

The Secretary  
Planning Department  
Cork City Council  
City Hall  
Anglesea Street  
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T12 T997

01 October 2021

**HW Planning**

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**Directors:**

Harold Walsh  
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**Company Reg. No:**

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**Re: Submission to Draft Cork City Development Plan 2022 – 2028  
Landscape Preservation Zone SE 6 .**

Dear Sir/ Madam

This submission has been prepared by McCarthy Developments (Cork) Limited in response to Cork City Council's invitation for submissions to the Draft Cork City Development Plan 2022 -2028 (Draft DP). This submission is specifically in response to the Council's draft zoning objectives for Landscape Preservation Zone SE 6, which will form part of the Cork City Development Plan 2022-2028.

The objective for the lands at Ballinure Road/Douglas Estuary have remained unchanged since the 2004 Cork City Development Plan, while Mahon has become a highly sustainable and self-sufficient location. With a thriving district centre and exponential employment expansion over the last 15 years, it was one of Cork's strongest performing areas in terms of employment growth during the period 2006-2016. Hubs such as Mahon Point Shopping Centre, Mahon Point Retail Park and several major industry employers make Mahon a flourishing area.

The adjacent Jacob's Island residential development and recently permitted SHD development (ABP-301991-18) have demonstrated that the lands to the south of the Mahon interchange enjoy excellent connectivity provided by the adjacent Passage West and Heritage Park greenways, its location within walking distance of Mahon District and Strategic Employment Centre and it is currently served by a high frequency bus service. In the future the lands will benefit from access to the planned Light Rail Transit (LRT) corridor between Mahon and Ballincollig.

Given the sustainable location of the site and the fact that the site specific objective for providing tree planting on this visually prominent area of land to screen the Retail Park has been achieved, we consider that similar to other Landscape Preservation Zone, the site does offer some development potential, which should be recognised in an updated SE 6 objective.

**SUBMISSION REQUEST**

It is requested that the SE 6 Objective is amended as suggested below:

Reference	General Name	Landscape Assets	Site-Specific Objectives
SE 6	RTE Mast, Ballinure Road/Douglas Estuary	B, D, E	<ul style="list-style-type: none"> <li>To provide tree planting on this visually prominent area of land to screen the Retail Park;</li> <li>To allow appropriate development consistent with the landscape and protected structure significance of the site.</li> </ul>

Mahon and Jacob's Island has proven to be one of Cork City's most sustainable locations given its employment opportunities and excellent connectivity. Based on this we consider that it is now an opportune time to review and update the SE 6 Landscape Preservation Zone to allow for limited appropriate development.

Please do not hesitate to contact us if you have any queries.

Yours sincerely



Harry Walsh  
HW Planning