

## **Submission to Draft Cork City Development Plan 2022-2028**

For Development at Garranedarragh, Bishopstown  
Cork

**October 2021**



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## Document Control Sheet

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# 1. Introduction

This submission has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of O'Mahony Developments Ltd., 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.

Our client's are long-established housebuilders in Cork, with active sites in Glounthaune, Cobh and Midelton, and have recently acquired this strategic residential site and fully support the proposed 'ZO 02 New Residential Neighbourhood' zoning for their lands at Garranedarragh, Bishopstown, Cork.

This submission requests the following provisions in the forthcoming CDP for Garranedarragh, Bishopstown:

- **Retain and extend the 'ZO 02 New Residential Neighbourhood' zoning to take in all of our clients lands at Garranedarragh, Bishopstown, Cork i.e. including the access on to the N72.**

This submission is structured as follows:

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

# 2. Site Context

Our clients' lands which measure 8.2 hectares (approximately), are located in Garranedarragh in the southwestern suburbs of the City. The lands are located adjacent to the Bandon Road (N71), and to the southeast of Bishopstown Court Neighbourhood Centre and the Bandon Road Roundabout, which provides direct access to the N22, N40 and South Ring Road via the N71. Our clients' lands provide an opportunity for sequential development and comprise a strategic residential land bank to help address the significant need for additional residential development within this part of Metropolitan Cork.



Fig 1: Subject lands at Garranedarragh, Bishopstown, outlined in red.

There have been five recent applications in recent years on our clients lands, all for residential development. The most recent application granted by Cork County Council under Ref. No. 09/6395, comprised of the demolition of the existing dwelling house and the construction of 252 no. residential units including 119 no. apartments (in 3 no. separate blocks A, B & C) & 133 no. dwelling houses, realignment of previously permitted roadway (Ref. No. 05/3477), access from permitted roundabout on the N71, crèche, 244 no. surface car parking spaces, 74 no. courtyard basement car parking spaces, 239 no. apartment basement car parking spaces, on site attenuation, refuse storage area for apartments & courtyard dwellings, play areas, all site development & landscaping works.

A third-party appeal was lodged to An Bord Pleanála (ABP Ref. No. PL 04. 236385), but ABP found in favour of the applicant and granted permission subject to 31 no. conditions.

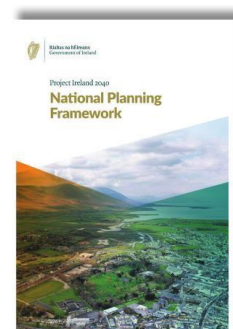
The four other previous permissions were for residential developments and the provision of an access road to service the lands.



## 3. Planning Policy Context

### 1.1 National Planning Framework – Project Ireland 2040

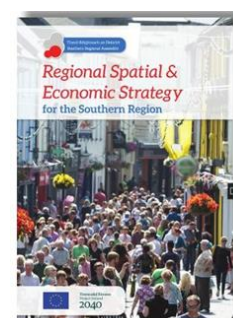
In line with the recommendations set out in Rebuilding Ireland, the Government launched Ireland 2040, which comprises the National Planning Framework (NPF) and National Development Plan (NDP) 2018-2027. These plans aim to achieve balanced regional development by outlining a clear hierarchy for the urban 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.



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 2,400 people every year up to 2040.

### 1.2 Regional Spatial & Economic Strategy for the Southern Region

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.



The RSES states that the sustainable growth of Metropolitan Cork requires consolidation, regeneration, infrastructure led growth and investment in each of the following locations: City Centre (including the Docklands and Tivoli), potential light rail transit (LRT) corridor, strategic bus network corridor and suburban area nodal points and corridors along the Ballincollig to Mahon LRT line, district centres, north and south environs, Glanmire, city and **suburban area expansion (sustainable and infrastructure led).**

### 1.3 Cork Metropolitan Area Transportation Strategy (CMATS), 2020

The CMATS aims to deliver an integrated transport network that addresses the needs of all modes of transport, offering better transport choices, resulting in better overall network performance and providing capacity to

meet travel demand and support economic growth. Key outcomes for Garranedarragh in the CMATS include:

