

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

28th April 2022

RE: SUBMISSION IN RESPECT OF PROPOSED AMENDMENT 2.99 TO THE DRAFT CORK CITY DEVELOPMENT PLAN 2022-2028

Dear Sir/Madam,

We, Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork, are instructed by our clients, Elkstone and the Forrest Family to make this submission regarding Proposed Amendment 2.99 to the Draft Cork City Development Plan 2022-2028 in respect of lands at Stoneview and Ringwood in Blarney, Cork City.

Based on a long-established planning policy context extending back over the last two decades, under Cork County Council's Blarney Macroom Municipal District Local Area Plan 2017, the lands, which abut the Cork Commuter Rail Network, currently have a number of site-specific residential, town centre, open space, and community land use zoning objectives, as well as several roads/ infrastructure zoning objectives also.

Under the Draft Cork City Development Plan 2022-2028, the subject lands are proposed to be zoned partly as ZO 02 New Residential Neighbourhoods, partly as ZO 03 Tier 3 Residential Neighbourhoods, and partly as ZO 16 Public Open Space. This represents a significant departure from the established planning policy for the lands and town.

Accordingly, Proposed Amendment 2.99 to the Draft Cork City Development Plan 2022-2028 proposes that the draft zoning objectives for the subject lands be revised, with the following zonings variously proposed:

- ZO 02 New Residential Neighbourhoods
- ZO 7 Urban Town Centre
- ZO 13 Education
- ZO 16 Public Open Space
- ZO 21 City Hinterland & designated as Longer Term Strategic Development Lands.

Proposed Amendment 2.99 aligns with the zoning objective proposals contained in a submission previously made by our clients in October 2021 (Cork City Submission No.: 449) regarding the Draft Cork City Development Plan. Our clients very much welcome Proposed Amendment 2.99 and are fully in favour of the proposed amendment.

In addition, our clients fully support the proposed revision upwards of the population projection for Blarney (from 5,881 to 7,300) and associated potential residential yields at Blarney to contribute towards the city's Growth Strategy

(from 641 units to 1,908). A total potential yield of 1,908 residential units up to 2028 represents 53.6% of the potential residential yield identified for the town up to 2031 in the Southern Regional Assembly's Cork Metropolitan Area Strategic Plan, which our clients feel is much more appropriate, given the recognition of the strategic importance of Blarney in current regional planning policy.

The lands at Stoneview and Ringwood can and should play a pivotal role in the delivery of Cork City Council's new land use and transportation strategy due to their strategic location in the context of the planned new rail station and their capability to accommodate the scale of residential development required to justify its business case and ongoing operation. The draft zonings contained in the Draft Cork City Development Plan would not support these lands in fulfilling this important role. However, the proposed material amendments to the Draft Plan, including Proposed Amendment 2.99, will much more readily support these lands in fulfilling this important role in Cork City.

Not wishing to repeat the points raised in our client's previous submission in respect of the preparation of the Draft Plan, this submission seeks to summarise our clients' rationale for supporting the proposed amendments to the Draft Cork City Development Plan in the hope that this submission can serve as a constructive aid to the Council in making their decision on the final adoption of the new Cork City Development Plan.

As part of our clients' submission to the Planning Authority regarding the Draft Plan in October 2021, our clients included a masterplan, the Stoneview Ringwood Masterplan, which was prepared by a multi-disciplinary design team with the aim of guiding the co-ordinated, phased development of a major new, rail-based residential neighbourhood on lands c. 92ha in area at Stoneview and Ringwood, Blarney.

Since that submission to the Draft Plan, our clients have further advanced proposals for the lands and have engaged in two Section 247 pre-planning consultations with Cork City Council in respect of a site at Ringwood, the development of which would constitute Phase 1 of the Stoneview Ringwood Masterplan. These pre-planning consultations were held on 14th March and 13th April 2022 under Pre-Planning Ref: 16/22.

