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Development Plan Submissions,  
Strategic & Economic Development Directorate,  
Cork City Council,  
City Hall,  
Anglesea Street,  
Cork, T12 T997.

Monday, October 4<sup>th</sup>, 2021

**REF: Publication of the Draft Cork City Council City Development Plan 2022-2028**

Dear Sir / Madam,

The following submission is in relation to the Cork City Council City Development Plan 2022-2028 and is submitted by a group of nine multi-national and indigenous life sciences companies based in Ringaskiddy, Co. Cork – specifically, BioMarin International Limited, Carbon Chemicals Group Limited, DePuy Ireland Unlimited Company, Hovione Limited, Janssen Sciences Ireland UC, Novartis Ringaskiddy Limited, Pfizer Ireland Pharmaceuticals, Recordati Ireland Limited and Thermo Fisher Scientific Cork.

Collectively, our group contributes significantly to the local economy:

- In excess of 5,300 employees, including contractors and third party personnel.
- Annual salary spend of over €419m.
- Annual contributions to Cork County Council of over €11.5m.
- Annual site operational budgets of over €920m.
- Investment in excess of €830m in the last five years.
- Planned future investment in excess of €1bn.

Under the Project Ireland 2040 Framework, Cork will be Ireland's fastest-growing city region with a projected 50-60% population increase. Effective infrastructure will be a key enabler in this growth and development. As a group, we welcome the publication of the comprehensive Draft Cork City Development Plan 2022-2028, and we are pleased that it recognises the important role that the life sciences cluster in Ringaskiddy plays in driving employment for the region.

In this group's submission to the pre-draft public consultation document in August 2020, we outlined our concerns regarding several overdue key transport infrastructure projects in the region. As a group of Cork Harbour-based companies, our primary focus is on the proposed upgrade project to the existing N28 road. Our submission asked for Cork City Council to strongly underline the importance of the project in the context of advancing a connected city through a robust transport infrastructure network. The submission also called for Cork City Council to support the development of the N28 road in the context of its potential impact on the Cork Metropolitan Area Transport Strategy (CMATS), with specific references to public transport and active transport solutions.

This group expressed concerns in August 2020 that the pre-draft consultation document for the Cork City Development Plan did not make a strong argument for the need to progress the N28 upgrade project without any further delays. Upon review of the draft City Development Plan, we were pleased to see the inclusion of a specific section of the plan dedicated to the project (Volume 1, Chapter 4). However, it is still the opinion of this group that the language used is not representative of a firm commitment to advancing the project in a timely manner, particularly when contrasted with the language used to outline the importance of progressing the M20 Cork to Limerick project (Volume 1, Chapter 4).

Whilst the dedicated M28 section (p132, Volume 1) serves to outline the proposed routing for the motorway project, it does not make any references to the important role it will play for both industry and local residents in alleviating traffic congestion and providing improved transport links to one of the region's key *Strategic Employment Locations* (as Ringaskiddy is identified in 1.22, Volume 1, Chapter 2). In light of the Port of Cork's relocation to Ringaskiddy and the resulting increase of HGV traffic in the local area, we believe that this project has taken on an even greater role in ensuring an efficient flow of traffic in the region.

In contrast, the dedicated M20 section (p132, Volume 1) calls the project a "*key element in Project Ireland 2040, a major enabler for balanced regional development*", stating that it will enable "*safer and more efficient journey times*". As a group, we believe that all of these points are equally relevant when it comes to the proposed M28 Motorway Project. We ask that Cork City Council would include language to this effect under the dedicated M28 section when making amendments to this draft of the City Development Plan.

The dedicated reference to the M28 project (p132, Volume 1) mentions that ancillary upgrades (such as public transport and active transport solutions) will be “*contingent on the timing and delivery of the scheme*”. As a group, we are always very cognizant of our neighbouring residents, and we endeavour to support any developments which will be to their benefit. We ask that Cork City Council makes a firm commitment to ensuring that the public transport and active transport works identified for the N28/M28 project under CMATS will be progressed as part of the overall upgrade.

We support proposals to upgrade the existing N28 road infrastructure upon the completion of the M28 upgrade project, so as to ensure it can become an active travel corridor for pedestrians, cyclists and other modes of sustainable transport. We support proposals which will bring about the delivery of the *Lee to Sea Greenway*, incorporating this travel corridor. Therefore, we welcome the commitment from Cork City Council that it will work closely with key stakeholders over the lifetime of this development plan to bring this greenway project to completion, bringing about greater connectivity through active travel.

As a group, we are very pleased to see the inclusion of a dedicated section for *Water Based Transport (4.149, Volume 1)*. We believe that this represents a significant opportunity to alleviate some of the long-running traffic disruption which has impacted the businesses and residents of the Cork Harbour region. Across our companies, we have a significant percentage of employees that are based in East Cork and the Northern Environs of the city. A cross-river ferry, or other water-based transport solutions, could prove to be a very efficient means of reducing congestion and commuting times. We welcome Cork City Council’s commitment to “*consider measures to support water-based transport in the City and wider Cork harbour area in conjunction with the NTA and Cork County Council.*”

## In Conclusion

The City Development Plan 2022 - 2028 will play a critical role in ensuring that the needs of the Cork region will be met over the course of the next decade. Over the lifetime of this plan key infrastructure projects must be delivered to schedule, which will act as catalysts to ensure that Cork remains on track to achieve its enormous potential under Project Ireland 2040. In the aftermath of the Covid-19 pandemic, it is imperative that Cork City Council uses this plan to make

a compelling case for development, so as to ensure that Government policies and funding continue to support societal and economic growth in the region.

We, the undersigned, commend Cork City Council for the work that has already gone into putting together the City Development Plan 2022-2028. It is clear that there exists a desire to maintain Cork's competitive position, and put the foundations in place for a resolute strategy which will harness the potential of the Cork region in the coming decades. This submission sets out our response to this draft City Development Plan. We urge Cork City Council to take our observations on board, and we look forward to continuing productive collaboration with the Council to ensure that the Ringaskiddy area can continue to act as a strategic employment location and a key driver in the success of the Cork region.

Yours sincerely,

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