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Planning Department  
Cork City Council  
City Hall  
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01 October 2021

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**Directors:**  
Harold Walsh  
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**Company Reg. No:**  
486211

**Re: Submission to Draft Cork City Development Plan 2022 – 2028 – Reversion of Tier 3 to Tier 2 Lands at Sallybrook, Glanmire, Cork**

Dear Sir/ Madam

This submission has been prepared on behalf of Altomount SP, 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 residential zoning objectives for the Sallybrook area of the Urban Town of Glanmire which will form part of the Cork City Development Plan 2022-2028.

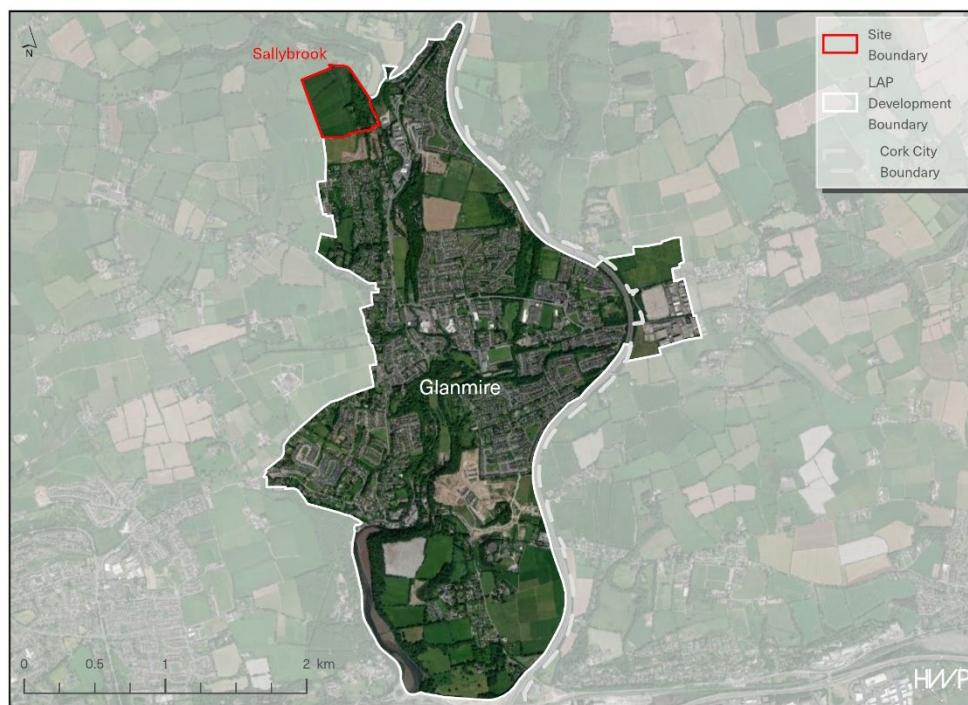


Figure 1.1 Site Context Map

Our client welcomes the inclusion of the majority of their lands at Sallybrook (as identified in Figure 01.1) within the residential zoning of Glanmire, recognised in the Draft DP as a strategic expansion area (Section 2.47) where a 55% growth in population by 2028 is anticipated. However, they are

disappointed that it is proposed to zone the subject site as *ZO 03 Tier 3 Residential Neighbourhoods*. The subject lands were previous zoning in the Cobh Municipal District Local Area Plan 2017 (LAP) as GM-R-05, for medium B density residential development. The subject site is immediately to the north of lands where LIONCOR, an Irish residential property company, are currently at an advanced stage of constructing 77 no residential units (planning ref PL 04.248234 -16/05554) and where a collaborative approach has resulted in the access and services being designed to support the future development of the subject site. Given the level of serviceability that the subject lands now enjoy, our client queries the rationale behind this Tier 3 zoning and considers that the *ZO 02 New Residential Neighbourhoods* should be extended to reflect this

## SUBMISSION CONTEXT

In line with the stipulations of the National Planning Framework (NPF) National Policy Objective 72a, the Council has adopted a tierer approach to land zoning:

- ZO 01(Tier 1) zoned land that is serviced and
- ZO 02(Tier 2) zoned land that is serviceable within the life of the Plan.

In addition, the Council has included an additional tier:

- ZO 03(Tier 3) strategic lands necessary for long-term planning of infrastructure, given the ambition growth target set out in the NPF, but also provide for substitution of Tier 1 or Tier 2 lands that do not come forward for development within this Plan period, where appropriate.

