of built-up areas; and

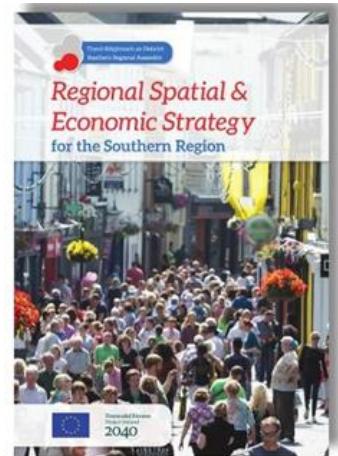


- Future homes are required to be located where people have the best opportunities to access a high standard quality of life.

3.2 Regional Spatial & Economic Strategy for the Southern Region

The RSES is a strategic document which provides the roadmap for effective regional development. The RSES introduces the concept of a Growth Framework to achieve this integration because regional growth cannot be achieved in linear steps.

RSES 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.



3.3 Cork County Development Plan 2014

Up until the City Boundary extension in 2019, the subject lands were part of Cork County and dealt with under the extant Cork County Development Plan 2014. The subject lands were zoned as Metropolitan Greenbelt as illustrated in Figure 2 below:

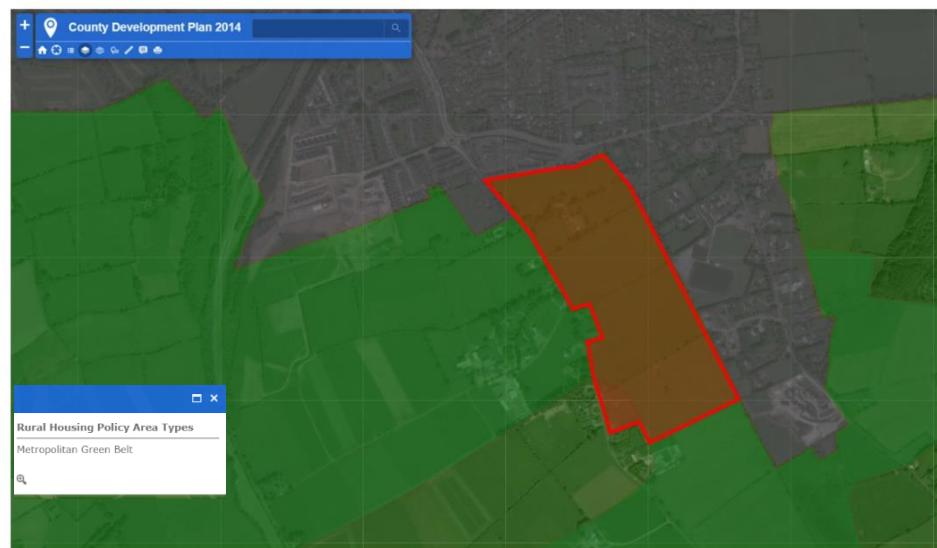


Figure 2: Subject lands outlined in red – Lands zoned within Cork County Council.

3.4 Draft Cork City Plan 2022-2028

According to the Draft Cork City Plan 2022-2028, our client's lands have been zoned as "ZO 21 City Hinterland" as illustrated in Figure 3 below, and to which the following objective applies:

"Zoning Objective 21: To protect and improve rural amenity and provide for the development of agriculture".

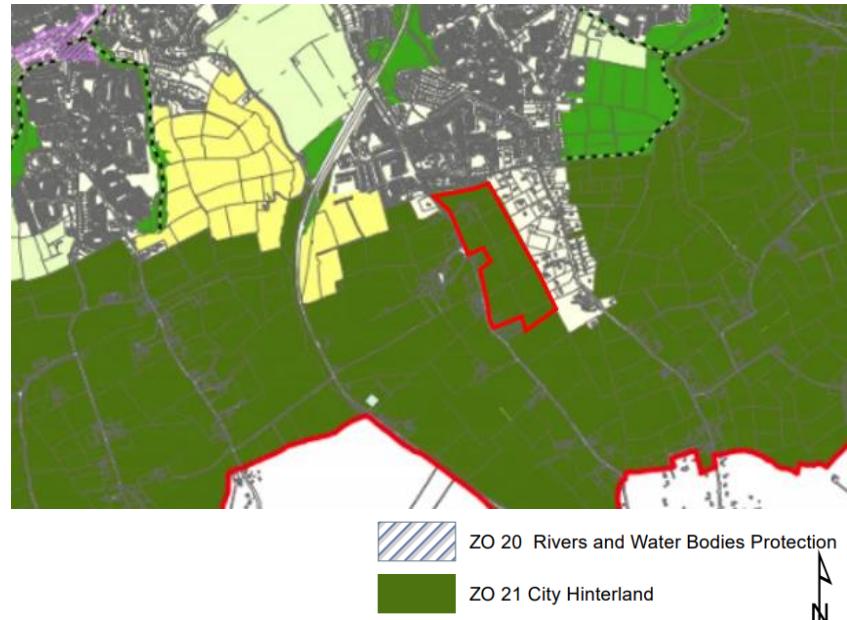


Figure 3: Extract of Zoning Map under Draft Plan. Site outlined in red.

