



Submission to the Draft Cork City Development Plan 2022 -2028

Mixed Use Zoning Objectives in the South Docklands

McCarthy Developments (Cork) Limited

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01. Introduction

1.1 PURPOSE OF THIS SUBMISSION

This submission has been prepared on behalf of McCarthy Developments (Cork) Limited in response to Cork City Council's invitation for submissions to the Draft Cork City Development Plan 2022 - 2028 (Draft CDP). This submission responds to the Council's draft policies and zoning objectives for the South Docklands pertaining to our client's lands which have been rezoned from Objectives Zo 16 – Mixed Use Development and Zo 14 – Public Open Space in the Cork City Development Plan 2015 -2021 to Objective Zo 2 - New Residential Neighbourhood in the Draft Cork City Development Plan 2022-2028. It should be noted that the existing building fronting Centre Park Road has been in office use since 1966 and the lands fronting Monahan Road are currently in use as a car park.

The lands in our client's ownership that are subject to this submission are outlined in Figure 1.1 below.

Figure 1.1 Subject Lands outlined in red (indicative).



1.2 SUBMISSION REQUEST

We request that the lands subject to this submission are reinstated as objective Zo 16 – Mixed Use Development zoned lands as shown in the Cork City Development Plan 2015 -2021. We note that the mixed use lands are referred to as Objective ZO 02 – New Residential Neighbourhoods in the Draft Cork City Development Plan 2022 – 2028.

The principles of mixed use zoned lands would provide for flexibility in the delivery of a mix of vertical and lateral uses that would create a vibrant city quarter. Section 2.0 of this submission will outline the pertinent planning issues that should be considered in respect to the rezoning of our client's lands.

02. Planning Considerations

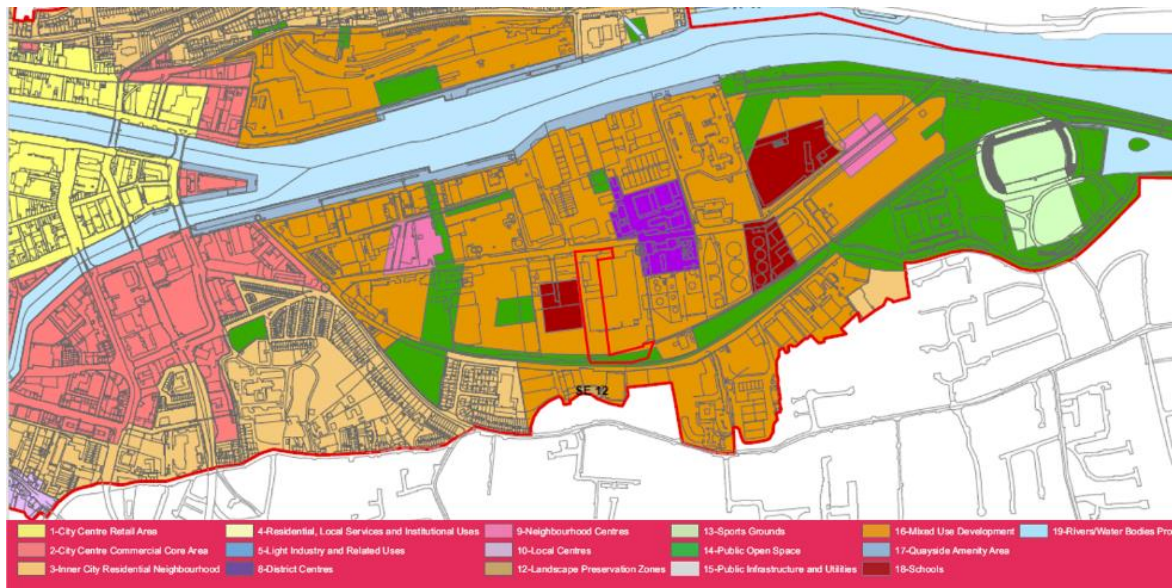
The lands subject to this submission are the former Goldcrop property to the side and rear of Centre Park House. The lands are c. 1.4 hectares in area and extends between Centre Park Road and Monahan Road. Our clients are longstanding and active stakeholders in the South Docks project and in 2005 were granted planning permission for the demolition of the former Goldcrop buildings and the construction of a 10,039 sq metre building to accommodate business and technology uses, T.P. 05/29397 refers. This permission was extended in 2010, but due to delays with the overall South Docks project, was not constructed and the permission lapsed in July 2015. Once infrastructural and Seveso constraints are resolved the landowners plan to relodge in a fresh application for redevelopment of the site for offices.

