

# Submission to Draft Cork City Development Plan 2022-2028

For Development at Sallybrook, Glanmire, Cork  
on behalf of Peter Casey

September 2021



McCutcheon Halley  
CHARTERED PLANNING CONSULTANTS

## Document Control Sheet

<b>Client</b>	Peter Casey	
<b>Project Title</b>	Sallybrook, Glanmire, Cork	
<b>Document Title</b>	Submission to Draft Cork City Development Plan 2022-2028	
<b>Document Comprises</b>	<b>Volumes</b>	1
	<b>Pages</b> (Including Cover)	11
	<b>Appendices</b>	N/A
<b>Prepared by</b>	Cora Savage	
<b>Checked by</b>	Tom Halley	
<b>Office of Issue</b>	Cork	
<b>Document Information</b>	<b>Revision</b>	A
	<b>Status</b>	Final
	<b>Issue Date</b>	September 2021

### CORK

6 Joyce House  
Barrack Square  
Ballincollig  
Cork  
P31 YX97

T. +353 (0)21 420 8710

### DUBLIN

Kreston House  
Arran Court  
Arran Quay  
Dublin 7  
D07 K271

T. +353 (0)1 676 6971

[www.mhplanning.ie](http://www.mhplanning.ie)

## Contents

1. Introduction.....	3
2. Site Context .....	3
3. Planning Policy Context.....	5
3.1 National Planning Framework – Project Ireland 2040.....	5
3.2 Regional Spatial & Economic Strategy for the Southern Region (RSES) 6	
3.3 Cork County Development Plan 2014.....	6
3.4 Cobh Municipal District Local Area Plan 2017 .....	7
3.5 Draft Cork City Development Plan 2022-2028.....	8
4. Rationale for Submission Request.....	10

# 1. Introduction

This submission has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of Peter Casey, in response to public notices inviting submissions from third parties and interested parties on the Cork City 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 of Cork City.

Accordingly, this submission requests the following provisions in the forthcoming CDP for Glanmire:

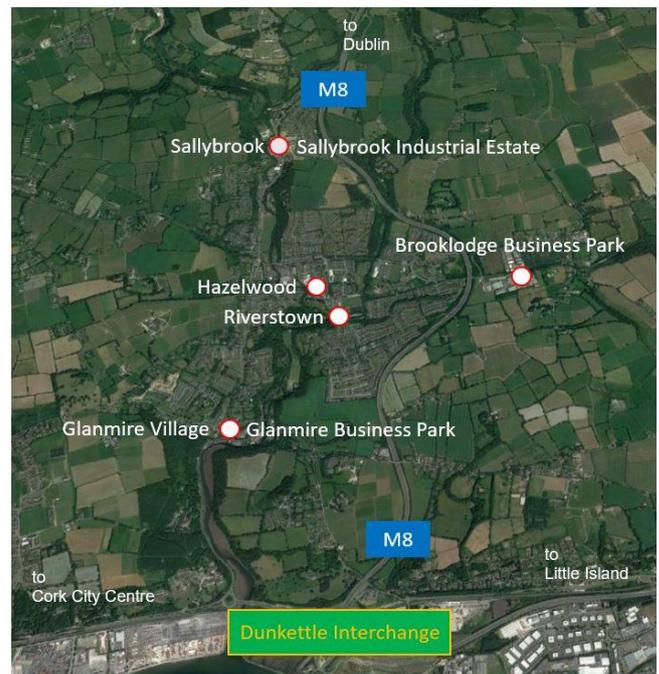
- Rezone the southern portion of our clients' lands from ZO 10 'Light Industry and Related Uses' to '**ZO 4 Long-term Strategic Regeneration**'.

This submission is structured as follows:

- Site Context
- Planning Policy
- Rationale for Submission Request:
- Conclusion

