

Submission to the Draft Cork City Development Plan

For Development at Woodhill Park, Tivoli, Cork
on behalf of Michael Corbett

September 2021



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1. Introduction

This submission to the draft Cork City Development Plan is prepared by McCutcheon Halley Chartered Planning Consultants in response to public notices inviting submissions from third parties and interested parties on the Cork City Development Plan review in accordance with section 12(2)(b) 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.

This submission is prepared on behalf of Michael Corbett and relates to lands at Woodhill Park, Tivoli, Cork. The approximate site boundary of our client's site is outlined in red in Figure 1 below.

This submission requests the following in the forthcoming Development Plan for Woodhill Park:

- Amendment of draft Zoning Map 05 to remove part of our client's lands from the Public Open Space zone and zone the entirety of the lands as ZO1 Sustainable Residential Neighbourhood.

This submission is structured as follows:

- Site Context
- Existing Planning Policy
- Rationale
- Summary and Submission Request

2. Site Context

Tivoli and Woodhill Park form part of the Cork City Council development boundary and is an extremely popular location for residential development due to the quality of the residential amenity and due to the panoramic southerly views over the City, however the area is also well screened when being viewed from the south.

Our client is the owner of lands located at Woodhill Park, Tivoli. The lands are bound to the south of woodlands estate and to the north of Woodhill Park estate both of which comprise detached 2 storey dwelling houses. To the west lies Falcon Hill with Tivoli Estate located to the east. The area is located within easy walking distance of the Lower Glanmire Road where there are frequent bus services (i.e. the no. 8 no. bus route) which connect to Kent Railway Station and the City Centre.



Figure 1 Lands at Woodhill Park, Tivoli, Cork

3. Planning Policy

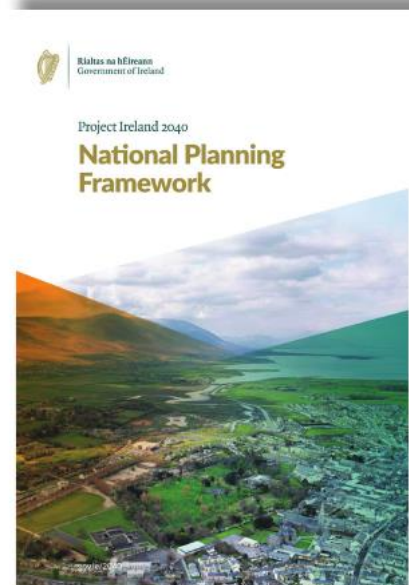
3.1 Project Ireland 2040 – National Planning Framework (NPF)

The National Planning Framework (NPF) aims 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.

A core objective of the National Planning Framework is to build an average of 25,000–30,000 new homes annually to meet future planned needs of the population and deal with the demand-supply imbalance over recent years, in effect a doubling of annual housing output from 2016/2017 levels.

According to the National Development Plan, Cork is expected to increase its population by 125,000 by 2040, which will require the provision of additional housing to accommodate approximately 6,000 people every year up to 2040.

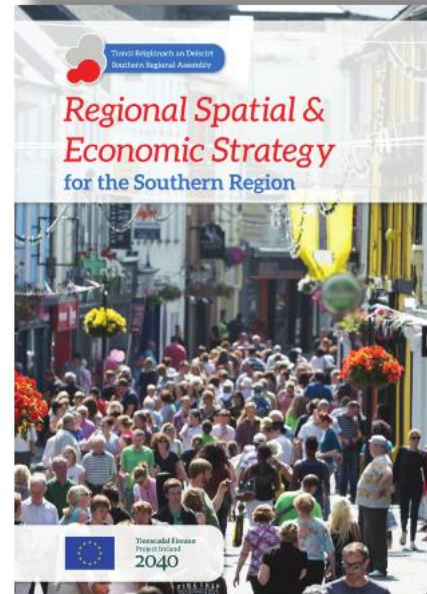
The NPF highlights the urgent requirement for a major uplift of the delivery of housing within the existing built-up areas of cities and other urban areas. According to the NDP, a key tenet to achieving these ambitious housing



targets is through compact growth and targeting a greater portion (40%) of future housing development to be within and close to the existing **'footprint' of built-up areas**; and that future homes are required to be located where people have the best opportunities to access a **high standard quality of life**.