The subject site of these pre-planning consultations is c. 18.45ha, and the latest iteration of the proposed development would see the delivery of 268 no. residential dwellings, a childcare facility with capacity to cater for 102 no. children, a café/shop, the construction of a new vehicular access from the R617 Regional Road, the first phase of the future town park envisaged as part of the overall master planned lands at Ringwood and Stoneview, and the first section of an internal link road that would ultimately connect the R617 with the new rail station at Stoneview. The development of the scheme is now under further consideration based on feedback from the Planning Authority.

In preparation for these pre-planning consultations, meetings were held with both Irish Rail and Irish Water to discuss the development of lands at Stoneview and Ringwood. Discussions were also held between our clients' representatives and various technical departments in Cork City Council including water services (MHL Consulting Engineers and Cork City Council Drainage Operations (SUDS) Department on 14th March 2022), parks (CSR Land Planning and Design and Cork City Council Parks Department on 30th March 2022), and traffic (Systra and MHL Consulting Engineers and Cork City Council Urban Roads and Street Design, Traffic Safety and Regulation and Housing Departments on 30th March 2022).

As stated above, our clients wholly support Proposed Amendment 2.99 as, not only is it in line with the plans our clients have been advancing for the lands, it also fully aligns with the focus of national policy on integrating land use and transportation planning as well as policy aimed at developing the country's public rail infrastructure.

The National Planning Framework (NPF), the Government's long-term spatial development strategy for Ireland over the next two decades, sets ambitious population growth projections for Cork that equate to approximately 324,000 people living and working in the city and suburbs by 2040. This will mean the city must grow by twice as much over the next two decades as it has over the past 25 years.

One of the key future growth enablers for Cork outlined within the NPF is to progress the sustainable development of new greenfield areas for housing, especially those on public transport corridors. The subject lands, supported by the masterplan prepared to guide their development, exactly match this criterion.

At a national and regional level, the Government plans to develop the Cork Commuter Rail Network, which has received a funding allocation of €164m from the EU. As part of this funding, Kent Station is due to be redeveloped. Track improvements and upgrades are also planned along the network. This anticipated funding will facilitate the development of rail-based settlements throughout the Cork Metropolitan Area - at Blarney, via the subject lands (located within the jurisdiction of Cork City Council), as well as at Water Rock, Midleton and Carrigtohill (both located within the jurisdiction of Cork County Council).

With regard to Water Rock in particular, Cork County Council have already commissioned an Urban Design Framework (UDF), with the assistance of Local Infrastructure Housing Activation Fund grant monies, to help guide the development of lands strategically located along the Cork Commuter Rail Network where the provision of a new rail station is envisaged.

It is intended to incorporate the UDF into the new Cork County Development Plan. We note that two large applications have recently been lodged with Cork County Council regarding rail-based development of sites within the UDF as follows:

- Application Register Reference 21/7264: Permission has been sought for the development of 284 no. residential units, a childcare facility, a retail unit, a café unit, a medical clinic, and office units, at Water Rock. Further information was requested on 7th February 2022.
- Application Register Reference: 21/7265: Permission has been sought for the development of 434 no. residential units, a childcare facility, a research and development building, a neighbourhood centre, and a 90-bed nursing home at Water Rock. Further information was requested on 7th February 2022.

Our clients and their representatives recently met with Irish Rail on 3rd February 2022, having previously met on 9th July 2021, to discuss the development of a new rail station and associated residential development at Stoneview and Ringwood, Blarney. As a result of these positive initial discussions with Irish Rail, the potential location of the new rail station has been identified as being to the north of the rail line, 300m to the east of the proposed overbridge which will provide vehicular, pedestrian and cycle access over the rail line.

An indicative station design was also arrived at as a result of these discussions, with a view to designing for:

- platforms of sufficient length to accommodate four-carriage trains;
- pedestrian and mobility-friendly connectivity between eastbound and westbound platforms in the form of stairs and a lift;
- a four-track arrangement, to allow through trains to bypass those stopped at the platform;
- a minimum 10m x 10m building footprint, which would be sufficient to accommodate a staffed ticket office, staff facilities, passenger waiting area, small retail, ticket gates, plant room and cleaner’s cupboard.