The current Cork City Development Plan 2015 – 2021 designates these lands as ZO 16 – Mixed Use Development where the stated objective is *“to promote the development of mixed uses to ensure the creation of a vibrant urban area, working in tandem with the principles of sustainable development, transportation and self-sufficiency”*. This section will outline the rationale for the desired mixed use zoning objectives on these lands.

2.1 THE PROPOSED REZONING OF THESE LANDS TO ZO 2 - NEW RESIDENTIAL NEIGHBOURHOODS WILL LIMIT THE DELIVERY OF A NEW VIBRANT CITY QUARTER IN THE SOUTH DOCKLANDS

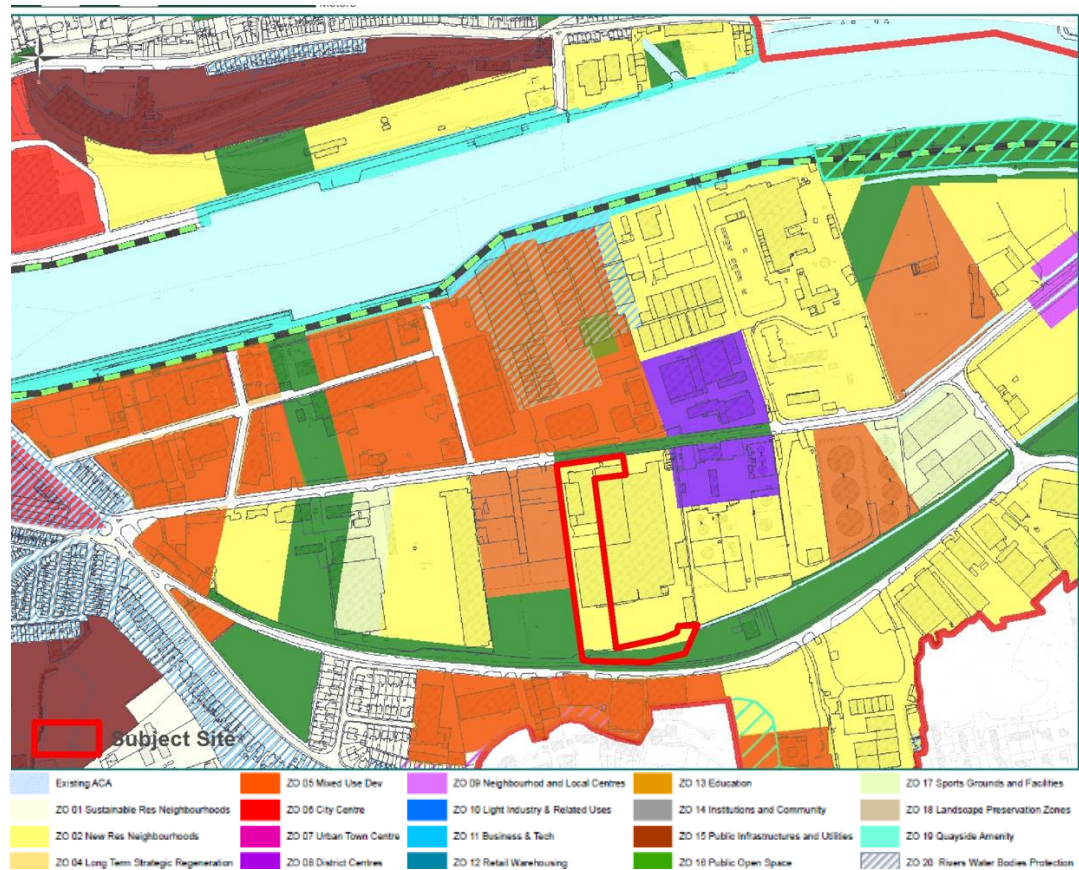
The currently adopted Development Plan provides for a *“...range of permissible uses within this zone in Docklands includes general offices, conference centre, third level education, hospital, hotel, commercial leisure, cultural, residential, public institutions, childcare services, business and technology/research uses (including software development, commercial research and development, publishing, information technology, telemarketing, data processing and media activities) and in addition, local convenience stores/corner shops and community/civic uses.”* An extract from the current zoning map is provided below with the indicative boundary of our client’s lands outlined in a red.

Figure 2.1 Extract from the Cork City Development Plan 2015-2022 with the Subject Lands



The Draft Cork City Development Plan 2022 – 2028 designates the lands identified above as objective of ZO 2 – New Residential Neighbourhoods where the stated aim is “to provide for new residential development in tandem with the provision of the necessary social and physical infrastructure.” An extract from the Draft Cork City Development is provided below.