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 local authorities to develop CCDPs, Local Area Plans (LAPs) and LECPs that are coordinated with regional and national objectives. The RSES also includes a Metropolitan Area Strategic Plan (MASP) which includes *"the continued regeneration, consolidation and infrastructure led growth of the city centre, Cork City Docklands, **Tivoli** and suburban areas"* and the *"upgrading the Cork commuter rail service serving the areas to the East and North of the city and **providing additional stations in areas targeted for growth**, such as Monard and **Tivoli**"* as two of its core objectives for Cork.



3.3 Cork City Development Plan 2015

The majority of our clients' site at Woodhill Park is zoned 'R3'-Residential, Local Services and Institutional Uses in the current Cork City Development Plan 2015 where it is an objective *'To protect and provide for residential uses, local services, institutional use and civic uses'*. Part of the site is also zoned 'G3' Open Space, where it is an objective *'To protect, retain and provide for recreational uses, open space and amenity facilities, with a presumption against developing land zoned public open space for alternative purposes, including public open space within housing estates'*



Figure 2 Extract from Cork City Development Plan 2015 – Site outlined in red

As can be seen from figure 2 our clients lands are also located within an 'Area of High Landscape Value' (AHLV), and within the 'Montenotte / Tivoli Ridge' which is a ridge protection zone, as indicated in Figure 3 below. This ridge runs in an east-west direction from the City boundary at Lota in the east to St Luke's just north of the city centre. The ridge overlooks the River Lee and forms part of the eastern entrance to the city along the Lower Glanmire Road to 'successfully combine built form with landscape.'

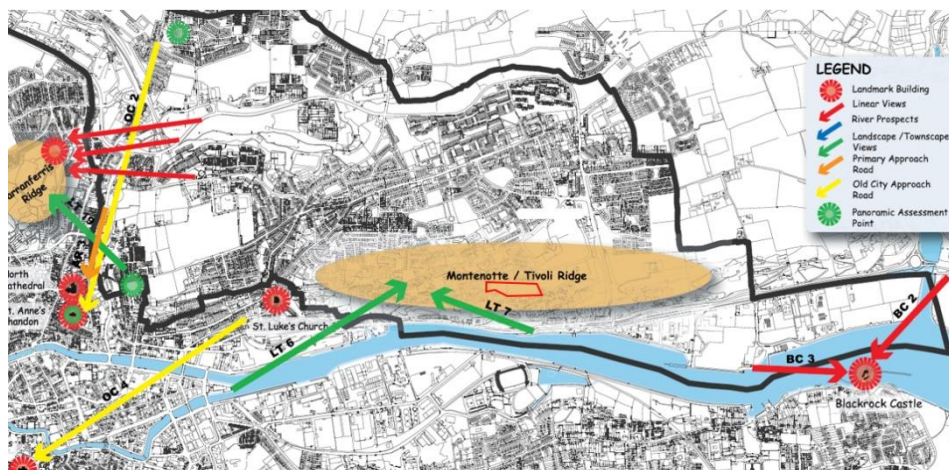


Figure 3 Extract from Map 15 of the Cork City Development Plan 2015 – Site outlined in red

Paragraph 10.18 of the CDP states that new development in AHLV must respect the character and the primacy and dominance of the landscape. Objective 10.4 of the CDP states that the Council will:

"...conserve and enhance the character and visual amenity of Areas of High Landscape Value (AHLV) through the appropriate management of development, in order to retain the existing characteristics of the landscape, and its primary

landscape assets. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value and its primary landscape assets, the visual amenity of the landscape, protected views, breaks the existing ridge silhouette, the character and setting of buildings, structures and landmarks, and the ecological and habitat of the landscape."

The subject site sits within the backdrop of several townscape and landscape views of special amenity value to the city, as identified in Volume 2 and Volume 3 of the CDP.

3.4 Draft Cork City Development Plan

The Draft Cork City Development plan (CDP) identifies Woodhill Park as Sustainable Residential Neighbourhoods under zoning objective ZO 01 where it is an objective to "*protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses*".

