

# Lands at Lee Road, Cork

Submission to the Amended Draft of the Cork City  
Development Plan

on behalf of the McCarthy Family and the Creedon Group

April 2022



McCutcheon Halley  
CHARTERED PLANNING CONSULTANTS

# Document Control Sheet

<b>Client</b>	the McCarthy Family and the Creedon Group	
<b>Project Title</b>	Submission to the Amended Draft of the Cork City Development Plan	
<b>Document Title</b>	Lands at Lee Road, Cork	
<b>Document Comprises</b>	<b>Volumes</b>	1
	<b>Pages</b> (Including Cover)	6
	<b>Appendices</b>	0
<b>Prepared by</b>	Brian McCutcheon	
<b>Checked by</b>	[Manager]	
<b>Office of Issue</b>	Cork	
<b>Document Information</b>	<b>Revision</b>	A
	<b>Status</b>	Draft
	<b>Issue Date</b>	April 2022

## CORK

6 Joyce House  
Barrack Square  
Ballincollig  
Cork  
P31 YX97

T. +353 (0)21 420 8710

## DUBLIN

Kreston House  
Arran Court  
Arran Quay  
Dublin 7  
D07 K271

T. +353 (0)1 676 6971

[www.mhplanning.ie](http://www.mhplanning.ie)

## Contents

1. Introduction.....	3
2. Request.....	4
2.1 Confirmation of Amendment 2.97 .....	4
2.2 Modification of Amendment 2.98 .....	5
3. Rationale.....	6
3.1 Rationale for the Confirmation of Amendment 2.97 .....	6
3.1.1 Housing Need and Housing Mix.....	6
3.1.2 Sustainable Transport.....	6
3.1.3 Social and Community facilities .....	7
3.1.4 Amenities and Recreation.....	7
3.2 Rationale for the Modification of Amendment 2.98 .....	7

# 1. Introduction

This submission is made on behalf of the McCarthy Family and the Creedon Group in regard to the property which is outlined in red on Fig 1.

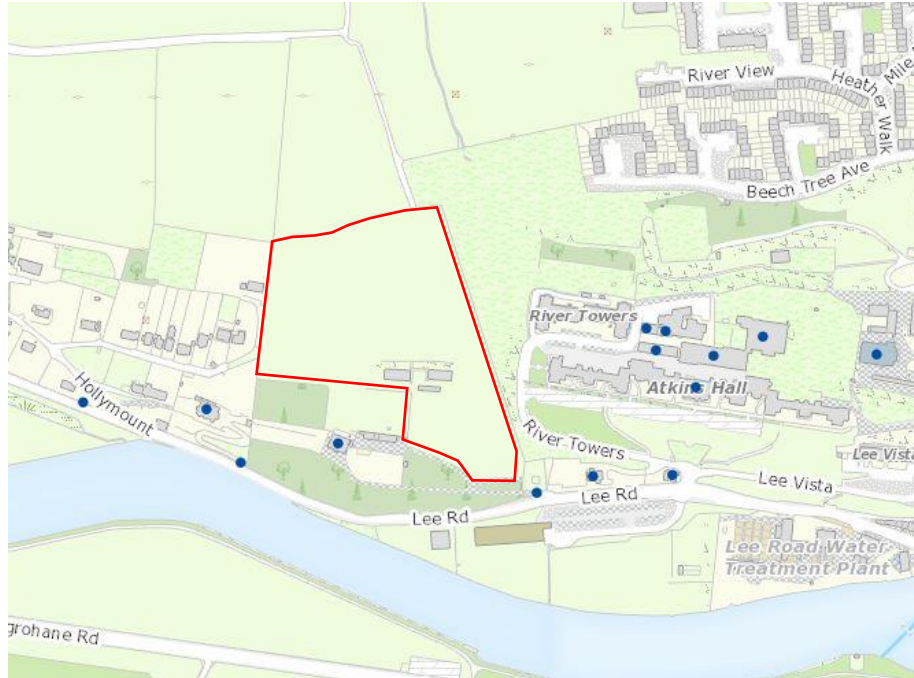


Fig 1 Site Location Map showing the property outlined in red

The submission is made in response to the amendments to the zoning map which are proposed under Reference Nos. 2.97 and 298 in Part 2 Volume 2 (Mapped Objectives). Copies of the proposed amendments are shown as Figs 2 and 3.