Figure 2.2 Extract from the Draft Cork City Development Plan 2022 -2028



Section ZO 2.2 of the Draft Plan states that ZO 2- New Residential Neighbourhoods “...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.”

Furthermore, outlining that “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.”

We note that the strategically located brownfield lands subject to this submission are earmarked for high density development to create a vibrant urban area. We are of the opinion that the current mixed use zoning is more appropriate at this location and has the potential to respond appropriately to the surrounding site context. The rezoning of these lands will restrict the potential redevelopment of these lands, particularly at ground floor level. The flexibility of a mixed use zoning objective on these lands would ensure that appropriate development proposals are brought forward which would contribute to the delivery of a new urban quarter and a sustainable neighborhood. The Draft Plan states that the objective of ZO 5 – Mixed Use Development is “to provide and promote a mix of residential and other uses to ensure the creation of a vibrant and sustainable urban area.”

2.2 MIXED USE ZONING OBJECTIVES ARE BETTER PLACED TO DELIVER APPROPRIATE DEVELOPMENT ADJACENT TO HIGH FREQUENCY PUBLIC TRANSPORT

The subject lands are located with the Monahan's Quay character area as identified below.

Figure 2.3 Draft Development Plan City Docks Land Use Strategy

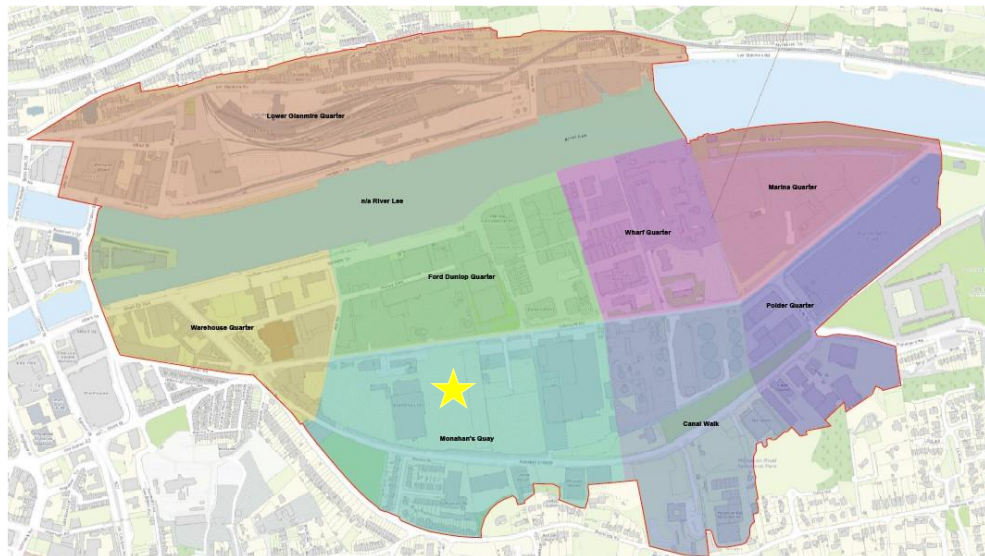


Table 10.1 of the Draft Development Plan provided below sets out the land use zoning objectives for each of the character areas.

	Land Use Zoning Objectives	Character Area
New Residential Neighbourhood	ZO 2 New Residential neighbourhoods Housing, employment, neighbourhood services, community hub, education, health services, cultural activities, sports and recreation, amenity and open space.	<ul style="list-style-type: none"> • Lower Glanmire • Wharf Quarter • Marina Walk • Monahan's Quay • Canal Walk • Polder Quarter
	ZO 8 District Centres	<ul style="list-style-type: none"> • Ford Dunlop Quarter / Canal Walk
	ZO 9 Neighbourhood and Local Centres	<ul style="list-style-type: none"> • Ford Dunlop Quarter • Polder Quarter / Marina Walk
	ZO 13 Education	<ul style="list-style-type: none"> • Monahan's Quay (Primary) • Canal Walk (Primary) • Marina Walk (Post-Primary)
A Green Lung	ZO 16 Public Open Space	<ul style="list-style-type: none"> • Marina Park • Kennedy Spine N+S / Kennedy Park • Monahan's Road • The Marina • Centre Park Road • School Square
	ZO 17 Sports Grounds and Facilities	<ul style="list-style-type: none"> • Monahan's Quay • Canal Walk • Polder Quarter • Marina Park (New)

We note that Objective ZO 05 – Mixed Use Development is not listed in the above table.

