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Planning Department
Cork City Council
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04 October 2021

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**Re: Submission to Draft Cork City Development Plan 2022 – 2028
Rezoning of Tier 3 to Tier 2 at Maglin, Ballincollig, Cork.**

Dear Sir/ Madam

This submission has been prepared on behalf of Murnane O'Shea 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 the Maglin area in the Urban Town of Ballincollig which will form part of the Cork City Development Plan 2022-2028.



Figure 1.1 Site Context Map

Murnane O'Shea Limited welcome the inclusion of lands at Maglin (as identified in Figure 01.1) within the 7 no. strategic areas adjoining the existing city where compact growth can be delivered as

identified in the Draft DP. However, while the majority of the lands in the vicinity of the subject site has been zoned ZO 02 New Residential Neighbourhoods, the subject lands have been zoned separately as ZO 03 Tier 3 Residential Neighbourhoods. Given, that the entire landholding forms a coherence land parcel with a similar level of serviceability, our clients query the rationale behind this differentiation and considers that the ZO 02 New Residential Neighbourhoods should be extended to reflect this.

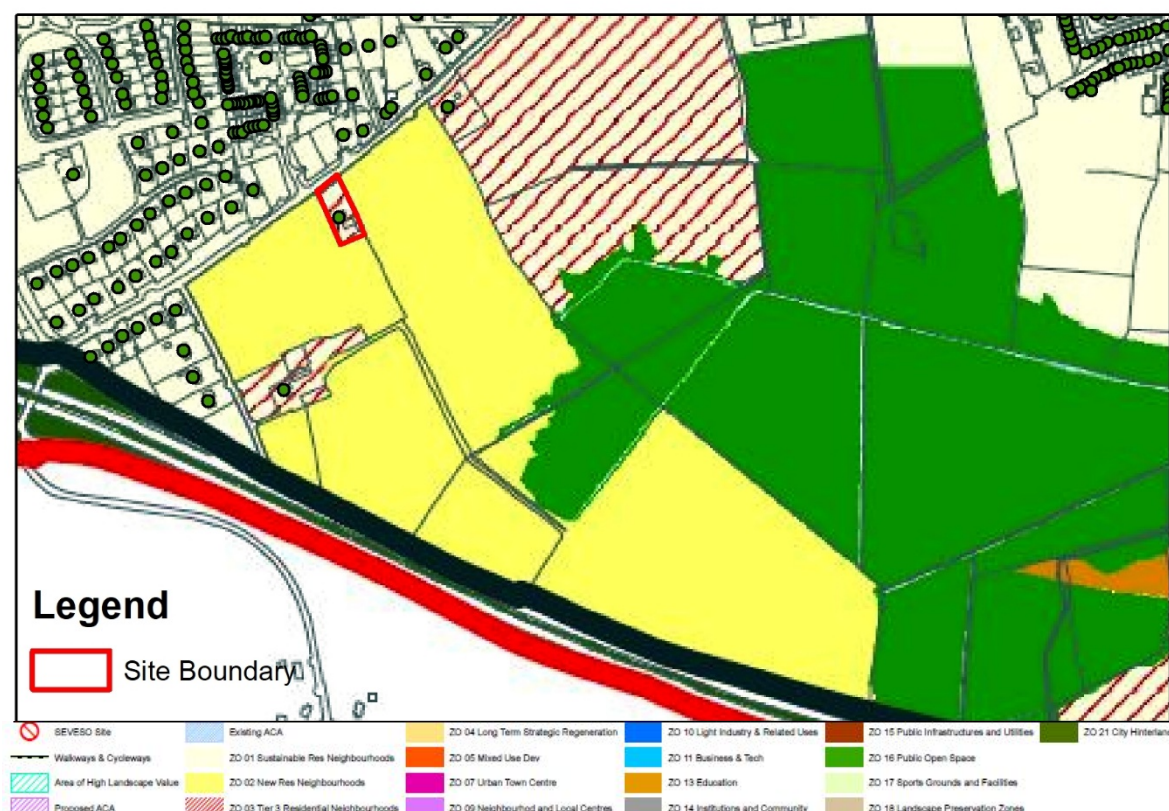


Figure 1.2 Tier 3 Zoning in Draft DP

In effect the subject site is adjacent to an existing public road, rendering it more readily serviceable than other Tier 2 zoned areas in South Ballincollig. Furthermore, there is an existing house within the site. Contrary to considering this a constraint to the delivery of services, our clients consider this indicates that the lands have extant connections to services. Therefore, our clients wish to highlight their concern that this inconsistent approach will result in a fragmented pattern of zoning on the wider lands which will impact on the timeframe and deliverability of the optimal housing yield for the Tier 2 lands.

From our analysis of the mapping we conclude that the inclusion of this parcel as Tier 3 lands is based on a mapping error and that the Council's original intension was that the land should be zoned ZO 01 – *sustainable Residential Neighbourhoods*. This view is based on the fact that the Draft DP lists the Tier 3 lands in Table 2.4 (included here as Figure 01.3) and identifies 26.1 hectares of Tier 3 lands in Ballincollig. These are delineated in the Draft DP in Figure 2.21 (included here as Figure 01.4) and comprise the BG-R-12 (12.8ha) and BG-R-15 (13.3ha) zoned lands as identified in the Ballincollig Carrigaline Municipal District Local Area Plan 2017 (LAP). The subject lands are not included in this

calculation for the Ballincollig Tier 3 lands but are clearly identified as ZO 01 – sustainable Residential Neighbourhoods.

