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Cork City Council
Development Plan Submissions
Strategic and Economic Development
City Hall
Anglesea Street
Cork T12 T997

27th April 2022

By Email

Re: Cork City Draft Development Plan Review - Amendments

1.0 Introduction

I write to make the following submission to Cork City Council on the Draft Plan Amendments Consultation document as published.

1. I write to support the Council's amended zonings as set out in **Change 2.64** as they apply to the lands owned by Longview Estates and sister companies in Ballyvolane.
2. I also write to request correction of **an apparent error in zoning in those amendments**. A central area of the land holding has been identified as **Light Industry (ZO 10)** instead of **Business (ZO 11)** – see **Figure 1** following.
3. Revising this zoning would be a non-material amendment and would reflect what was adopted by the North East Area Committee in March 2022. The submission made to the Council in respect of that area sought zoning as **Business (ZO 11)**. The change appears to have been the result of a mis-reading of a map reference (see Section 3.0 of this letter for an explanation).

2.0 The Proposed Amendments

The published amendments, which provide for Neighbourhood Centre zone on the west of the Ballyhooley Rd, and a reallocation / re-location of lands to School, Residential and Open Space Designations in the manner set out in **Change 2.64**, will allow schools and other services to be centrally located to the new housing occurring in the area. This will contribute to an appropriate spatial balance in the location and accessibility of complementary uses to each other.

These alterations will be supported by the commencement of Irish Water Infrastructure (see Images 1-2) delivery (commenced December 2021 / January 2022) as proposed under SHD consent TC04.304350 for 753 units (the Longview Estates Ltd consent), and the other recent residential

permissions and projects underway north and south of the area (O'Flynn's SHD – TA28.312076; O'Leary O'Sullivan consent – 17/6781 and 19/38655; & O'Leary O'Sullivan application – 21/40038).

The Irish Water Infrastructure under way now on our land holdings will delivery services for 3519 housing units; more with further network extensions.



Image 1: Water Main for 3500 +Units – Apr 2022



Image 2: Foul Pumping Station for 3500 +Units – Apr 2022

3.0 A Proposed Non-Material Amendment

Change 2.64 proposes an area of “**Industry – ZO 10**” Zoning next to the School zoned lands; see Figure 1 overleaf.

Our submission proposed that area to be “**Business – ZO 11**”. This would have been approved as such by the Area Committee as I understand it. **We had always highlighted in submissions that we were seeking Business zoning for that parcel.**

The City Council reporting of the land as Light Industry, as opposed to Business Zoning coming through on the amendments, probably comes from a misreading of our submission maps at some stage.

In our submission we listed all our parcels of land by number, Areas 1 – 13 etc and that blue area on our map was identified as **Area 10**. **At some point this appears to have been read as the submission seeking ZO 10** – Light Industry and Related Uses, rather than Business – **ZO 11**. As a consequence the zoning for light industry, between schools and residential appeared.

For the creation of sustainable neighbourhoods Light Industry is workable but Business provides for better longer-term delivery of employment uses in area's next to residential.

The relevant zoning alterations, as published, are shown overleaf on Figure 1.

Figure 1: Change 2.64 - Area in Blue Identified as Light Industry as opposed to Business in the Amendments



Zoning Amendment	Location	From	To	
2.64	Ballyhooly Road, Ballyvolane, Cork	Realignment of zonings: ZO 2 New Residential Neighbourhoods ZO 13 Education ZO 16 Public Open Space	Realignment of zonings: ZO 2 New Residential Neighbourhoods ZO 10 Light Industry and Related Uses ZO 13 Education ZO 16 Public Open Space	

3.1 Basis for Making the Change

We submit the change from one employment use to another employment use is “non material” in the context of the adoption of the amendments by the Area Committee as there is no increase in zoning and the intent of both zones is employment.

The Draft Development Plan Guidelines 2021 state that *“Further modifications to the material amendments can be considered at this stage (the Material Amendment Stage), but only if they do not involve an increase in the area of zoned land or an addition or deletion from the record of Protected Structures (S. 12(10)(c))”*.

In respect of the above, the matter of “Protected Structures” does not apply.

We submit that the change involved in correcting the apparent zoning error (making the “blue” ZO 11) are “immaterial” as they do not involve increasing the area of zoned lands in the City, or propose an increase in a zoned area / site.

Our position on the change being immaterial is further supported by the fact that the Draft Development Plan Section entitled “Summary of Land Use Zoning Objectives”, Section 12.15, categorises Zones, ZO 10, 11 and 12, as one category, namely **Employment Zones**. Therefore, there is no material change.

In addition, there are clear commonalities as to what is permitted in ZO 10 and ZO 11, other than the overarching definition of the sites as **Employment Zones**. The Draft Plan states that *“uses that may be acceptable in this zone (ZO 11), subject to local considerations, include light industrial uses set out under ZO 10 Light Industry and Related Uses”*. This supports the position of the correction being “immaterial”.

Finally, in testing whether the impact of the change is material or otherwise, the uses are employment uses and offer common impacts. Of note in this respect is Table 3.3 of the Draft Plan where ZO 10 and ZO 11 are categorised in the same “space”; i.e. Residential Lands are identified as ZO 1- ZO 9.

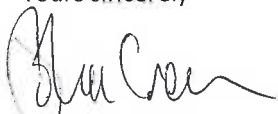
4.0 Conclusion

We support the Council in the amended zonings proposed.

Recognising the need for the neighbourhood centres, schools and employment to be arranged in a manner creates a strong basis for the delivery of sustainable use mixes.

Correcting the apparent zoning error in the published maps can contribute to a sustainable mix of uses and we ask the Council to change the **Light Industry (ZO 10)** identified in **Change 2.64** to **Business (ZO 11)**.

Yours sincerely



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