Under this objective the following is also noted in the Plan:

ZO 1.1 - The provision and protection of residential uses and residential amenity is a central objective of this zoning. This zone covers large areas of Cork City's built-up area, including inner-city and outer suburban neighbourhoods. While they are predominantly residential in character these areas are not homogenous in terms of land uses and include a mix of uses. The vision for sustainable residential development in Cork City is one of sustainable residential neighbourhoods where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents.

ZO 1.2 - Development in this zone should generally respect the character and scale of the neighbourhood in which it is situated. Development that does not support the primary objective of this zone will be resisted.

*ZO 1.3 - **Primary uses in this zone include residential uses,** crèches, schools, home-based economic activity, open space and places of public worship.*

ZO 1.4 - Uses that contribute to sustainable residential neighbourhoods are also acceptable in principle in this zone provided they do not detract from the primary objective of protecting residential amenity and do not conflict with other objectives of this Development Plan. Such uses include but are not limited to: small-scale local services including local

convenience shops; community facilities; cultural facilities; hotels and hostels; live-work units; service stations (petrol filling stations); local medical services; third level education institutes; community based enterprise or social enterprises, health facilities including hospitals.

ZO 1.5 - Where it can be suitable justified, the expansion of zoned Neighbourhood and Local Centres is open for consideration in this zone provided they meet the criteria for such centres set out in Chapter 7 Economy and Employment.

ZO 1.6 - The employment policies in Chapter Economy and Employment designate particular locations for offices, office-based industry and major retailing development, and these uses are not generally permitted in this zone, unless they are community-based enterprises or social enterprises.

ZO 1.7 - Many green areas of open space in residential estates in Cork City area included in this zone. There will be a presumption against development on all open space in residential estates including any green area or public amenity area that formed part of an executed planning permission for development and was identified for the purposes of recreation or amenity open space, including land which has been habitually used as public open space. Such lands shall be protected for recreation, open space and amenity purposes. A section of the Site remains zoned for "Public Open Space" under ZO 16 where it is an objective to "protect, retain and provide for passive and active recreational uses, open space, green networks, natural areas and amenity facilities."

The site is also located within an area designated as "High Value Landscape" under Objective 6.13 where that Plan noted the following:

To conserve and enhance the character and visual amenity of Areas of High Landscape Value (AHLV) through the appropriate management of development, in order to retain the existing characteristics of the landscape, and its primary landscape assets. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value and its primary landscape assets, the visual amenity of the landscape; protected views; breaks the existing ridge silhouette; the character and setting of buildings, structures and landmarks; and the ecological and habitat value of the landscape.

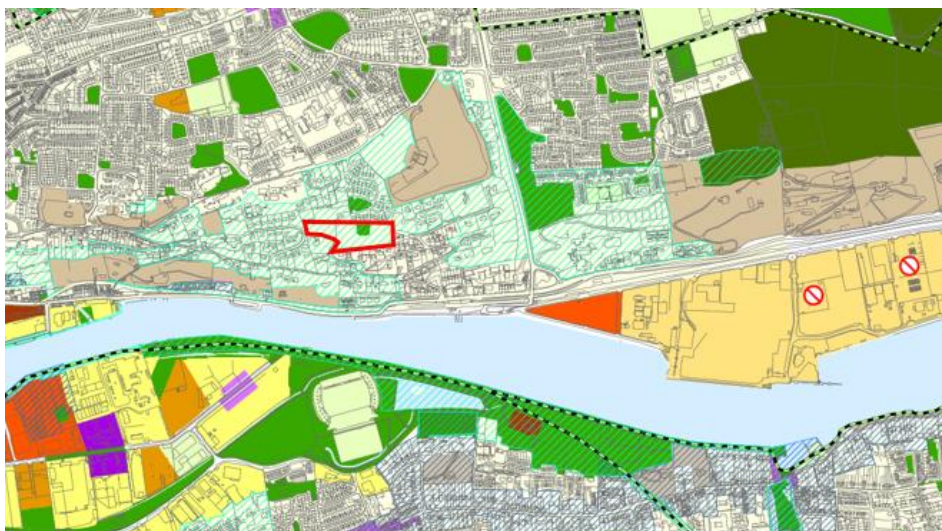


Figure 5 Extract from Cork City Draft Development Plan 2022 – Site outlined in red

4. Rationale

This submission requests that the Council remove the public open space zoning on our client's lands at Woodhill Park, Tivoli so as to provide the opportunity for a Sustainable Residential Neighbourhoods under the majority of the site zoning objective Z0 01.