Cork City - Tier 3 Lands ⁴		
Location	Underutilised Sites (Net Hectare's)	Potential Tier 3 Yield (Units)
City Centre	0.0	0
Docklands	86.9	12,527
City Docks	36.6	7,775
Tivoli Docks	50.3	4,752
City Suburb	152.8	3,008
North East Suburb	132.7	2,479
North West Suburb	0.0	0
South East Central Urban Area	0.0	0
South West Central Urban Area	20.1	529
Urban Town	161.8	5,463
Ballincollig	26.1	850
Blarney	116.5	4,071
Glanmire	13.9	332
Tower	5.3	210
Total	401.5	20,998

Figure 1.3 Draft DP List of Tier 3 lands in Table 2.4

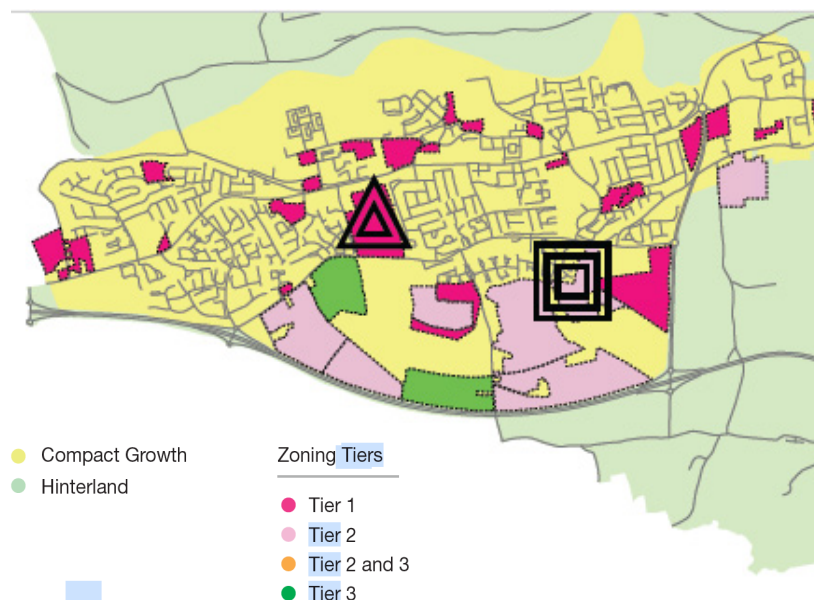


Figure 1.4 Extract from Figure 2.21 – Growth Strategy Map 2022 - 2028

SUBMISSION REQUEST

We ask, therefore that the Council correct this mapping error by either amending their zoning to reflect the original ZO 01 – *sustainable Residential Neighbourhoods* intention or by extending the ZO 02(Tier 2) zoning to include the subject lands when finalizing the zoning provision for the area, in order to optimize the development potential of this strategic development area.

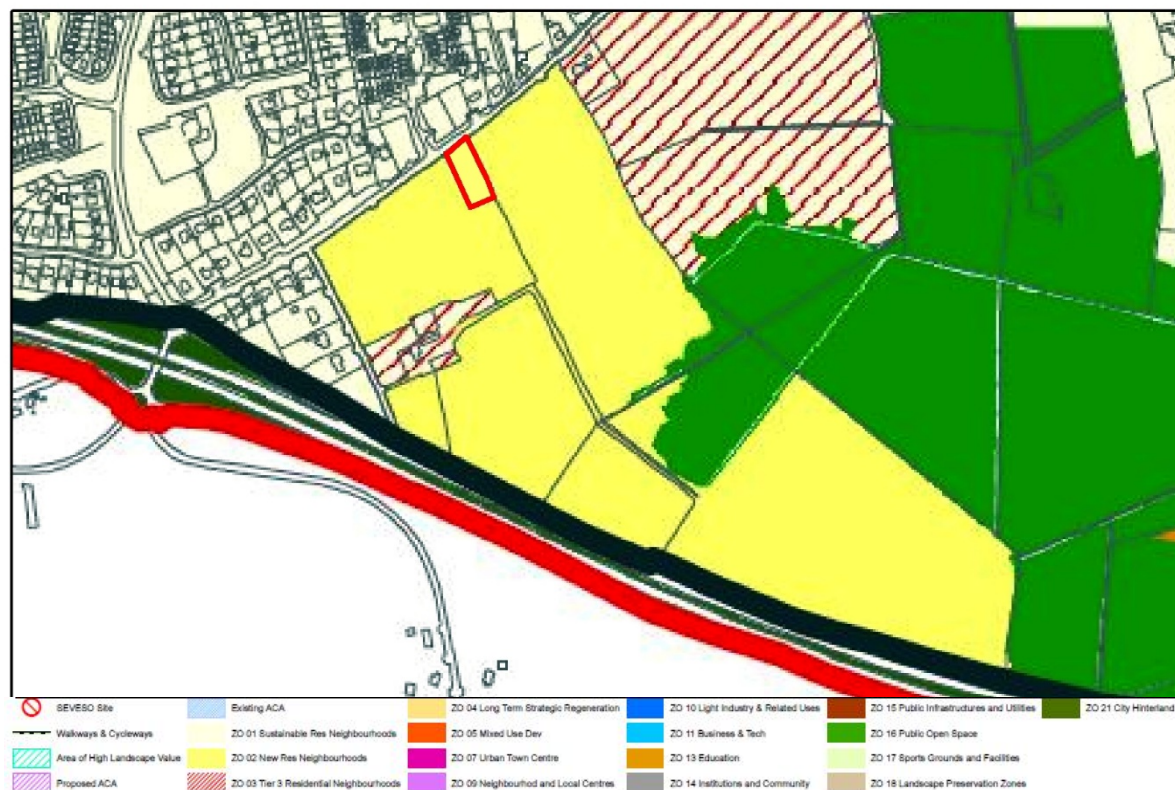


Figure 1.5 Proposed Zoning

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

Yours sincerely



Harry Walsh
HW Planning