

The Secretary  
Planning Department  
Cork City Council  
City Hall  
Anglesea Street  
Cork  
T12 T997

24 September 2021

**HW Planning**

5 Joyce House,  
Barrack Square,  
Ballincollig,  
Cork.  
P31 KP84

**www.hwplanning.ie**

info@hwplanning.ie  
+353 (0)21 487 3250

**Directors:**

Harold Walsh  
Conor Frehill

**Company Reg. No:**

486211

**Re: Submission to Draft Cork City Development Plan 2022 – 2028 – Extension of Development Boundary at Upper Glanmire, Cork**

Dear Sir/ Madam

This submission has been prepared on behalf of Altomount S.P. 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 Upper Glanmire city hinterland settlement which will form part of the Cork City Development Plan 2022-2028.



Figure 1.1 Site Context Map

The subject c. 3.6 hectares of lands at Upper Glanmire (as identified in Figure 01.1) are in our client's ownership and they welcome the focus within the Draft DP to concentrate growth in the hinterland on

settlements to counteract the urban sprawl that is changing the landscape and character of the wider hinterland area.

They support Section 2.46(6) of the Core strategy which sets out that:

*‘Growth in the city hinterland is managed through the delivery of scaled community, housing and local employment developments in the settlements of Killeens, Upper Glanmire and Kerry Pike’.*

However, based on the above they are disappointed that this policy of settlement-focused growth in the hinterland is not reflected in the settlement’s anticipated growth target to 2028 or the proposed residential zoning. Table 2.2 of the Draft DP anticipates only 10% growth in the 3 hinterland settlements, equating to c. 52 persons in Upper Glanmire or c. 21 housing units. At the same time there has been a reduction in the ZO 01 Sustainable Residential Neighbourhood zoning to c. 11 hectares from the 26 hectares zoned as existing built-up area in the Cobh Municipal District Local Area Plan 2017 (LAP). This represents a reduction of 58% in the quantum of residential zoned lands. Both of these factors appear to contradict the stated policy of focussing hinterland growth within the settlements. Alongside this only c. 2 hectares of the 11 hectares are not already developed. These are located in the north-west of the settlement, in constrained sites where there has been no history of planning activity. Our client’s lands, by contrast, are immediately adjacent to and represent a natural extension of the Ros Árd housing development, with Altomount S.P. Limited in control of services to the subject lands.

In view of the fact that Upper Glanmire already possesses a number of important services such as a church, school (with provision for expansion) and community centre and is within 1.5km of St. Stephen’s Hospital, the Sarsfield Industrial Estate and the proposed 57 hectares strategic employment site identified in the Draft DP we consider this is a sustainable location, co-located with employment areas, for future settlement-based residential development in the hinterland. It should also be noted that the subject site is located adjacent to the preferred route corridor for the proposed North Ring Road, the delivery of which will result in enhancements to public and private transport connectivity. Having regard to the above we request that the development boundary be extended to include the subject lands within the ZO 01 zoning and allow for more viable residential growth options in the hinterland settlement of Upper Glanmire.

#### **SUBMISSION REQUEST**

- *That the Council extend the zoning ZO 01 Sustainable Residential Neighbourhood zoning to include the subject site (as indicated in Figure 01.3).*