Section 10.47 of the Draft Plan refers to a specific land use objective relating to the areas zoned Mixed Use Development stating “*Western Neighbourhood/ Local Centre...This urban centre is not zoned but its centre-point should closely correlate to the LRT route / stop.*”

The ambiguity regarding the location of the envisaged Western Neighbourhood where ZO 5 Mixed Uses are permitted in principle will generate significant uncertainties for the future development of this area. Our clients' lands are located to the western side of the South Docklands and directly to the south of the LRT route therefore we would consider the lands to be appropriately placed for mixed use development.

The Draft Plan outlines that “*Live ground floor frontage will be considered appropriate within the Mixed-Use Zone area and the zoned District Centre and neighbourhood centres. Live ground uses can bring positive benefits to key locations, such as:*

- *Horgan's Road;*
- *Centre Park Road*
- *Monahan's Road;*
- *The Water Street Link Street;*
- *Key corners; and*
- *Frontage onto key space”*

We reiterate that retaining the current mixed use zoning objective on our client's land which has frontage onto Centre Park Road would be the most appropriate objective to ensure a mix of uses and live frontages was achieved to Centre Park Road.

Section 10.48 of the Draft Plan that directs that *"Outside of these areas live ground floor uses will not be permissible, in order to promote a high quality of residential amenity on all other street frontages and front doors to homes onto the street."* Furthermore adding *"Live ground floor uses within the New Residential Neighbourhood areas **could be** provided in the form of local commercial and community services; retail showrooms, live-work units (with workspace at ground floor level); workspaces (light industrial activities, such as commercial studios for artists / makers), or small retail offices."*

The Draft Development Plan states that Mixed Use Development zoning objectives would *"...facilitate the development of a dynamic mix of uses which will interact with each other creating a vibrant urban area with residential, employment and other uses. A vertical and horizontal mix of uses should occur where feasible, including active ground floor uses and a vibrant street frontage on principle streets."*

It is our opinion that the implementation of New Residential Neighbourhood objectives on the subject site would significantly limit the potential for a mix of uses as part of any future development of these lands. Mixed use zoned lands have the potential to deliver much needed homes therefore we submit that no material planning considerations that would justify the rezoning of our client's currently zoned mixed use lands to new residential. The rezoning of our client's lands would unjustly diminish the future development potential of their lands which would ultimately be restricted to primarily residential development. The current mixed use zoning objective provides our client with the flexibility to redevelop these lands having regard to market demands and the delivery of redevelopment projects in the environs.

2.3 THE DELIVERY OF MIXED USE DEVELOPMENT WOULD BE BETTER PLACED TO DELIVER A NEW CITY QUARTER THROUGH A MIX OF LATERAL AND VERTICAL USES

The rezoning of the mixed use lands to residential zoned lands will ultimately result in an unbalanced approach to the redevelopment of this area of the South Docklands. We are of the opinion that the delivery of mixed use development would be better placed to deliver a new city quarter through a mix of horizontal and vertical uses at this location.

Centre Park Road is a key spine road through the South Docklands. The Draft Plan in its current form has rezoned a significant quantum of currently zoned mixed use lands on the southern side of Centre Park Road to New Residential. We are of the opinion that this unbalanced approach would have detrimental impacts on the delivery of a viable extension of Cork City.

We have concerns that the proposed public transport corridor would detrimentally dissect the South Docklands if a mix of commercial, economic and social uses are not encouraged to the south of Centre Park Road. The concentration of mixed use development to the north of Centre Park Road will in our opinion impact on the successful delivery of a sustainable neighbourhood.