These constructive and fruitful discussions with Irish Rail demonstrate the commitment on our clients’ part to pursuing the development of a new, sustainable rail-based neighbourhood at Stoneview and Ringwood, Blarney, and that these plans are considered viable by Irish Rail.

In addition to the above, the principle of Proposed Amendment 2.99 to the Draft Cork City Development Plan is also supported by recent discussions between our clients’ representatives and Irish Water.

Following a pre-connection enquiry in respect of a total of 3,506 new residential units on our clients’ lands at Stoneview and Ringwood, Irish Water has determined that the existing Blarney Wastewater Treatment Plant has capacity to cater for up to 50% of those units i.e. 1,753 units without an upgrade at this time. A major upgrade would be required for the full multi-phase development of the masterplanned lands. Please see the letter from Irish Water, enclosed in Appendix A, confirming feasibility of connection.

On this note, we wish to highlight to the Planning Authority that this confirmation of feasibility is at odds with the Cork City Capacity Study Summary Report (February 2022) – a document prepared to support the preparation of the new Cork City Development Plan – which states that water and wastewater network infrastructure upgrades are needed to facilitate the development of the Stoneview site in Blarney.

In particular, figure 17 of the Capacity Study highlights wastewater services infrastructure in Blarney in red, indicating that the capacity of existing wastewater infrastructure is a significant impediment to development in Blarney. However, as Irish Water have confirmed, in fact there is capacity for 1,753 residential units to be developed immediately on lands at Stoneview and Ringwood without any upgrade to the existing network.

		TRANSPORT			WATER SERVICES	
		Public transport	Roads	Footpath & lighting	Water supply	Waste water
URBAN TOWNS	Blarney	Yellow	Yellow	Yellow	Green	Red
	Glanmire	Yellow	Yellow	Yellow	Green	Yellow

Figure 1. Excerpt from Figure 17 “Summary Assessment of Capacity Constraints” of the Cork City Capacity Study Summary Report.

In addition to Irish Water's confirmation of feasibility to connect to their networks without upgrade, a pre-planning meeting was held between Irish Water and MHL Consulting Engineers on 22nd February 2022, and a meeting with Irish Water's Regional Wastewater Networks Asset Planning was attended on 1st April 2022 by MHL on behalf of our clients.

At the April meeting Irish Water confirmed the following:

- Irish Water are progressing a project in Blarney aimed at upgrading the wastewater network serving various development sites, including the Ringwood/Stoneview site. These works are part of a schedule of upgrade works. Irish Water will work with our clients to ensure that necessary connections and capacity upgrades are delivered in parallel with the clients' masterplan objectives;
- Gravity sewers are to be employed insofar as possible with the number that involve the pumping of wastewater to be limited;
- The Irish Water draft network strategy for the area was provided as a design reference;
- MHL, acting on behalf of our clients, are to develop an overall Phased Wastewater Masterplan for the Stoneview and Ringwood lands, outlining a realistic development schedule, suggested trunk sewer network (preliminary sizing and gradient), pumping requirements, loadings, and connection locations;
- A similar plan is to be developed by MHL for potable water supply to the lands.

As with the discussions with Irish Rail, the confirmation of feasibility received from Irish Water and, in particular, the above meeting with Irish Water both demonstrate that not only is there capacity in the water services network to cater for the development of 1,753 new units without any upgrades, Irish Water are also actively pursuing a project in Blarney aimed at upgrading the wastewater network generally and are willing to work with our clients to support the development of lands at Stoneview and Ringwood with regard to water services.

In our opinion, all of the above – the pre-planning consultations with Cork City Council and the constructive discussions with both Irish Rail and Irish Water – in the context of the Government's commitment to investing in the Cork Commuter Rail Network in line with national policy aimed at integrating land use and transportation planning, constitute favourable conditions to support the development of a major new sustainable residential neighbourhood at Stoneview and Ringwood. However, the realisation of such a development cannot occur without corresponding land use zoning objectives and appropriate local planning policy.

