

# Longview Estates Limited

Penrose Quay  
Cork  
Unit 74 Penrose Wharf

[www.longviewshd.ie](http://www.longviewshd.ie) / Tel: 021 6010286



Cork City Council  
Development Plan Submissions,  
Strategic and Economic Development,  
City Hall,  
Anglesea Street,  
Cork T12 T997

4<sup>th</sup> October 2021

**By Portal**

Dear Sir / Madam

**Re: Draft Cork City Development Plan**

Please find enclosed a submission by Longview Estates Ltd in respect of lands at Ballyvolane.

We are owners of lands at Ballincollie, Ballyvolane through an SPV company.

We note that Submission CRK-C155-DEV21-97 in their submission includes two Figures, Figure 2 and 3, where they inadvertently have included part of our lands in their submission (see Appendix A following for Extracts from the Coakley O'Neill submission).

We would ask that the Council note this in consideration of any submissions.

Land Registry Maps of the affected land holdings, in our possession, are included overleaf in Appendix B. Our land holdings and proposals are set out in submission CRK-C155-DEV21-108.

Appendix C indicates the lands that are in our ownership but have been incorrectly identified by Coakley O'Neill.

Appendix D sets out the proposed zoning that we are seeking for our land holdings.

Yours sincerely

John Crean  
Director  
BA Hons MRUP Dip EIA Mgmt MIPI MRTPI

## Appendix A

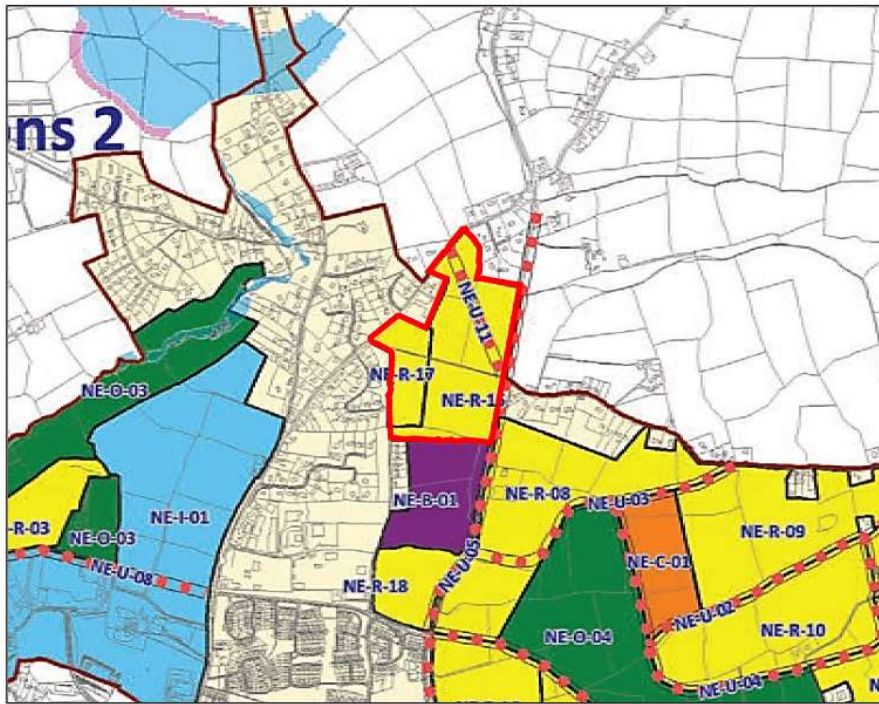


Figure 2. Extract from Cork City North Environs 2 map of the LAP (Subject lands generally outlined in red). (Source: Cobh Municipal District Local Area Plan 2017; Annotated by Coakley O'Neill Town Planning Ltd., 2021).