- The Mayfield-Bishopstown BusConnect Service which will have a 10-minute frequency with transfer hubs to the LRT and Southern Inner and Outer Orbital Bus Routes;
- The implementation of the Greenway Network and Cycle Network; and
- The Delivery of a Park and Ride facility at the Bandon Road

## 1.4 Cork County Development Plan 2014

The 2014 CDP identified a significant lack of headroom available for residential development in the County Metropolitan Cork Strategic Planning Area. In order to ensure continuity of supply of zoned and serviced residential land and to accommodate the population targets for Metropolitan Cork, the 2014 Cork County Development Plan identified a need for 'Strategic Land Reserves' (SLR's) including a large SLR to the south of our clients' lands.

## 1.5 Ballincollig - Carrigaline MDLAP 2017

In the 2017 Ballincollig - Carrigaline Municipal District Local Area Plan (LAP), our clients' lands are zoned primarily for a mix of SE-R-01 and SE-R-11 residential with the following specific objectives:

*"SE-R-01: Medium A density residential development to include a mix of houses types and sizes. An appropriate tree planted buffer, shall be provided along the boundaries of the site."*

*SE-R-11: Medium A density residential development. Any proposals for this site will include a detailed traffic impact assessment and will address the need for road and junction improvements in the vicinity.*

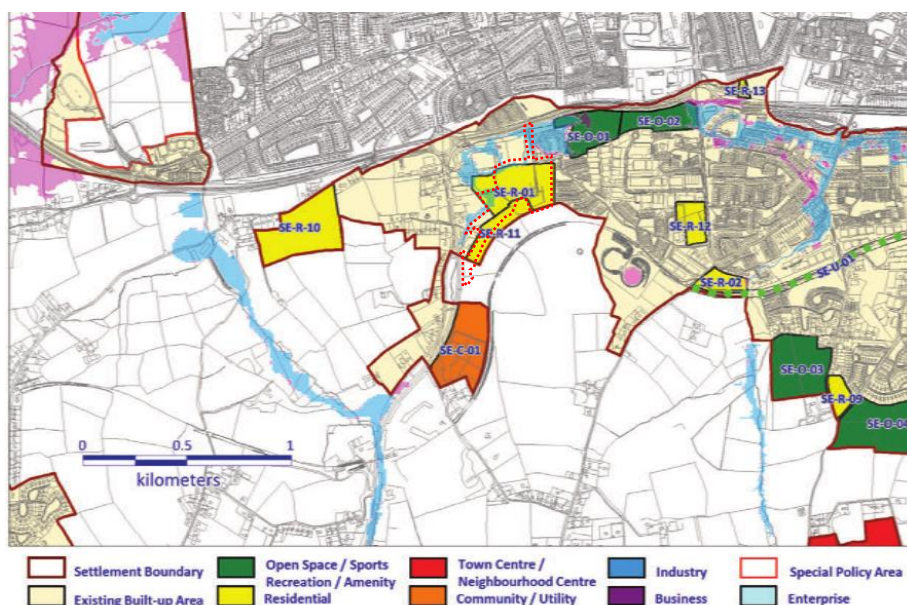


Figure 2: Extract from the 2017 LAP zoning map. Site outlined in dashed red line

## 1.6 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, Garranedarragh is situated within the City Suburbs and the role in the Core Strategy of the City Suburbs is as follows:

*"Consolidate and enhance by providing a mix of new neighbourhood uses in suitable underutilised locations. Prioritise walking, cycling and public transport access. Deliver uses, layouts and densities that enhance existing local character. Deliver high quality sustainable transport orientated development in combination with high frequency bus routes, the new commuter station at Blackpool (Kilbarry) and prioritised cycling and walking routes set out in CMATS."*

Under the draft plan residential zoning has been divided into 3 tiers. ZO 02 relates to "New Residential Neighbourhoods" with the objective being "to provide for new residential development in tandem with the provision of the necessary social and physical infrastructure". Under this objective the following is also noted in the Plan:

*ZO 2.1 Lands in this zone are designated as Tier 1 or Tier 2 zoned lands in the Core Strategy. Any development proposals must satisfy the requirements for developing on Tier 1 or Tier 2 lands set out in Chapter 2 Core Strategy.*