The implication of this is that ZO 03 lands are designated as longer-term residential zoned lands, where only in exceptional circumstances will consideration be given to their development in this Development Plan period. We consider that the ZO 03(Tier 3) zoning is inappropriate for the subject site in view of its serviced nature and adjacency to the existing settlement of Sallybrook with associated employment and education provision. Critically, we consider Altomount SP has a proven track record of delivering housing and is in a position to undertake the residential development of these lands in the short-term. Their willingness to develop lands in this area is exemplified by their collaboration with the current development of residential units in the adjoining site, PL 04.248234 - 16/05554 refers. The subject lands are currently zoned for residential development in the LAP, available and in the ownership of developers with no infrastructure constraints that would inhibit their development.

We ask, therefore, that the Council revert the zoning of the subject site to reflect its zoning in the previous LAP 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 expansion area.

## SUBMISSION REQUEST

- *That the Council extend the zoning ZO 02 New Residential Neighbourhoods to include the subject site (as indicated in Figure 01.3).*

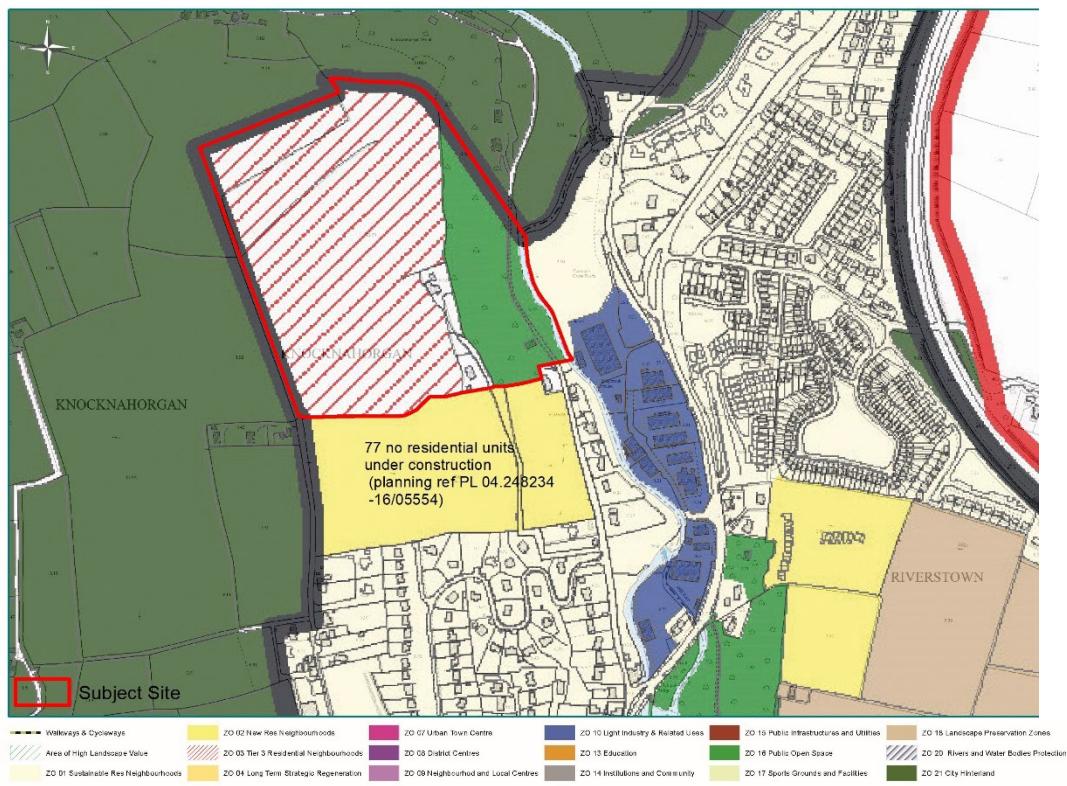


Figure 1.2 Draft DP Zoning at Sallybrook

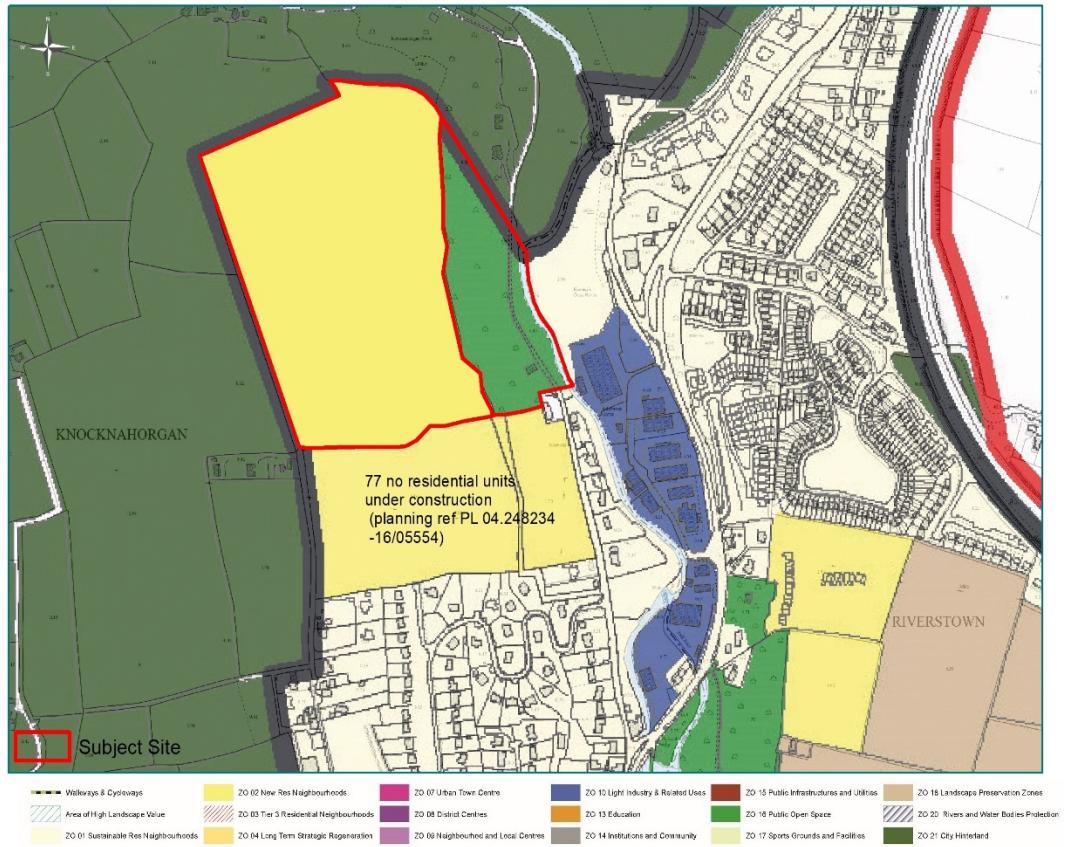


Figure 1.3 Proposed Zoning at Sallybrook