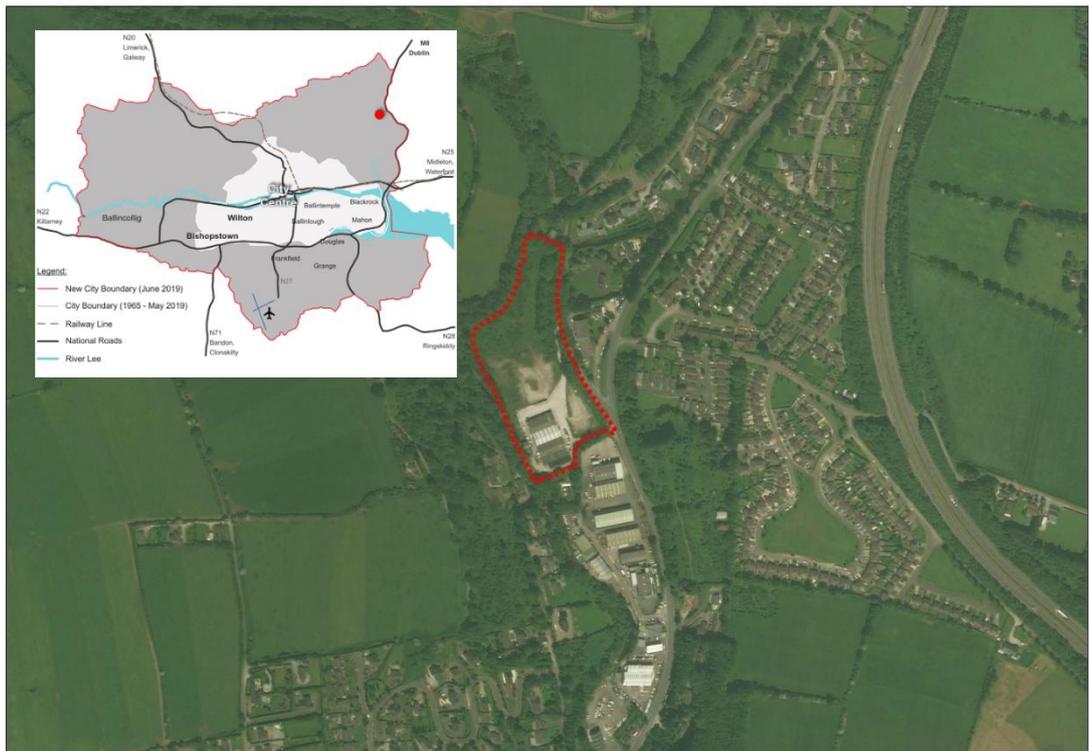
# 2. Site Context

Glanmire is located c. 9km from Cork City Centre with the settlement running parallel to the M8 Cork to Dublin motorway. Glanmire is comprised of several areas including Glanmire Village, Hazelwood, Riverstown and Sallybrook and is a large residential area located within Metropolitan Cork. The population of Glanmire, as indicated in the Issues Paper is 9,903 persons, making it the second largest of the four new 'Urban Towns' forming part of the expanded city area. Following a boundary extension in May 2019, the entire Glanmire area is now under the administration of Cork City Council.



Glanmire is a local service centre for the town and its wider hinterland with a strong retail presence and significant numbers employed in the service sector. The area is home to a number of Small-Medium Size Enterprises (SMEs) with many located at the Glanmire Business Park, Brooklodge Business Park and Sallybrook Industrial Estate. Its proximity to the large employment areas of Little Island and Carrigtwohill, as well as Cork City Centre, coupled with good connectivity to the wider metropolitan area, makes Glanmire an attractive location in which to reside.

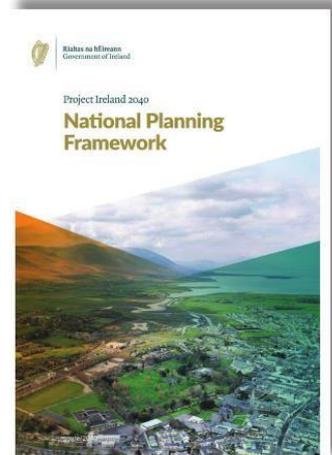
Our client is the owner of lands in Sallybrook in the northern part of the town which measure 3.8 hectares (9.4 acres) and comprises a large number of commercial uses on lands (see below). Our client's lands benefit from an existing berm which protects against flooding and will be afforded further protection under the €8.5M Glashaboy (Glanmire) Flood Relief Scheme.



## 3. Planning Policy Context

### 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.



#### 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.

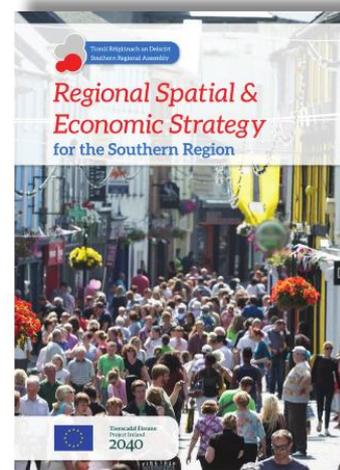
To address rural decline, a significant proportion of national population and economic growth will be targeted at building up the fabric of our network of smaller towns, villages and rural areas with much of that happening by redeveloping derelict and under-utilised lands inside small towns and villages.