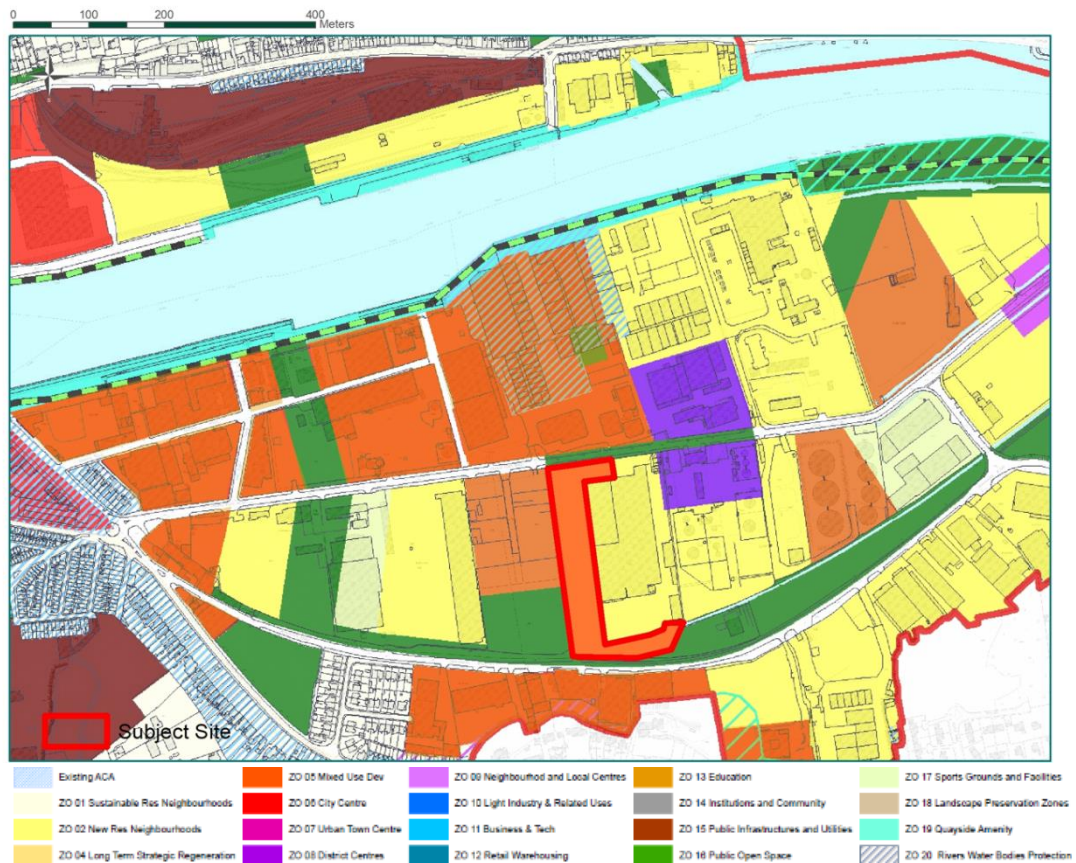
While we acknowledge the role of the South Docklands to accommodate the population growth of Cork City, the desirability and functionality of where people want to live needs to be considered. A mixed use zoning objective would allow our client to deliver much needed residential development in tandem with complementary commercial mixed use developments.

The subject lands are essentially located at a gateway location in the South Docklands where there is a significant opportunity to create a genuine extension of the city centre. The mixed use zoning of the site would present an appropriate response to the zoned public open space to the east and west and the existing residential development to the south.

2.4 MIXED USE ZONING OBJECTIVES ARE MORE SUITED TO LOCATIONS FRONTING HIGH FREQUENCY TRANSPORT CORRIDORS AND OPEN SPACES

We note that the current zoning Objective ZO 16 – Mixed Use is referred to as Objective ZO 05 – Mixed Use Development in the Draft Development Plan. As such, we request that our client's lands are not rezoned from the principles of their current zoning and are identified as ZO 05 – Mixed Use Development in the next phase of the Development Plan process. Our client's referred zoning designation of the subject lands in the Cork City Development Plan 2022-2028 is illustrated below.

Figure 2.4 Our client's referred zoning designation of the subject lands in the Cork City Development Plan 2022-2028



Mixed use zoned lands at this location would provide an appropriate transition from the city center and represents the appropriate integration of land use and transport. We submit that the designation of mixed use lands at this location would also contribute to the active surveillance of open space to the east and west. The development of a vibrant mixed use frontage has the potential to contribute to the wayfinding through the South Docklands and act as a gateway between Centre Park Road and Monahan Road.

03. Request

We welcome the opportunity to make this submission to the Stage 2 Public Consultation Draft City Development Plan 2022-2028. As outlined in this submission we consider that the lands subject to this submission should retain their mixed use zoning objective, now referred to as Objective ZO 05 – Mixed Use Development.

The subject lands are excellently located on the southern side of Centre Park where a future public transport corridor is envisaged and to the east and west of open space zoned lands. We are of the opinion that these lands will play an integral role in realising the significant opportunity for the delivery of a new urban quarter in the South Docklands. In recognising the opportunity to deliver an extension of Cork City, we consider that a more balanced approach to the designation of mixed use lands north and south of Centre Park Road would foster a more sustainable pattern of development.

The preferred approach to retain the mixed use zoning objective would provide our client with the flexibility needed to develop these lands and would in turn support the principles of compact growth that would be reflective of the 'transformative' urban environment that is envisaged in the South Docklands.