## SUSTAINABLE LOCATION



Figure 1.4 Local Services and Facilities

We consider that the subject site is a sustainable location for residential development in line with the Draft DP concept of a walkable neighbourhood. The lands are adjacent to the existing suburban area of Sallybrook, with nearby employment hubs in the form of the Sallybrook Industrial Estate (ref Figure 1.4) and St Stephens Hospital, c.1.5km to the east. In addition, the Draft DP includes provision for a new strategic employment site at land c. 1km to the north of the subject site, to provide for a high-quality employment development that will primarily service logistics or logistics related uses (ref Figure 1.5).

Recreational amenities in the vicinity of the site include the Glanmire GAA Football Club, the Evcore Gym and the Brook Inn. The Woodview Family Doctors practice and Centra are also nearby.

In terms of childcare, primary and secondary schools Figure 1.6 indicates that Sallybrook is well provided for with 1 no. secondary school, 3 no. primary schools and 3 no. childcare providers within 2km or 20 minutes walk of the site, with a greenway and cycle network planned in the vicinity. We consider that residential development at this site will function as a natural extension to the Sallybrook area of Glanmire, consolidating development in the area, clustering housing with employment and facilitating the retention of a compact settlement.

Strategic Employment Site	Land at Glanmire	Zoning	Light Industry and Related Uses
Area	57ha	Zoning Tier	Tier 2