### 3.2 Regional Spatial & Economic Strategy for the Southern Region (RSES)

RSES is a strategic document, which 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.

RSES describes Glanmire as:

*... as main town and key growth centre in Metropolitan Cork set in an attractive, historic, woodland environment in close proximity to City Centre, the railway-line and Little Island Strategic Employment Area.*



It is an objective of the RSES: *'To strengthen the role of the Cork Metropolitan Area as an international location of scale, a complement to Dublin and a primary driver of economic and population growth in the Southern Region'.*

### 3.3 Cork County Development Plan 2014

The Cork County Development Plan 2014 identifies Glanmire as being a Metropolitan town. The objective of the Cork County Development Plan 2014 is to:

*"CS 4-1: Recognise the importance of the role to be played by Metropolitan Cork in the development of the Cork 'Gateway' as a key part of the Atlantic Gateways initiative and, in tandem with the development of Cork City, to promote its development as an integrated planning unit to function as a single market area for homes and jobs where there is equality of access for all, thorough an integrated transport system, to the education and cultural facilities worthy of a modern and vibrant European City."*

The Cork County Development Plan (CDP 2014) establishes a hierarchical network of settlements in the County, allocating related population and housing growth projections. Glanmire is located within the Metropolitan Cork Area and is designated as a 'Metropolitan Town' which forms part of the 'Cork Gateway' and is located where major population, employment and housing development is encouraged and where the following strategic objective applies:

*"Critical population growth, service and employment centres within the Cork "Gateway", providing high levels of community facilities and amenities with infrastructure capacity high quality and integrated public transport*

*connections should be the location of choice for most people especially those with an urban employment focus.”*

Policy CS 4-1 prioritizes certain locations, including Glanmire, to accommodate the planned population growth in the Cork Gateway region:

*“n) In the Cork Gateway, development to provide the homes and jobs that are necessary to serve the planned population will be prioritized in the following locations... Glanmire (Dunkettle),...”*

The County Development Plan 2014 establishes a population target of 10,585 for Glanmire representing growth of just 1,205 people on Census 2011 figures (8,924). In order to accommodate this level of population growth, it is estimated that an additional 1,320 housing units will be required during the period 2011-2022.

### **3.4 Cobh Municipal District Local Area Plan 2017**

The Cobh Municipal District Local Area Plan 2017 identifies Glanmire as a key growth centre within Metropolitan Cork. The primary objective for Metropolitan Cork is to advance the area as the main engine of population and employment growth in the South West region. The LAP recognises the important role Glanmire will play in achieving this high level objectives.

The LAP recognises parts of Glanmire are susceptible to flooding along the path of the Glashaboy River. The Glashaboy Flood Relief Scheme, designed by the Office of Public Works (OPW) is due to be constructed during the lifetime do the LAP.

With regards to employment, the LAP recognises that Glanmire is a Local Employment Centre, providing employment needs for the town and its hinterland. Retail and service sectors are the primary focus of employment. The LAP also recognises that significant numbers of the resident population travel outside the area for employment , notably to areas such as Little Island, the City Centre and Western Suburbs.

General Objectives for Glanmire include:

***GM-GO-01*** *It is an objective of this plan to secure the development of a minimum of 1200 new dwellings in Glanmire up to 2023 in order to facilitate the sustainable growth of the town’s population from 8,924 to 10,585 people over the same period.*

***GM-GO-04*** *Support the implementation of the flood relief works within the town in accordance with the Glashaboy Flood Relief Scheme. This scheme has been subject to Appropriate Assessment processes.*

***GM-GO-09*** *All proposals for employment related development shall be required to prepare and submit a mobility management plan that maximises the use of public transport options/ passenger rail services.*

In terms of land use zoning, our clients lands are zoned 'Existing Built Up Area' which based on section 4.3.1 is to allow "a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns."