*ZO 2.2 This zone covers primarily greenfield, undeveloped lands for new sustainable residential areas. Development in this zone, while primarily residential, must provide an appropriate mix of housing types and tenures along with the amenity, social, community and physical infrastructure required to promote compact growth, balanced communities and sustainable, liveable communities.*

*ZO 2.3 Uses set out under ZO 1 Sustainable Residential Neighbourhoods are appropriate under this zone subject to such uses supporting the creation of sustainable communities and not conflicting with the primary objective of this zoning.*



In the 2022 draft CDP the majority of the site is proposed to be zoned for New Residential Neighbourhoods under ZO 02 where it is an objective of the plan "to provide for new residential development in tandem with the provision of the necessary social and physical infrastructure."

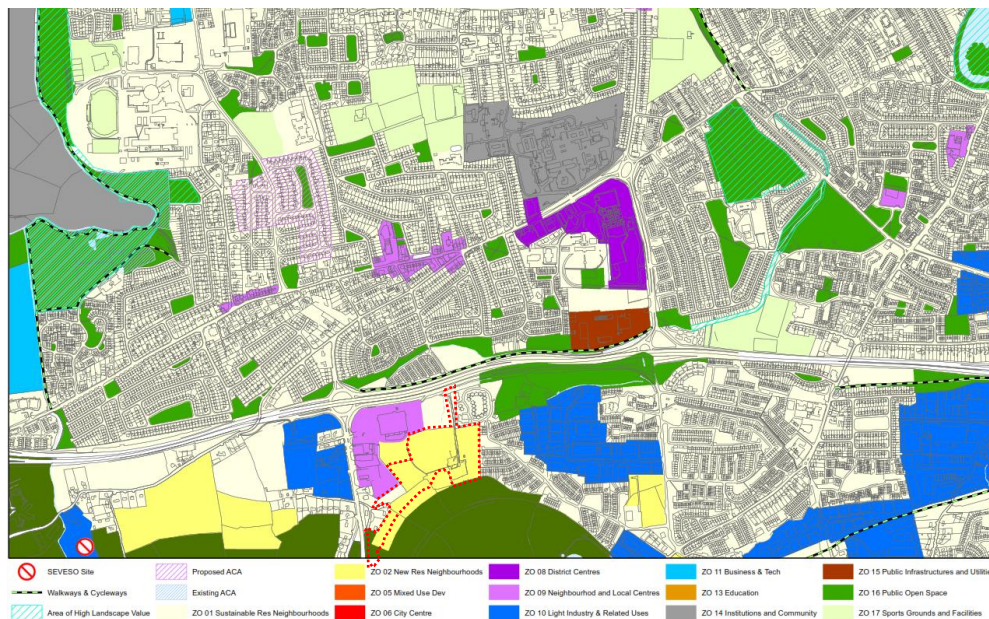


Figure 3: Extract from the Draft Cork City Development Plan 2022-2028 zoning map. Site outlined in dashed red line

**Objective 3.3** of the Draft Plan relating to **New Housing Supply** states that:

*Provision will be made for at least 17,118 new homes to be built in Cork over the Development Plan period.*

## 1.7 Draft Cork Joint Housing Strategy & Housing Need Demand Assessment July 2021

Under the Draft Cork Joint Housing Strategy & Housing Need Demand Assessment July 2021, the subject lands are included within the South-West Suburbs and had a population of 51,605 in 2016 (24.5% of the total City population). The Cork City Development Plan 2022-2028 sets a population target of 42,543 by 2028 for the area, an increase of 2,306 or 6%, and a housing target of 926 units. It is stated that the South-West Suburbs are likely to deliver a mix of greenfield and brownfield or infill sites.

Given the scale of land available, the area will be critical for delivering on all forms of housing need for Cork City across housing tenure, type and size. The availability of development land entails that the South-West Suburbs will be important for delivering continued demand for private rented accommodation in the area as well as for purpose-built student accommodation. Delivery of housing for the City across all streams is important to ensure appropriate housing quality and tenure mix.

## 4. Rationale for Submission Request

The principles of the NPF and RSES are to promote compact growth within and contiguous to existing urban footprints where it can be served by public transport, walking and cycling. In line with this principle, future zoning should prioritise areas which consolidate existing and permitted developments.