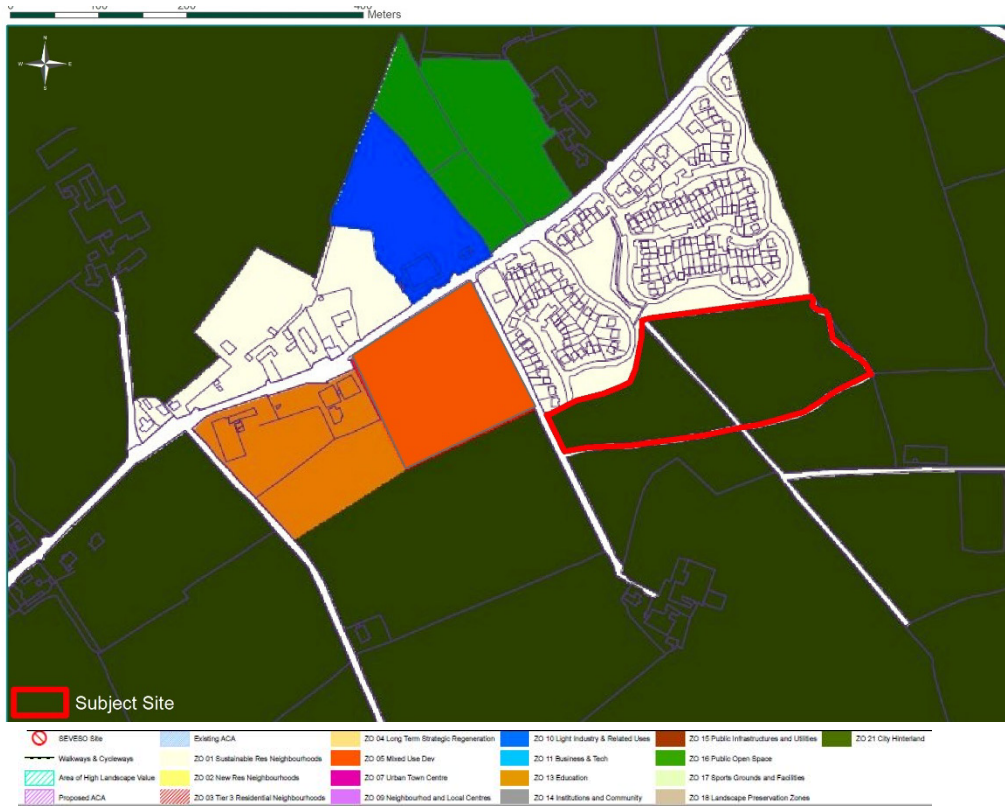


Figure 1.2 Draft DP Zoning at Upper Glanmire

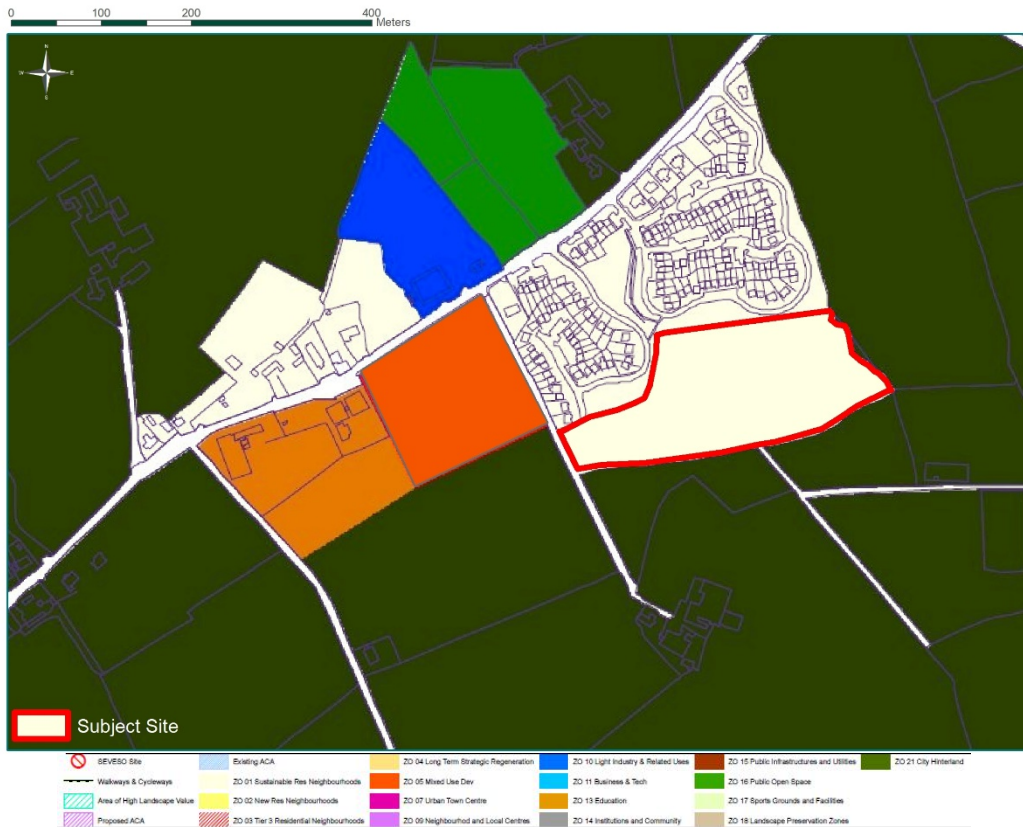


Figure 1.3 Proposed Zoning at Upper Glanmire

## POLICY CONTEXT

### Regional Spatial and Economic Strategy 2020 (RSES)

The RSES promotes consolidating and intensifying new residential and employment development to render it accessibility by walking and cycling<sup>1</sup>. The Cork MASP Objective 1b seeks to promote the Metropolitan Area as a cohesive area where population and employment growth are integrated. The RSES espouses the concept of the 'Right Location'<sup>2</sup> which prioritises the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location. The RSES also supports the concept of sustainable, employment-led growth in settlements in the Cork MASP and wider region<sup>3</sup>.