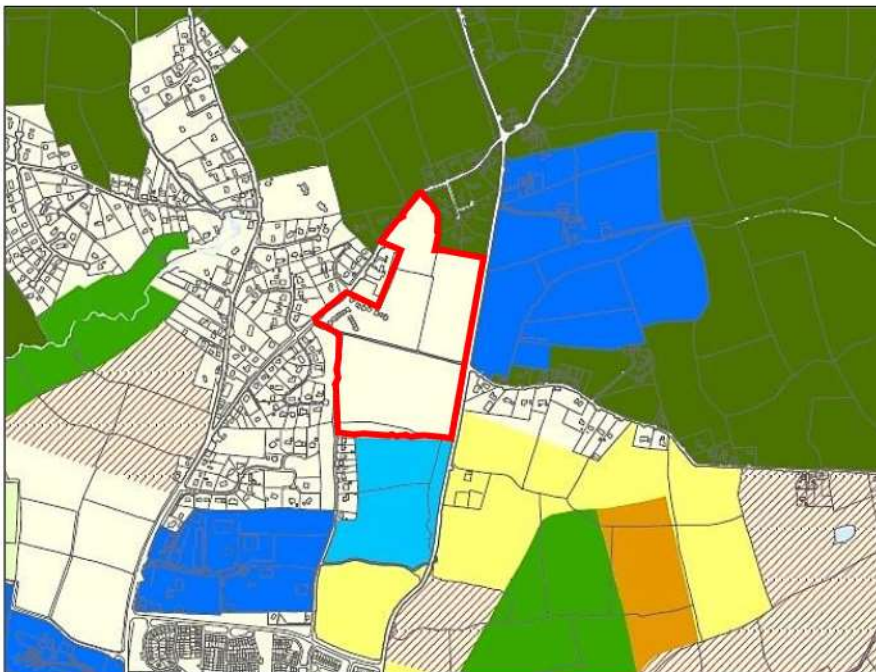
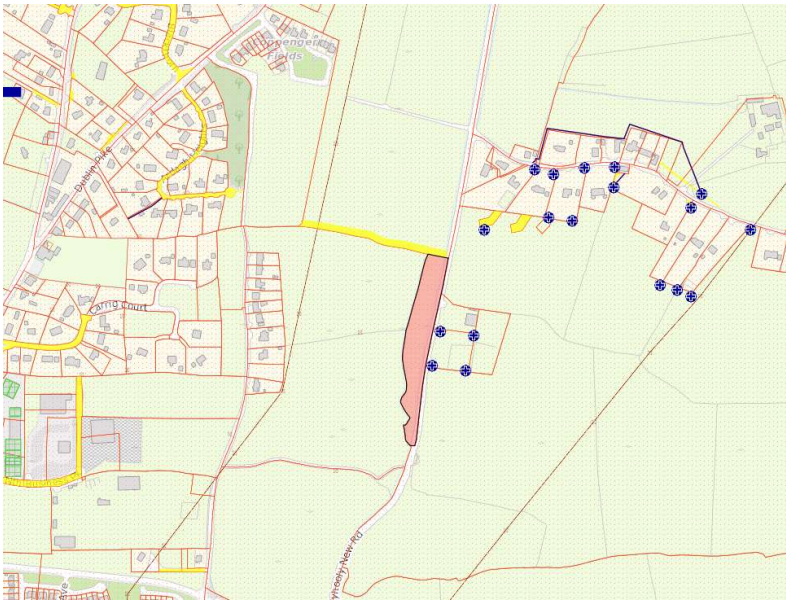
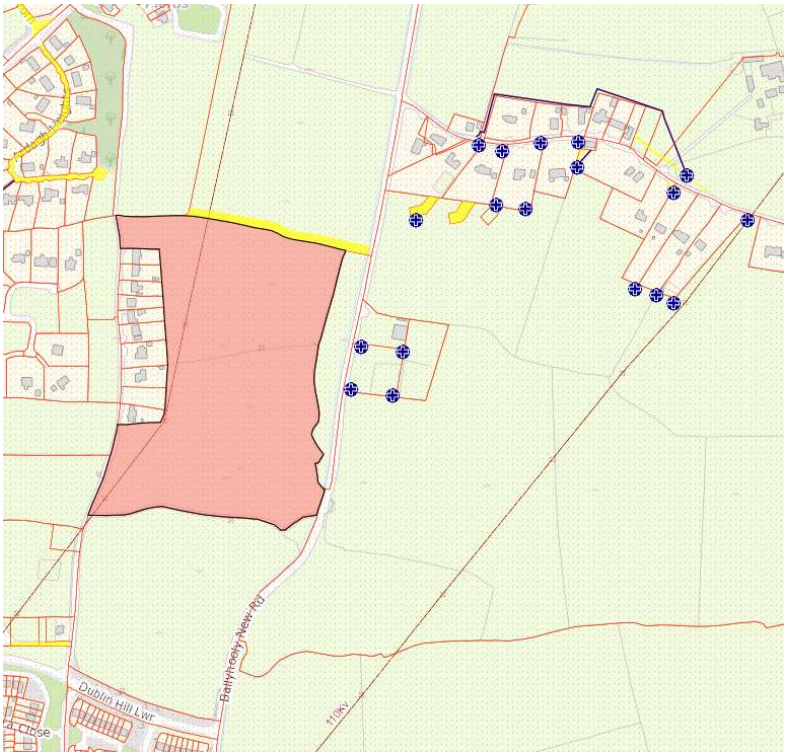


Figure 3. Excerpt from Map 12 of the Cork City Draft Development Plan 2022-2028. Subject site generally outlined in red. (Annotated by Coakley O'Neill Town Planning Ltd., 2021).