In accordance with National Policy Objective 72(a) of the NPF, the Draft Plan applies a tiered approach to land management. **Tier 1** sites are zoned lands that are currently serviced by physical infrastructure. **Tier 2** sites are zoned land that are considered serviceable by physical infrastructure within the life of the Plan.

Zoning Objective 2 states:

"To provide for new residential development in tandem with the provision of the necessary social and physical infrastructure."

These zone covers primarily greenfield, undeveloped lands for new sustainable residential areas. 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.

Tier 3 lands are strategic lands necessary for long-term planning of infrastructure, given the ambition growth target set out in the NPF. Tier 3 zoning covers primarily greenfield, undeveloped lands for new sustainable residential areas, mainly deliverable in the longer term. The draft plan states that 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.

4. Rationale for Submission Request

Our client's lands occupy an important strategic position within Metropolitan Cork, forming part of the city's suburbs at Maryborough Hill, Douglas.

The lands which are currently in agricultural use, are bounded by existing mature residential estates including 'The Borough' to the north and east along the Ballyorban Road. 'Maryborough Hill' runs along its western boundary and Maryborough Ridge, which is a residential development currently under construction with c.449 additional dwellings is located to the northwest.

As shown in figure 4 below pedestrian / vehicular connections can easily be made from the existing mature residential estate, 'The Borough' into the northern portion of our client's lands.



Figure 4: Connectivity into existing residential estate, 'The Boroughs'.

In addition, there is scope for multiple access points into the overall subject lands from both the public road to the west as well as adjoining existing residential estate to the north as indicated by the red arrows in Figure 6 below.

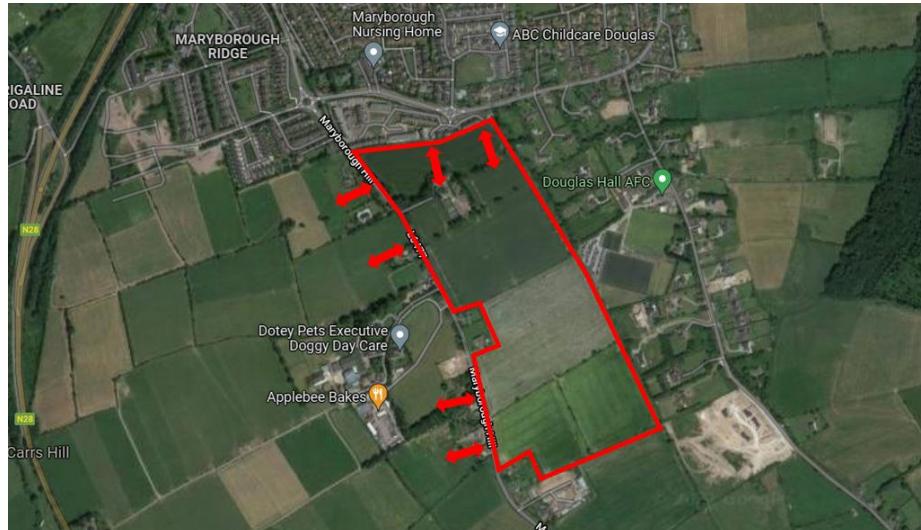


Figure 5: Access / Connectivity to and from subject lands

There is access to commercial, social and community services within walking distance of the lands. The directly adjacent neighbourhoods of Maryborough Hill and Broadale, which are approximately a 5-minute walk, cater for basic social infrastructure facilities such as pharmacy, general practitioner, dentist, hair and beauty salon, kiosk, nursing home, crèche and sport clubs. All are accessible within a 5 to 15-minute walk from the site. The Neighbourhood Centre of Mount Oval is within 30-minute walking distance from the site and provides a wider range of services including primary school, supermarket and pubs. The future Ballybrack Greenway, which is indicated in green below, will provide safe and convenient access to Douglas Village within a 10-minute cycle. Douglas village provides multiple types of social infrastructure services including 2 no. shopping centres, 2 no. large retail stores, 3 no. banks, bars, restaurants, cinema, medical centre and church.