### 3.5 Draft Cork City Development Plan 2022-2028

The Draft Cork City Development Plan (CDP) sets out Cork City Council's policies for the development of Cork City to 2028 and beyond. It establishes the following vision for Cork City:

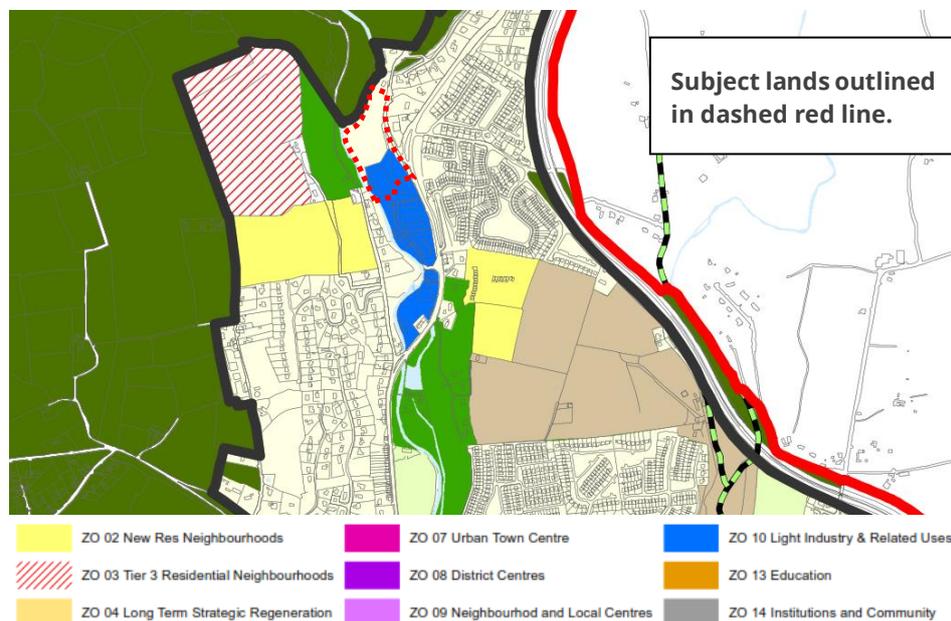
*"The Strategic Vision is for Cork City to take its place as a world class city, driving local and regional growth, embracing diversity and inclusiveness and growing as a resilient, healthy, age-friendly and sustainable compact city with placemaking, communities and quality of life at its heart."*

In the Draft CDP Glanmire is identified as one of the four 'Urban Towns'. The Role in the Core Strategy of the Urban Towns is as follows:

*"Phased delivery of strategic sites by targeting growth proportionate to the existing population within the four urban towns. All development shall focus on prioritising walking, cycling and public transport use. Apply a mixed-use approach to regenerating key underutilised locations. Use a range of designs and densities that reflect and enhance the individual character of each town."*

Our clients' lands are situated within the development boundary of Glanmire town and the southern portion is zoned ZO 10 'Light Industry and Related Uses' where the following objective applies:

*"To provide for light industry and related uses."*



In the draft CDP, lands zoned 'ZO 4 Long-term Strategic Regeneration' have an objective "*to provide and promote a mix of residential, employment and other uses in the long term, to ensure the creation of a vibrant, compact and sustainable urban area.*" The purpose of this zone is to promote the development of key sites and large-scale regeneration projects for the development of new employment, housing and supporting infrastructure. These sites have a potential to contribute significantly towards the sustainable compact growth of Cork City.

The range of permissible uses within this zone includes residential, general employment uses, offices, local services, conference centre, education, hospital, hotel, commercial leisure, cultural uses, civic institutions, childcare services, business and technology / research uses, open space, riverside and marina uses, community and civic uses.

## 4. Rationale for Submission Request

The purpose of this submission is to request that Cork City Council rezone the southern portion of our clients' lands from ZO 10 'Light Industry and Related Uses' to **'ZO 4 Long-term Strategic Regeneration'**.

Our client is the owner of 3.8 hectares (9.4 acres) of older commercial lands in Sallybrook in the northern part of Glanmire. In the Cobh Municipal District Local Area Plan 2017 our clients lands are zoned 'Existing Built Up Area' which based on section 4.3.1 is to allow *"a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns."*

In the Draft Cork City Development Plan 2022-2028 our clients' lands are proposed to be zoned ZO 10 'Light Industry and Related Uses' which is a less flexible zoning.

To encourage the redevelopment of our clients lands, it is requested that they be zoned 'ZO 4 Long-term Strategic Regeneration' with an objective *"to provide and promote a mix of residential, employment and other uses in the long term, to ensure the creation of a vibrant, compact and sustainable urban area."*

This zoning objective would promote the development of this key site for a number of potential uses including residential, general employment uses, offices, local services, conference centre, education, hospital, hotel, commercial leisure, cultural uses, civic institutions, childcare services, business and technology / research uses and civic uses with potential to contribute significantly towards the sustainable compact growth of Glanmire.

On behalf of our clients, we would be grateful if this submission could be given careful consideration during the preparation of the Cork City Development Plan 2022-2028.

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

Yours sincerely,



Tom Halley

**McCutcheon Halley**