4.1 Suitability of Site for Residential Development

The subject site is currently zoned 'R3'-Residential, Local Services and Institutional Uses in the current Cork City Development Plan 2015 where it is an objective *'To protect and provide for residential uses, local services, institutional use and civic uses'*. Part of the site is also zoned 'G3' Open Space, where it is an objective *'To protect, retain and provide for recreational uses, open space and amenity facilities, with a presumption against developing land zoned public open space for alternative purposes, including public open space within housing estates'*.

It is proposed to zone the site as Sustainable Residential Neighbourhoods under zoning objective Z0 01 where it is an objective to *"protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses"*. While our client welcomes this zoning in general, it is disappointing that a portion of the site remains zoned for Open Space and it is disappointing that a full review of each land parcel does not appear to have taken place in advance of the Draft Plan being published. Simply allocating the same policy objectives to the lands exactly the same as the 2015 Development Plan is not appropriate in all cases.

Throughout the plan, the subject lands and surrounding area are included within the *"City Regeneration Area"*. An example of this is shown in Figure 6 and 7 below where the subject lands are included within the 'Compact Growth' area.

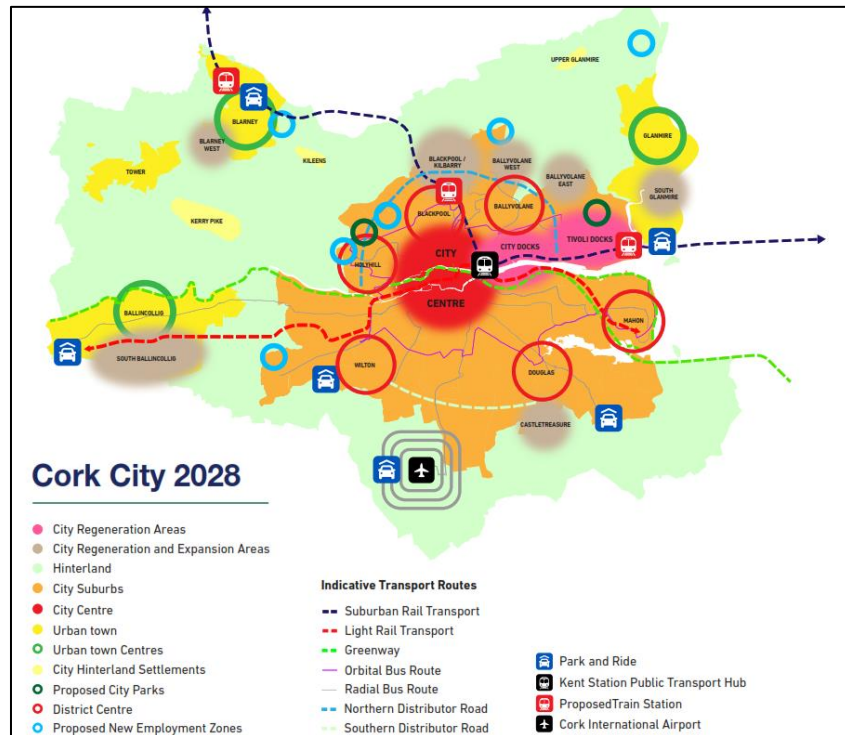


Figure 6 Extract from Draft Cork City Development Plan – Core Strategy Map

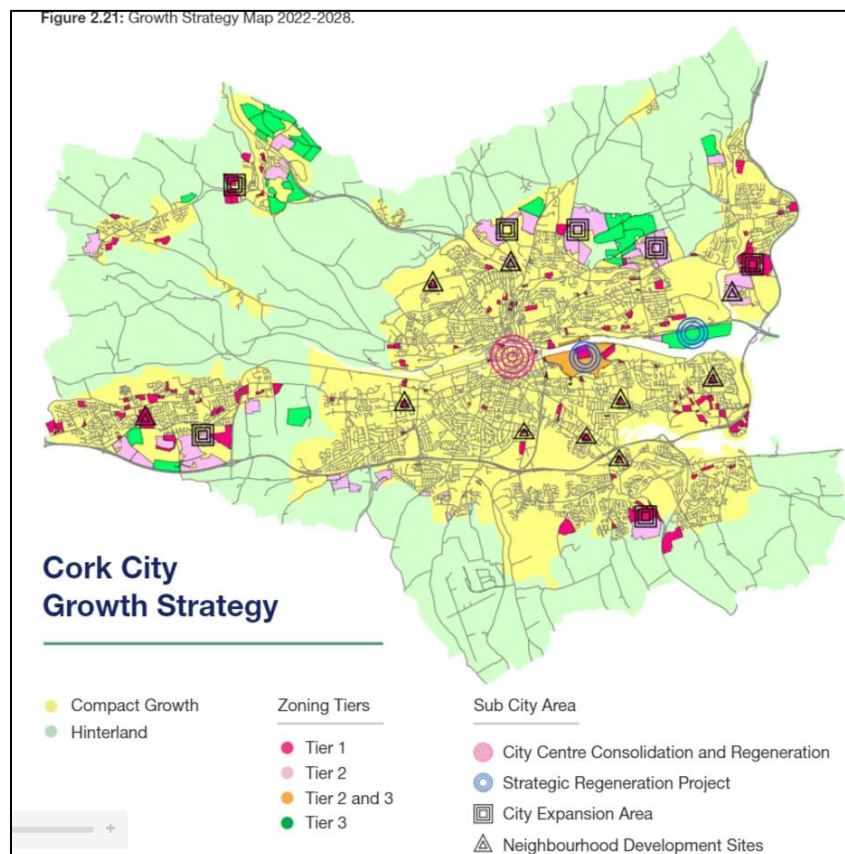


Figure 7 Extract from Draft Cork City Development Plan – Growth Strategy Map

It is considered that the lands within our client's ownership are entirely suitable for development and that the lands occupy an important strategic position within Cork City. The subject lands are within close proximity of Lower Glanmire Road and Tivoli Docks where it is envisaged that Tivoli Docks has capacity to deliver new homes, neighbourhoods, jobs, community and cultural facilities, transport infrastructure, and active/passive spaces through an urban regeneration plan.

There is an existing public lighting network and partial footpath network along the access point to the site at Woodhill Park. In terms of public transport, the subject lands are in close proximity to 2 no. frequent bus routes / stops (routes 210 and 214) along Lower Glanmire Road at the bottom of Trafalgar Hill as indicated in Figure 8 below.



