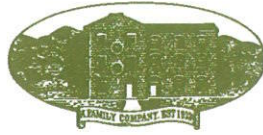


# THE BLARNEY GROUP

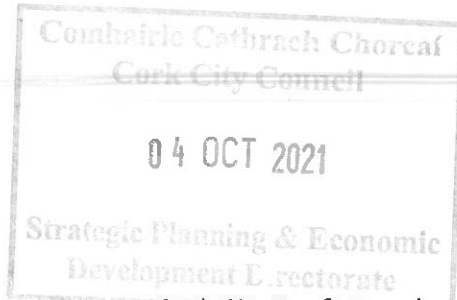


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Development Plan Submissions  
Strategic and Economic Development  
Cork City Council  
City Hall  
Anglesea Street  
Cork  
T12 T007



Monday 04<sup>th</sup> October 2021

Cork City Draft Development Plan 2022-2028

RE: SUBMISSION TO THE DRAFT CORK CITY DEVELOPMENT PLAN 2022-2028 IN RESPECT OF LANDS AT ST. ANN'S ROAD, MONACNAPPA, BLARNEY, CORK

Dear Sir/Madam,

I grew up in Blarney in the 1950s and 1960s and it has always been a great place to live with a healthy mix of visitor and local people enjoying what the village had to offer. I believe however, that as other parts of the city/county have progressed, Blarney has lagged behind, as confirmed in your Cork City Draft Development Plan 2022 -2028 under paragraph 10.231.

Please note, that I welcome the development of Stoneview, however this will be a completely separate suburb of the city and it should not be developed at the expense of Blarney which is a living breathing village, not just a tourist village. We have primary schools, secondary school, gaelscoil, creches, shops, restaurants, bars, garages, barbers, hairdressers etc. and is already a sustainable neighbourhood in line with Cork City Council's Planning Policy Framework since 2010. The foundations and all of the services are already in place for Blarney to develop and prosper into the immediate future.

The population of Blarney has not changed significantly in the last 40 years, Blarney is now a suburb of Cork City and should be growing and developing for locals, residents and tourists alike. Tourism alone does not and will not sustain the village and we have all seen that with the arrival of Covid-19.

We badly need additional facilities so that the local people do not have to go to Tower or Blackpool (as suggested by Cork City Draft Development Plan 2022 -2028 under paragraph 10.231), to do their shopping and there should be more housing to ensure that the village is growing its population and developing into a thriving town as it deserves to be. The village has been zoned as ACA (Architectural Conservation Area) for many years and has stood still. Now the proposal is to extend the ACA even further!

**Under the proposed extension of the ACA, it should be noted that 95% of the commercial property under consideration is owned by The Blarney Woollen Mills Group Limited.**

**BLARNEY WOOLLEN MILLS**

The Blarney Woollen Mills Group  
Reg. Office Blarney Woollen Mills, Blarney, Cork. Reg No. 317389

**MEADOWS & BYRNE**

Directors: Colin Hayes (Chairman), Freda Hayes, Ivan Kelleher, Justin Kelleher,  
Carol Ann Casey, Peter Creighton, Fergus Gately, Helen O'Dwyer

It is noted that 85% of this area has no buildings.

My shareholders are asking, "Is this a mere coincidence, what is going on?"

**Proposed Extension of the ACA Designation & Rezoning of the Blarney Park Hotel Site (Marked 1 in attached map B)**

I cannot understand how a vacant site without buildings can be included in an area of architectural conservation, when there are no buildings to conserve.

**What criteria have you used to come to this conclusion?**

Under the current draft of the Cork City Development Plan, the zoning of the Blarney Park Hotel site is proposed to change from the existing ZO 01 (Sustainable Residential Neighbourhoods) to ZO 02 (New Residential Neighbourhoods) in addition to the designation under ACA.

ZO 01, as you know applies to land that is fully serviced and ready to build on, as is the case here.

**What is the basis for the proposed change from the existing ZO 01 to ZO 02?**

You will be aware, that we have applied for planning permission on the Blarney Park Hotel site which is currently under appeal with An Bord Pleanála under Planning Reference ABP-309152-21 (Cork City Council Planning Reference 20/39597).

This planning application, which relates to a site within 100 yards of Blarney village, includes 88 houses, a supermarket, hotel and a number of small retail units.

In the event that our appeal to An Bord Pleanála is unsuccessful, the consequences arising from your two proposed changes to the Cork City Development Plan 2022 -2028, when taken together, could sterilise and seriously hinder the development of the site. **The ACA zoning will make the houses less affordable for locals to live in and moving to ZO 02 could mean that these houses would not be built for another 20 years even though the site is fully serviced and ready to go.** We wish to avoid a situation where the site cannot be developed for the benefit of the company and the village, remaining an eyesore in the beautiful village of Blarney.

The current planning application, would allow 88 more local families to live and shop within the village rather than being forced to go to Tower or Blackpool as confirmed in your Cork City Draft Development Plan 2022 -2028 under paragraph 10.231. The proposed designations could effectively compromise this building and availability of these affordable houses.

**Surface Car Park located to the south east of the Blarney Park Hotel site (Marked 2 on attached map B)**

I note with concern, your proposed rezoning of this carpark from ZO 15 (Public Infrastructure & Utilities) to ZO 07 (Urban Town Centre). It is important to note that this site has been in the Architectural Conservation Area under the local development plan for many years and formerly comprised of the gardens to the rear of the houses in Pump Street. I fail to understand how private gardens which were at the time in the ACA zoning, were permitted by you, to be converted into an extensive surface car park.

We built a 4-foot high, stone finished wall on Blarney Woollen Mills land, which is normally exempt from planning, but because the land was zoned ACA, we were instructed by An Bord Pleanála to remove it. How then could a surface carpark that facilitates in excess of over 200 cars and buses, be granted permission, when the site was already designated ACA in the Cork County Development plan 2014?

**Again, my shareholders are asking why the rules apply to us and not to others?**

Now, your proposed rezoning from Public Infrastructure & Utilities to Urban Town Centre, would permit major intensification of the use of this site which remains within the ACA under the draft development plan.

**What criteria did you use for your proposed rezoning?**

### Conclusion

We as a family have worked tirelessly for more than 50 years to develop our business in Blarney, which benefits the local area through sustainable employment and brings a huge influx of tourists and money to the village, of which we can all be proud.

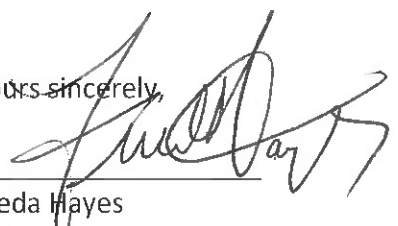
These proposals in the main overwhelmingly affect our company. We employ over 200 people in the village and your proposals will detrimentally affect the company, our local employees and any future developments.

In addition, as we have stated, these proposed changes will seriously compromise the development of affordable houses immediately adjacent to the village. **How does this fit in with Government Housing Policy?**

I would ask you all to seriously consider my submission as being truly in the interests of all who live (and may in the future live) in Blarney as well as being fully in line with the stated objectives of the Cork City Development Plan. As someone who has been seriously vested in Blarney all my life and remain so, I strongly urge you to:

1. Remove the ACA Designation from the Blarney Park Site.
2. Leave the existing ZO 01 zoning in place for this fully serviced site.
3. Not to change current designation on the Surface Car Park.

Yours sincerely,

  
Freda Hayes  
C.E.O.

The Blarney Woollen Mills Group Limited