While our clients welcome Proposed Amendment 2.99, we do wish to make an observation regarding a small area of land surrounding Castlevue House, located in the south-west of the subject lands.

The submission previously made in October 2021 to the Draft Cork City Development Plan by our clients depicted this area in white, in keeping with the depiction in the Draft Plan of the majority of the existing built-up area of Blarney. However, Proposed Amendment 2.99 depicts this area of land as being zoned ZO 21 City Hinterland.

In our view, it would be more appropriate to zone this area as ZO 01 Sustainable Residential Neighbourhoods, given this area's proximity to the town centre and on site and surrounding existing residential development.

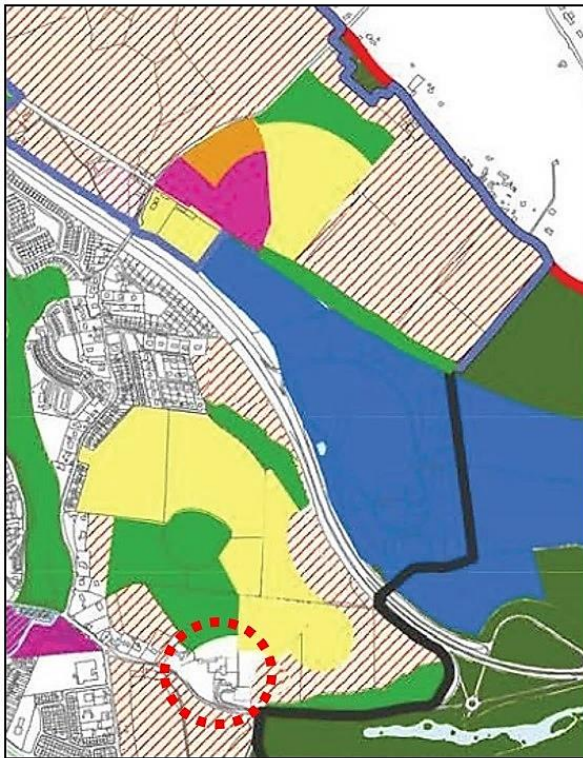


Figure 2. Map submitted by clients in October 2021

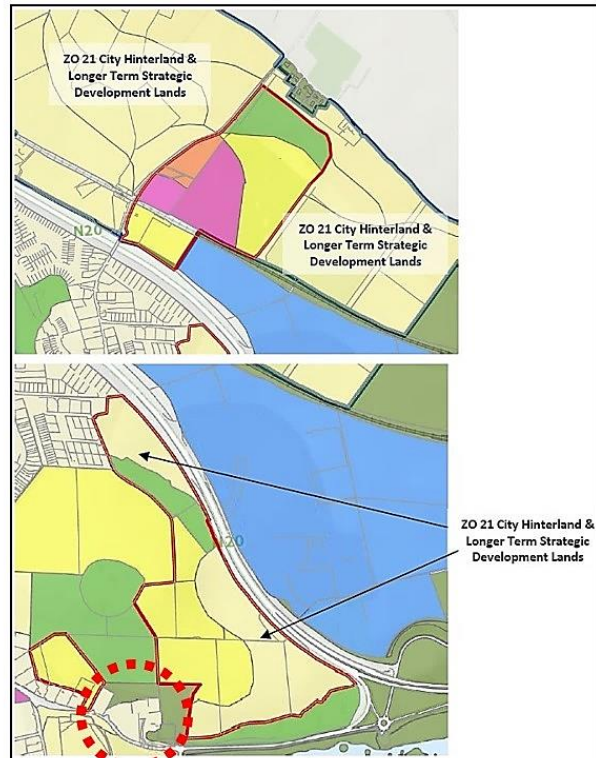


Figure 3. Proposed Amendment 2.99

Finally, we believe that the proposed material amendments to the Growth Strategy of the Draft Cork City Development Plan and the details of Proposed Amendment 2.99, as agreed by the Councillors, will provide the required zoning and local policy context to support the sustainable development of the subject lands. We therefore respectfully ask the Council to share our view in this regard and to look favourably on Proposed Amendment 2.99 as well as the proposed amendments to Cork City's Growth Strategy.