Appendix B





## Appendix C Incorrectly Marked Land Highlighted

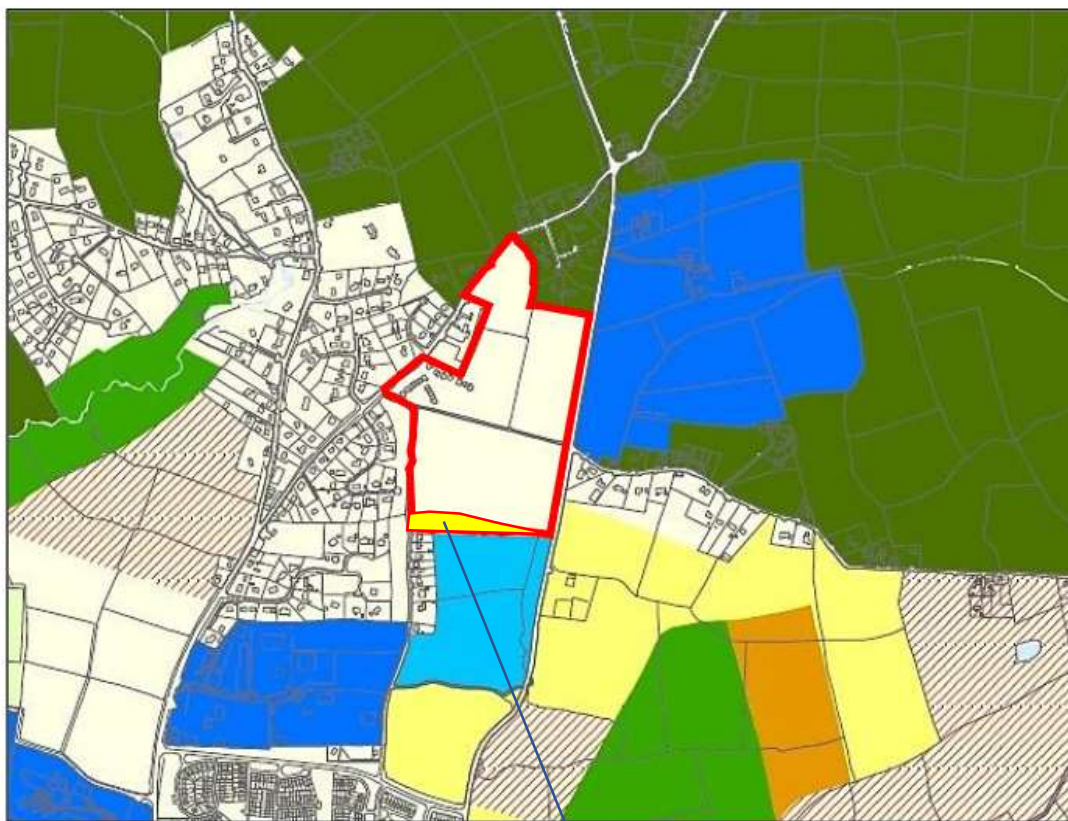


Figure 3. Excerpt from Map 12 of the Cork City Draft Development Plan 2022-2028. Subject site generally outlined in red. (Annotated by Coakley O'Neill Town Planning Ltd., 2021).