Zoning Amend.	Location	From	To	Map
2.97	Lee Road, Cork	ZO 21 City Hinterland	ZO 2 New Residential Neighbourhoods	

Fig 2 Proposed Mapped Amendment 2.97

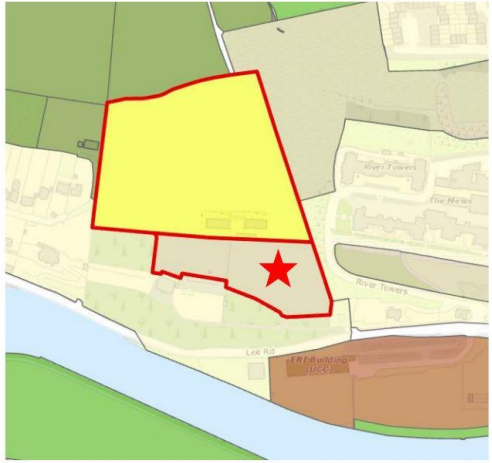
Zoning Amend.	Location	From	To	Map
2.98	Lee Road, Cork	ZO 21 City Hinterland	ZO 18 Landscape Preservation Zones	

Fig 3 Proposed Mapped Amendment 2.98

The effect of the proposed amendments is to rezone our client's property from ZO 21 Hinterland to a mix of ZO 2 New Residential Neighbourhood and ZO 18 Landscape Preservation Zone.

## 2. Request

The scope for modification of a draft amendment is limited by Section 12(10) of the Planning and Development Act, 2000 which provides that, having considered the Chief Executive's report, the members of the authority shall, make the plan with or without the proposed amendment except that, where they decide to accept the amendment, they may do so subject to any modifications as they consider appropriate. However, a modification may not increase the area of land zoned for any purpose.

The purpose of this submission is to request the members to make the plan:

- (i) in full accordance with the residential zoning objective which is proposed under amendment 2.97 for the northern part of the holding and
- (ii) subject to a minor modification to proposed amendment 2.98 which would clarify the site-specific objectives for the landscape preservation zone.

### 2.1 Confirmation of Amendment 2.97

The amendment proposed under 2.97 reflects the fact that, although the site is currently zoned as Green Belt, it is effectively an infill site within the built-up area of the City environs as defined in the National Planning Framework.

The capacity of the site to accommodate a sustainable development of 137 units has been demonstrated by the Village Concept masterplan prepared by Reddy Architecture and Urbanism and by the Public Transport Strategy prepared by MHL. These documents were submitted in response to the Draft City Plan.

As soon as the residential zoning is confirmed our clients intend to proceed with a planning application under the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.

Confirmation of the amendment would therefore make a valuable and timely contribution to the achievement of the strategic objectives increasing housing supply and directing 50% of population growth into infill or brownfield sites within the built-up area of the City.

## 2.2 Modification of Amendment 2.98

Planning applications on sites benefiting from landscape protection must demonstrate that there is no resulting adverse impact on the landscape assets and character of the area, by means of a design statement that includes a landscape assessment and visual impact assessment.

In order to guide the site-specific assessment which will be required for each LPZ, column 3 of Table 6.5 of the Draft City Plan identifies the landscape assets within each zone such as topography, slope, tree cover, setting to historic structures, open spaces. While there is a general presumption against development within LPZs, development may be open for consideration where it achieves the site-specific objectives set out in column 4 of the Table and where the form or nature of development is compatible with the landscape character of the area. For example, column 4 of Table 6.6 includes provision for a small amount of residential development in landscape Preservation Zone NW1 which is adjacent to our client's property.