It is trusted that this submission will be seen as a constructive and productive contribution to the preparation of the final Plan, and, in this regard, we request that it is given favourable consideration.

Please forward all correspondence in relation to this submission to this office.

Yours sincerely,



Naomi Dowds
Assistant Planner
Coakley O'Neill Town Planning Ltd.

APPENDIX A: IRISH WATER CONFIRMATIONS OF FEASIBILITY

Brian Murphy
 Carraig Mor House
 10 High Street
 Douglas Road
 Co. Cork

Uisce Éireann
 Bosca OP 448
 Oifig Sheachadta na
 Cathrach Theas
 Cathair Chorcaí

Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

3 March 2022

Re: CDS22000034 pre-connection enquiry - Subject to contract | Contract denied
Connection for Housing Development of 350 unit(s) at Blarney, Cork, Co. Cork

Dear Sir/Madam,

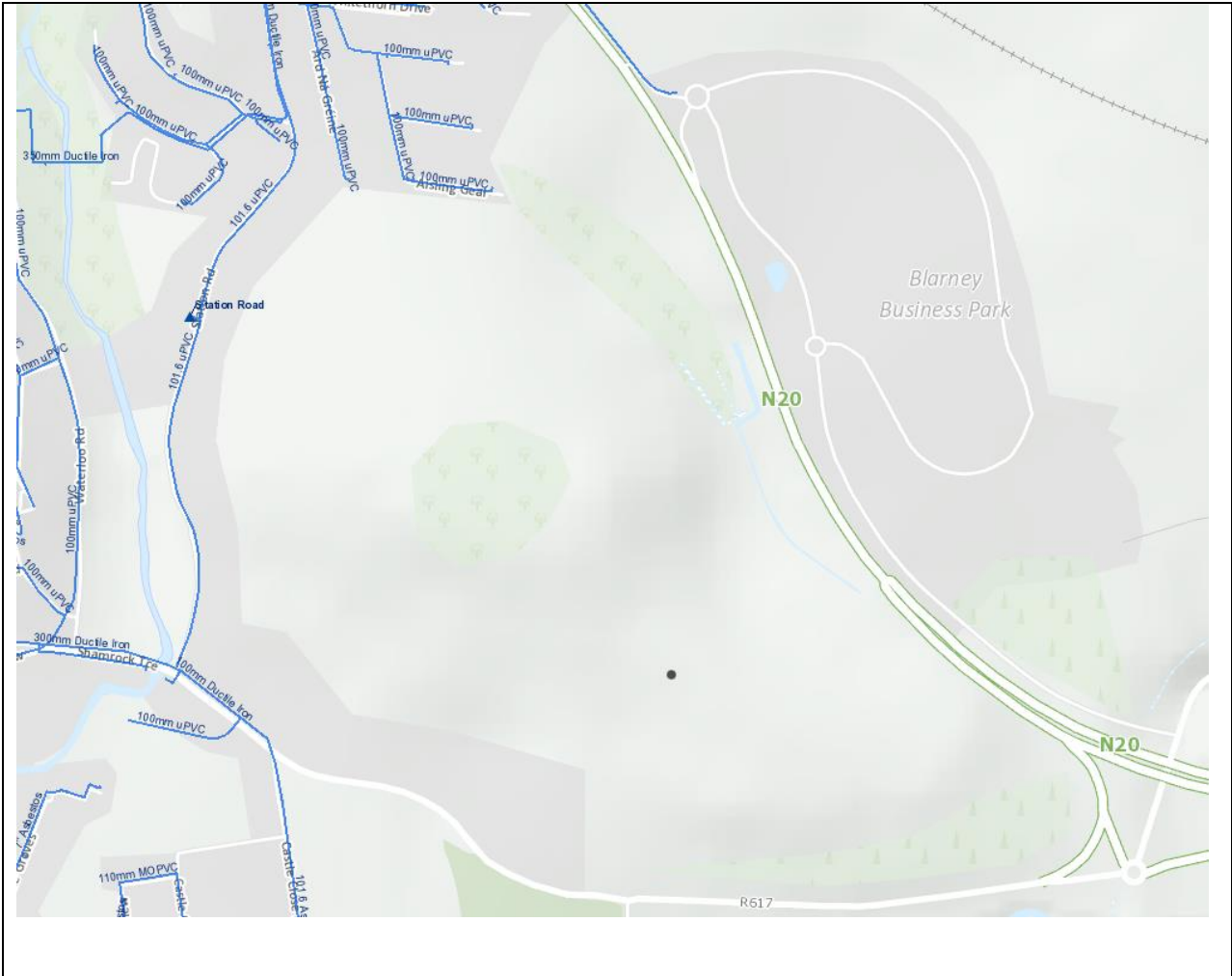
Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Blarney, Cork, Co. Cork (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	<p style="text-align: center;">OUTCOME OF PRE-CONNECTION ENQUIRY</p> <p style="text-align: center;"><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></p>
Water Connection	Feasible Subject to upgrades
Wastewater Connection	Feasible Subject to upgrades
SITE SPECIFIC COMMENTS	
Water Connection	To facilitate the drinking water connection, it will be necessary to upgrade the watermain from the connection point as far as the 300mm Ductile Iron watermain at the bridge near Shamrock Terrace if the additional remainder of the 800 units are to progress at a later stage. If these are not to progress at a later stage/in the future the diameter of the extended main can be reduced. Irish Water has no plans to carry out these upgrades. If you wish to have them progressed at connection stage, Irish water will carry out the works and they will be funded by the developer.
Wastewater Connection	Pumped extension required, as proposed by applicant. Irish Water will upgrade existing network where required through a growth project to be initiated in 2022. The developer is to provide IW with a masterplan for foul and storm drainage from the full site (blue boundary).