### Draft Cork City Development Plan 2021 (Draft DP)

In Section 2.46(6) of the Core strategy notes that '*Growth in the city hinterland is managed through the delivery of scaled community, housing and local employment developments in the settlements of Killeens, Upper Glanmire and Kerry Pike*'. This principle is re-iterated in Section 3.50 which states that:

*Cork City Council will seek to accommodate urban generated rural housing within the Urban Towns and Hinterland Settlements (Kerry Pike, Killeens and Upper Glanmire), which provide the necessary infrastructure and services to support housing.*

Table 2.2 of Draft DP anticipates that a 10% growth in population will be focussed on the 3 hinterland settlements which equates to a growth of 179 persons. This appears to be contradicted in Table 2.5 *Summary of Key Objectives for City Growth* where it allows for 15% growth within the three hinterland settlements. Table 2.5 sets out the role of the settlement as

*Allow for the sustainable growth of Killeens, Glanmire Upper and Kerry Pike through infill, brownfield or edge of centre development within defined settlement boundaries.*

With the following key deliverables

- Consolidated village centres.
- Apply Sustainable Growth targets.

Objective 10.92 *Protection of Hinterland* sets out to:

*Maintain the Hinterland for the purposes of retaining the open and rural character of lands between and adjacent to urban areas, maintaining the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built up areas, to focus*

---

<sup>1</sup>RSES RPO 151

<sup>2</sup> Section 3.9 RSES

<sup>3</sup> Section 2.4 of the RSES

*development on lands within settlements which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area.*

## SUSTAINABLE LOCATION

Upper Glanmire which was previously within the administrative area of Cork County Council is now within the Cork City boundary, c. 7 kilometres north-east of the city centre and 1 kilometre from Riverstown/Glanmire. It is recognised in the Draft DP as one of 3 hinterland settlements where Objective 10.92 *Protection of Hinterland* sets out that development should be focussed to prevent urban sprawl and the coalescence of built-up areas.

We consider that the subject site is a sustainable location for residential development within the hinterland settlement in line with the Draft DP concept of a walkable neighbourhood. The lands are adjacent to the existing residential area of Ros Árd, with existing employment within the settlement in the form of Glenmill Engineering Ltd., Crowley Engineering immediately outside the settlement boundary and nearby employment hubs in the form of St Stephens Hospital and Sarsfield Court Industrial Estate, both c.1.5km to the east and the Sallybrook Industrial Estate c. 2km to the south-east.

In addition, the Draft DP includes provision for a new strategic employment site at land also c. 1.5km to the east 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). Alongside this, the Draft Plan includes ZO 10 *Light Industry and Related Uses* and ZO5 *Mixed Use Development* within the settlement boundary.



Figure 1.4 Proposed Strategic Employment Area in Glanmire

The settlement also benefits from important services such as a church, school (with provision for expansion) and community centre. Recreational amenities in the vicinity of the site include the White's Cross GAA Club (c. 1km), Brian Dillons Hurling and Football Club (c. 1.5km) and St Stephen's

Pitch and Putt Club (c. 1.5km), and a Community Sensory Garden and the Boothouse Bar with the settlement.

While public transport provision is currently limited to the 245 bus at St Stephen's Hospital and the 248 bus at White's Cross, it is envisaged that this will be enhanced in tandem with the delivery of the proposed strategic employment area in Glanmire. In addition, the site is immediately to the north of the proposed Cork Northern Ring Road preferred route (ref Figure 1.5), the delivery of which would be accompanied by public transport enhancements. The proposed Glanmire Greenway route is also planned to extend to St Stephen's Hospital, within 1.5km of the subject site. We consider that residential development at this site will function as a natural extension to the Upper Glanmire settlement. In view of the limited area (c. 2 hectares) and constrained nature of the proposed residential zoning in the Draft Plan and the fact that there has been no significant recent planning activity in these lands (ref Figure 1.5) we consider it unlikely that these lands will achieve the Draft DP objective of clustering future hinterland housing in existing settlements. We consider that the subject site is the only currently available and serviced option to allowing for settlement-based development in the wider hinterland area.



Figure 1.5 Planning Activity and North Ring Road Preferred Route Alignment

## DELIVERABLE HOUSING

As noted previously, the subject site is readily serviceable and acts as a natural extension to the adjacent housing development to the north. Conversely, constraints exist to the deliverability of residential development on the undeveloped lands identified as ZO 01 in the draft plan (ref Figure 1.4).



In terms of deliverability, Altomount S.P. Limited are keen to plan for and provide houses to cater for the demand in the Cork Metropolitan area and subject to zoning intend to apply for permission for housing on the subject site.

We ask, therefore that the Council extend the development boundary to include the subject lands within the ZO 01 zoning when finalizing the zoning provision for the area, in order to optimize the development potential of within hinterland settlements and prevent urban sprawl in the wider hinterland in line with Draft DP Objective 10.92 *Protection of Hinterland* .

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', written in a cursive style.

Harry Walsh  
HW Planning