Lands Identified in error as  
owned by submission CRK-C155-  
DEV21-97

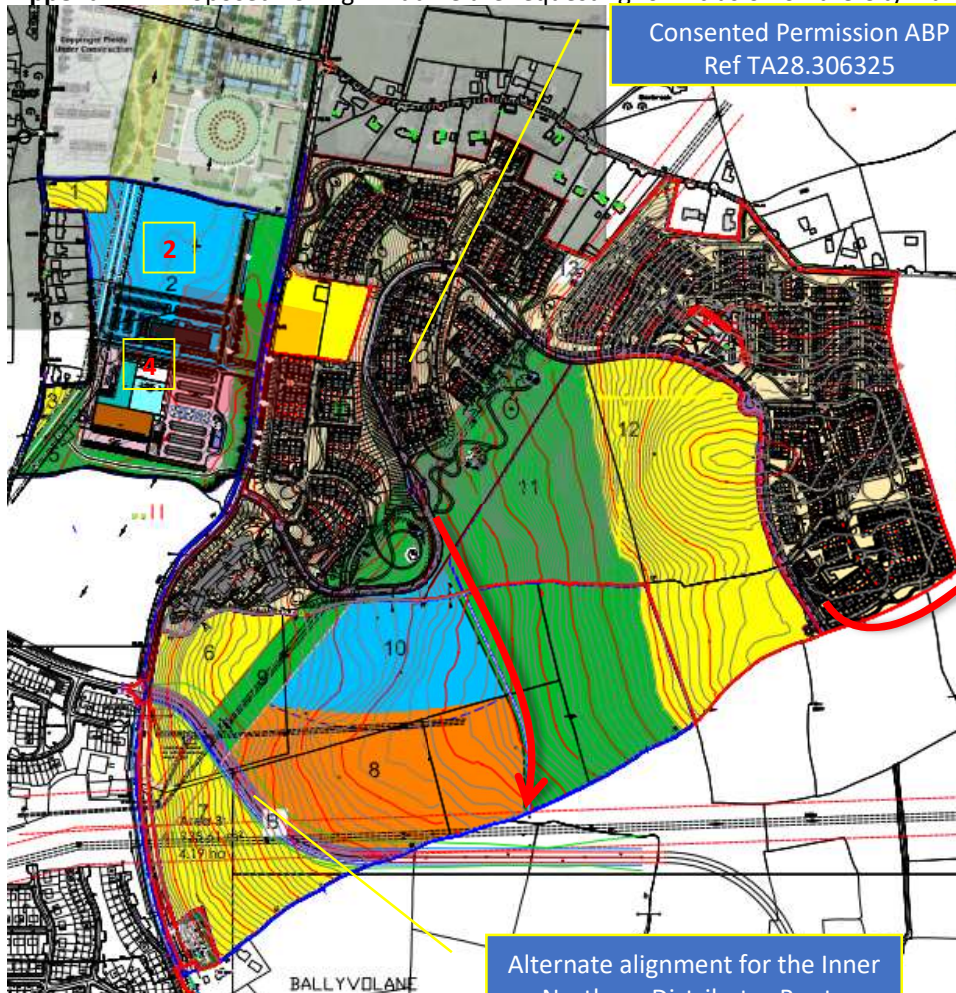
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## Appendix D - Proposed Zoning What we are requesting for inclusion on the City Plan Map



Company No. [redacted] No  
Registered Address: Unit 74, Penrose Wharf, Penrose Quay, Cork

**Area 1** = Remains Residential / Potential infill or sheltered housing type use; 3538.26m<sup>2</sup>

**Area 2** = Remains **Business and Employment with Primary Care Centre Objective**; 47,936.63m<sup>2</sup>. Western area compromised by 110kv corridor. Potential for Greenway connection to lands to north as lands compromised by 110kv corridor.

**Area 3** = Changes to Residential; 1,079m<sup>2</sup>.

**Area 4** = Neighbourhood Centre. Anchor and ancillary retail / storage / distribution; 26,294m<sup>2</sup>. Western area compromised by 110kv corridor.

**Area 5** = Changes to Open Space; 20,376m<sup>2</sup>

**Area 6** = Remains Residential – 14,450m<sup>2</sup>

**Area 7** = Remains Residential (but about 15% compromised by 110kv lines)– 39,797m<sup>2</sup>

**Area 8** = School Lands (Primary and Secondary School) – 60,450m<sup>2</sup> (Naturally larger depending on final alignment of Mayfield Kilbarry Link Rd – i.e. whether it goes north or south of the school)

**Area 9** = Greenway extension to Park lands set up by Longview consent with option to extend further as it follows 110kv corridor - 10863.18m<sup>2</sup>.

**Area 10** = New Business and Employment Area centrally located and to offset change by Neighbourhood Centre Area 4 – 35,058m<sup>2</sup>

**Area 11** = Passive Amenity Area - 134178.93m<sup>2</sup>

**Area 12** = Residential Lands lost elsewhere reallocated to former School site - 85882.63m<sup>2</sup>

**Area 13** = Permitted Housing, Creche, Community Space, GP / Local Shop - 305740.19m<sup>2</sup> (Includes Distributor Road)

Area of road & footpath **A** = 23923.86m<sup>2</sup> (Distributor Rd upsized to serve adjacent lands Not Available for Housing)

Area of road & footpath **B** = 8886.03m<sup>2</sup> (Inner Northern Relief Route lands Not Available for Housing)