The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.

The map included below outlines the current Irish Water infrastructure adjacent to your site:





Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.

- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Brian Lavelle from the design team on or email brian.lavelle@water.ie For further information, visit **www.water.ie/connections**.

Yours sincerely,



Yvonne Harris

Head of Customer Operations

Brian Murphy
 MHL and Associates
 Carraig Mor House
 10 High Street
 Douglas Road
 Co. Cork

Uisce Éireann
 Bosca OP 448
 Oifig Sheachadta na
 Cathrach Theas
 Cathair Chorcaí

Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

13 September 2021

Re: CDS21004575 pre-connection enquiry - Subject to contract | Contract denied
Connection for Multi/Mixed Use Development of 3,506 unit(s) at Blarney, Cork, Co. Cork

Dear Sir/Madam,

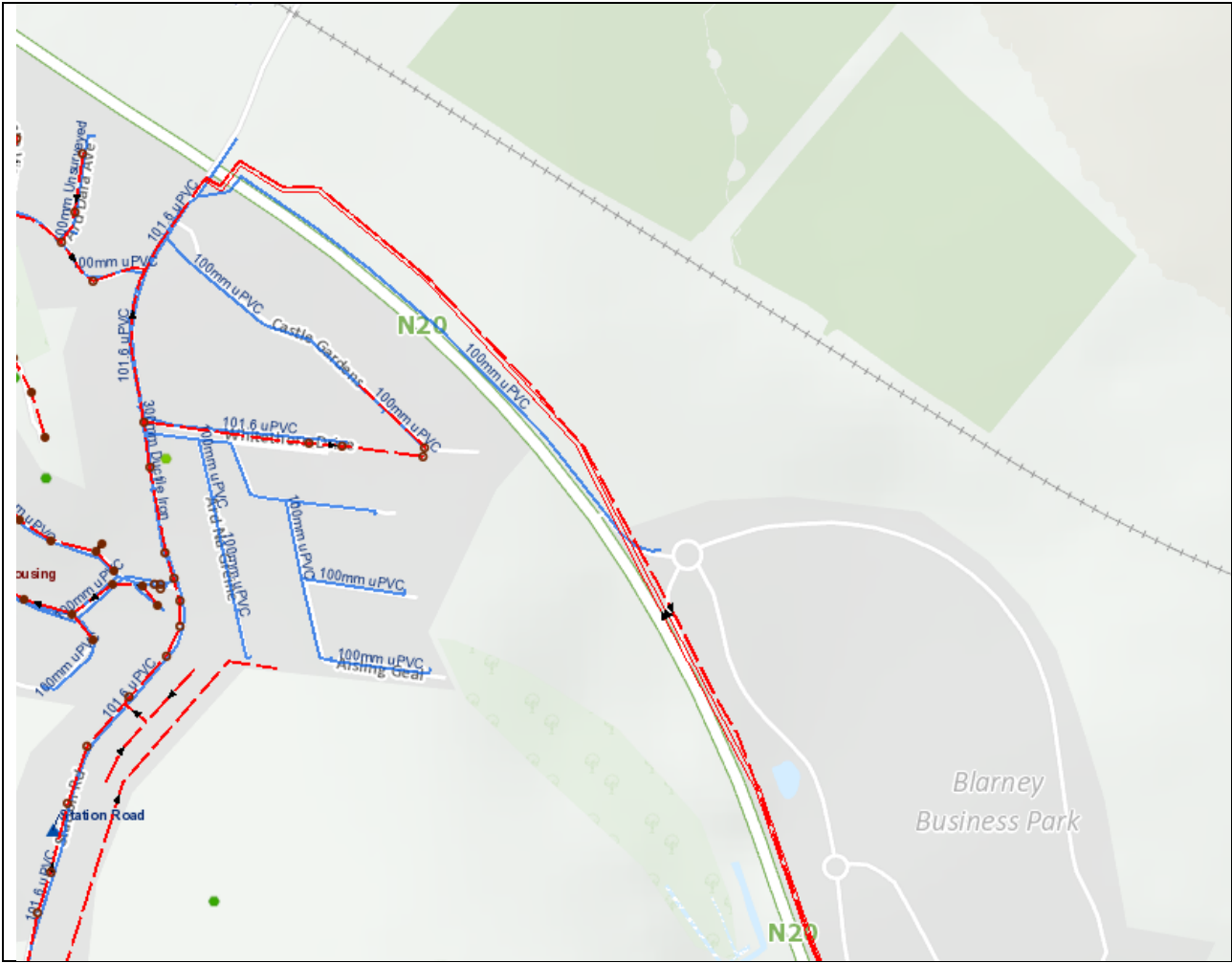
Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Blarney, Cork, Co. Cork (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible Subject to upgrades
Wastewater Connection	Feasible Subject to upgrades
SITE SPECIFIC COMMENTS	
Water Connection	There is currently capacity available in the Water Treatment Plant to cater for this development. In relation to the water network, significant network upgrades are required to cater for the proposed development, including potential crossing of N22 road and railway line, a full hydraulic network review would be required at connection application stage to determine the full extent of the upgrades which are required.
Wastewater Connection	The existing Blarney Waste Water Treatment Plant has capacity to cater for up to 50% of the proposed Stoneview development without an upgrade at this time. A major upgrade would be required for the full multi-phase development. It will be necessary to carry out further detailed study and investigations to confirm the available capacity and to determine the full extent of any upgrades which may be required to be completed to Irish

	<p>Water Infrastructure, prior to agreeing to the proposed connection. Should you wish to have such studies and investigations progressed by Irish Water, you will be required to enter into Project Works Service Agreement.</p> <p>In relation to the waste water network, significant network upgrades are required to cater for the proposed development, a full hydraulic network review would be required at connection application stage to determine the full extent of the upgrades which are required.</p>
Strategic Housing Development	<p>Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore: in advance of submitting your full application to An Bord Pleanala for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.</p>
<p>The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

The map included below outlines the current Irish Water infrastructure adjacent to your site:

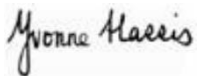




- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Dario Alvarez from the design team on + 353 2254621 or email dalvarez@water.ie For further information, visit **www.water.ie/connections**.

Yours sincerely,



Yvonne Harris

Head of Customer Operations