As the LPZ proposed for our client's property under Mapped Amendment 2.98 is located in the North West ward of the City, the adoption of the amendment will require a minor amendment to Table 6.6 in order to:

- Identify the reference number of the zone as 'NW18' in column 1;
- Identify the name of the zone as 'Clanloughlin House' in column 2;
- Identify the landscape assets to be protected as 'A, C, G,' in column 3; and
- Identify the site-specific objectives in column 4.

We therefore request that the following text relating to Mapped Amendment 2.98 be included as a modification to the text of Table 6.6

Reference	Landscape Preservation Zone	Landscape Assets to be Protected	Site Specific Objectives
<b>North West</b>			
NW18	Clanloughlin House	A, C, G,	To allow a small amount of residential development within the walled garden to the rear of Clanloughlin house including the restoration; change of use and extension of the existing ancillary buildings

Fig 4 Proposed Modification to the text of Table 6.6



## 3. Rationale

### 3.1 Rationale for the Confirmation of Amendment 2.97

In our opinion, the amendment proposed under Reference 2.97 is entirely consistent with the principle of compact and sustainable residential development for the following reasons:

#### 3.1.1 Housing Need and Housing Mix

- The site is located on the North side of the City where there is chronic shortage of houses suitable for owner occupation
- The proposal would complement the predominantly apartment schemes on the Our Lady's and St Kevin's sites by providing a wider range of housing units
- The scheme can be delivered in the short term (less than 3 years) and will make a real difference to the current housing crisis

#### 3.1.2 Sustainable Transport

- The site is close to the major pedestrian and cycle route which runs from Curragheen through the Lee Fields, Mardyke and North Mall to the City Centre
- There is a range of quality employment uses within walking distance including the Environmental Research Institute and the Lee Clinic on the Lee Road, the University and the Cork Clinic on the Western Road and the County Hall and a range of commercial businesses on the Carrigrohane Road.
- The site is currently c. 1km from the high frequency 220 and 208 bus routes and will be just 750m from Sustainable Transport Corridor L on the proposed new Bus Connects network as shown on Fig 5. The site will also be directly served by one of the "alternative cycle facilities" proposed under Bus Connects as shown by the dotted line on Fig 5.



Fig 5 Site in relation to the Bus Connects Sustainable Transport Corridors

### 3.1.3 Social and Community facilities

- There are long established primary and secondary schools in the area which have capacity due to the ageing population in their catchments.
- There are many churches and community organisations in the area which would benefit from an influx of new residents
- The site is well served with medical facilities given the proximity to the Bons Secours, Mercy and Cork University Hospitals and the Mount Desert and Farranlea Community Care Homes.

### 3.1.4 Amenities and Recreation

- The site overlooks the Lee Fields, the Mardyke and Fitzgerald's Park which are the premier amenity parks in the city
- There are football, canoeing, tennis and cricket clubs nearby which would welcome new members
- The University's Mardyke Arena is available to all age groups and provides a swimming pool, running track, all-weather ball pitches and fitness training.

## 3.2 Rationale for the Modification of Amendment 2.98

In our opinion the proposed modification to Amendment 2.98 is justified for the following reasons:

- An amendment to the text of Table 6.6 is required in any case to give effect to Amendment 2.98 to the Mapped Objectives of the Draft City Plan.
- The western part of the Landscape Preservation Zone proposed under Amendment 2.98 forms the curtilage of Clanloughlin House as it is primarily comprised of the walled garden.
- It is desirable from a conservation viewpoint that the buildings and landscape features within the curtilage of Clanloughlin House remain as part of the same planning unit as the main house.
- As Clanloughlin House is listed on the National Inventory of Architectural Heritage, the appropriate level of development within the curtilage of the house should be determined by the heritage impact assessment which will be carried out at the planning application stage.
- The site-specific objectives in Table 6.6 of the adopted City Plan should therefore allow for limited residential development within the walled garden of Clanloughlin House at the western end of the proposed Landscape Preservation Zone.