Legend:

- 1 Lynch's Pharmacy, Doulas
- 2 Broadale Superstore (Kiosk)
- 3 Maryborough Nursing Home
- 4 ABC Childcare, Douglas
- 5 Garryduff Sports Centre
- 6 Scoil Phádraig Naofa Primary School
- 7 Spar Mount Oval
- 8 Kangakare Creche
- 9 Mount Oval Bar
- 10 Maryborough Hotel & Spa
- 11 Douglas Golf Club
- 12 Douglas Pitch & Putt Club
- 13 Darra Glynn Nursing Home
- 14 Douglas Nursing Home
- 15 Douglas Hall AFC



Figure 6: Location of services/facilities in context of site. Site outlined in red.

In terms of public transport, the development is within walking distance i.e. up to 5 minutes to good public transport options on Maryborough Hill (Bus Route 216, CUH to Mount Oval and Bus Route 220 (24 hour service between Ballincollig and Carrigaline). A high frequency bus service is also located on Maryborough Hill, the 216-Route with a 30min frequency serving CUH and Mount Oval.

The Cork Metropolitan Area Transport Strategy (CMATS) 2040 proposes a series of 'Bus Connects' corridors where existing transport corridors will be upgraded to provide priority for public bus services, including dedicated bus lanes. As can be seen from Figure 7, a dedicated bus connects corridor is proposed along Maryborough Hill, Carrs Hill and Moneygourney/Clarkes Hill.

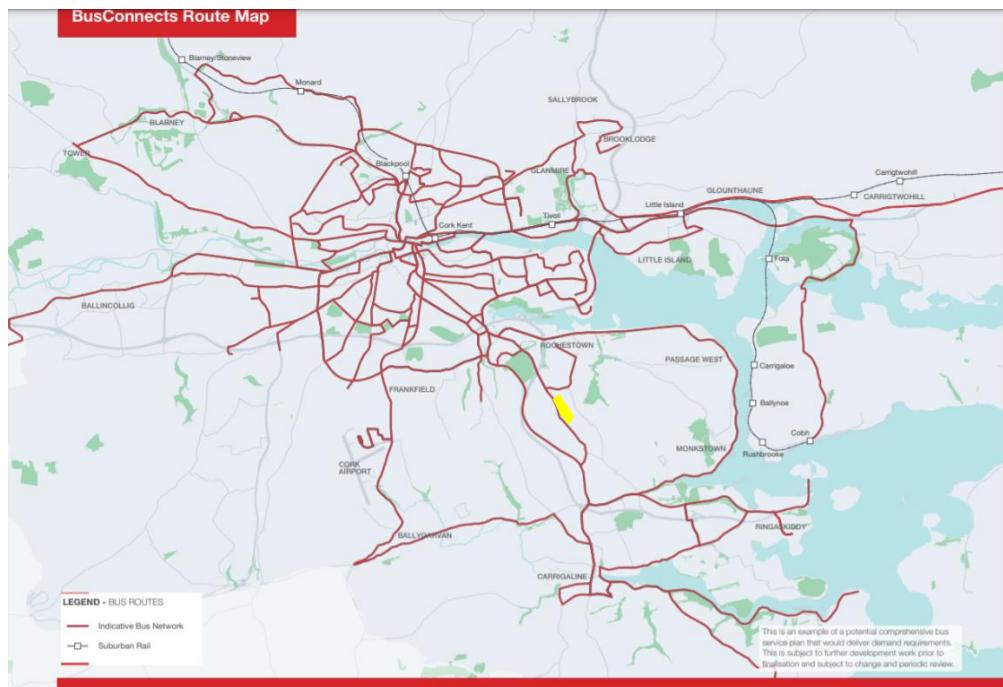


Figure 7: Extract of CMATS Bus Routes. Site indicated in yellow.

The lands also benefit from an array of existing services/infrastructure, including water mains (2 different options available to the site), foul and stormwater sewers (375mm pipe to Broadale stream), as well as other utilities such as gas and highspeed broadband.

On this basis, it is considered that the northern portion of our client's lands should be zoned as Tier 1 as the lands benefit from existing infrastructure in the area and has excellent accessibility from adjacent residential estates.

It is further considered that the southern portion of our client's lands should be zoned as Tier 3, "ZO-03: Residential Neighbourhood", which would ensure the long-term planning of infrastructure, given the ambitious growth targets set out in the NPE.

Accordingly, we request that the Council zone the northern portion of our client's lands as Tier 1 "ZO 2 New Residential Neighbourhoods" and the southern portion of our clients lands as Tier 3, "ZO-03: Residential Neighbourhood" as illustrated in Figure 8 below.

5. Conclusion

- Our client's lands occupy an important strategic position within Metropolitan Cork, forming part of the city's suburbs at Maryborough Hill, Douglas.
- The Draft Plan includes Tier 1 zoning, which comprise zoned lands that are sufficiently serviced to accommodate new development.
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Figure 8: Additional area (hatched in orange) to be included at Tier 3 Zoning