Figure 8 Bus stops located on Lower Glanmire Road. Indicative site outline in red

it is a vision for Cork to 2028 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. It is therefore necessary to reserve land readily available for development to facilitate these objectives.

Therefore, we consider that our client's site is entirely suitable for residential development and that the entirety of our client's landholding should be afforded a ZO 01 Sustainable Residential Neighbourhood zoning.

4.2 Removal of Open Space zoning on Site

A small portion of our client's site has been zoned Open Space in the Draft City Development Plan 2022. It is important to note that this space does not currently host any green space and that there are no features on site which would warrant the provision of open space at this location.



Figure 9 Existing Site at Woodhill – Site outlined in red

The open space area is fully surrounded by private properties with no wayleaves or provision for access in the future. It is therefore considered that this will never be developed as a useable public open space.

We therefore consider that the zoned open space area is not a high-quality space and is essentially unusable which would create an unattractive space and potentially cause nuisance issues for the residents of the Woodlands estate which adjoins the site to the north.

We ask that the draft City Development Plan be amended to exclude this piece of land as public open space and zone as ZO 01 Sustainable Residential Neighbourhood in line with the remainder of the site in the final adopted Plan.

5. Conclusion

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.

As set out in detail above, we submit that the forthcoming Cork City Development Plan should consider the following:

- Amendment of draft Zoning Map 05 to remove part of our client's lands from the Public Open Space zone and zone the entirety of the lands as ZO1 Sustainable Residential Neighbourhood

We would welcome the opportunity to discuss this submission in greater detail with the City Council's planning officials. If you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely

Andrea Mc Auliffe

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McCutcheon Halley