Figure 1.5 New Strategic Employment Location in Glanmire

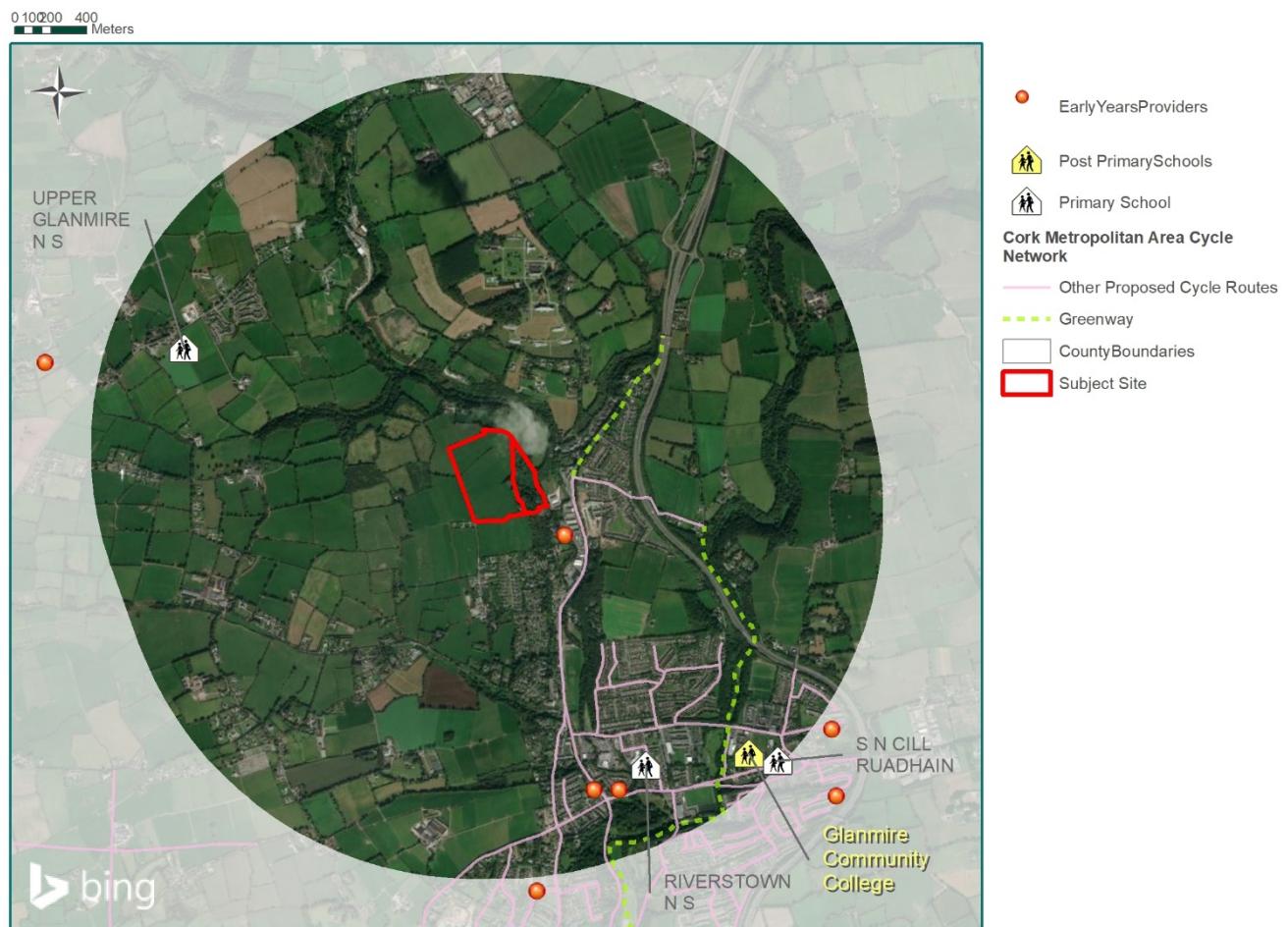


Figure 1.6 Childcare and School Provision with Cork Metropolitan Area Cycle Network

## DELIVERABLE HOUSING

As noted previously, the service provision for the adjacent site, currently under-construction as Richmond Rise, has been sized to accommodate the future development of the subject site. In effect the subject site has road and other service infrastructure running to its boundary with the adjoining site to the south. This renders it significantly more readily serviceable than other Tier 2 zoned areas in South Glanmire area, where some barriers remain to the deliverability of development as envisaged.



Figure 1.7 Advertisement for Richmond Rise Scheme – Irish Examiner September 2021

In terms of deliverability, Altomount SP has a collaborative working relationship with LIONCOR who are already on-site in the lands to the south of the subject site. They are keen to continue to plan for and provide houses to cater for the significant demand in this area and intend to apply for permission for further housing on the subject site. However, any such plans are dependent on the zoning, with a ZO 03(Tier 3) zoning impacting on the timeframe and inhibiting the timely delivery of the optimal housing yield on the subject site, which can be viewed as an extension to the adjoining Tier 2 lands. If



the draft zoning remains the development of these lands and the vital short-term contribution they can play in this strategic expansion area will not be realised.

This postponement of development on these sustainable, serviced lands, in the context of the ambitious 55% population growth target by 2028 set out for Glanmire in the Draft DP and the current housing deficit is not sustainable.

We ask, therefore that the Council revert the zoning of these lands and extend the ZO 02(Tier 2) zoning to the subject lands when finalizing the zoning provision for the area, in order to optimize the development potential of this strategic expansion area.

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

Yours sincerely

Harry Walsh  
HW Planning