Our clients' land holding comprises a strategic residential landholding in Bishopstown and benefits from excellent connections with the Bishopstown Court neighbourhood centre on the Bandon Road Roundabout with additional local services being located on the Bandon Road.

The Wilton Shopping Centre is a designated District Centre providing a range of shopping and services and is less than 2km northeast of the subject site. Our client's lands are also well placed in relation to their proximity to both the Cork Institute of Technology and the University College Cork campuses which are both less than 5km from Garraledarragh. The Cork University Hospital and Marymount University Hospital and Hospice are only 2km and 1km respectively from the subject lands. Both provide essential healthcare services but are also major employers in the City. Our clients' lands are also centrally located in terms of accessing the Airport Business Park and the Cork Science and Innovation Park.

Our clients' lands comprise a sequential extension of the adjoining existing built-up. It is therefore considered that concentrating development to the south of Bishopstown Court should be supported to continue the sequential development of the area and to optimise key infrastructure investments and to promote sustainable transport throughout the area in line with CMATs. Our client's lands have the potential to deliver significant housing development in the short term.

Accordingly, we fully support the Council's Proposed ZO 02 New Residential Neighbourhood zoning for the majority of our client's lands and ask that it be adopted as part of the final adopted City Development Plan.

In considering this submission, we would like to point out that part of our clients lands i.e. the access on to the N72, lies outside the residential zoning and development boundary for this part of the city suburbs – see zoning anomaly encircled in blue dashed line in Figure 4 below.

In the interests of clarity, we would request that the City Council would address this anomaly in the final adopted plan.

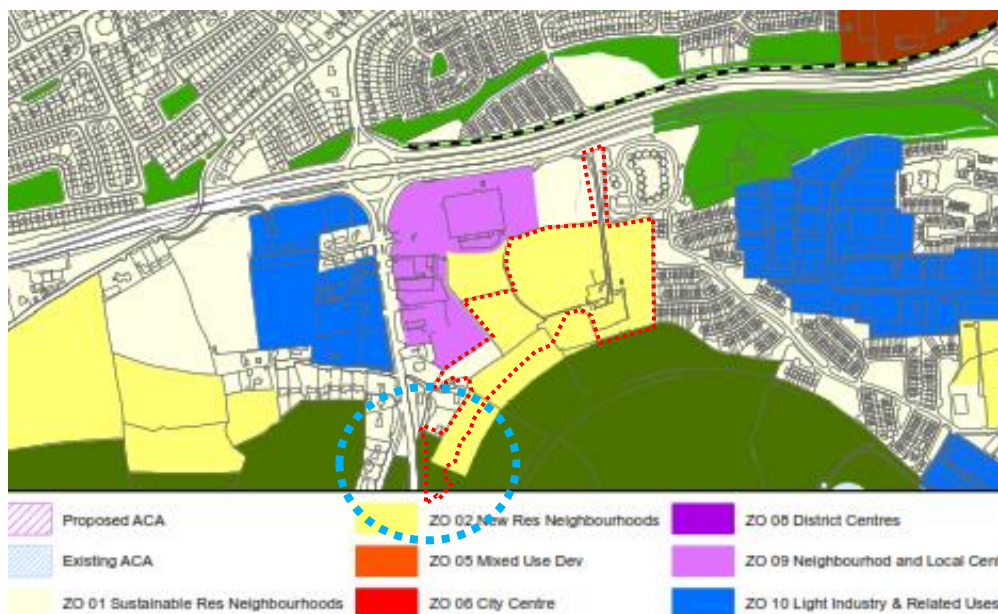


Figure 4: Extract from the Draft Cork City Development Plan 2022-2028 zoning map.  
Site outlined in dashed red line – Zoning anomaly encircled in blue dashed line

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

- **Retain and extend the 'ZO 02 New Residential Neighbourhood' zoning to take in all of our clients lands at Garranedarragh, Bishopstown, Cork i.e. including the access on to the N72.**

We respectfully request that the planning authority give consideration to the issues raised in this submission and we trust that our submission will be taken into account as part of the consultation process for the review of the Cork City Council Development Plan.

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

Yours sincerely,

Tom Halley

McCutcheon Halley