

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

Thursday, 28th April 2022
[By Online submission]

-: CORK CITY DRAFT DEVELOPMENT PLAN 2022 – 2028:-

Dear Sir / Madam

RE: SUBMISSION TO THE PROPOSED MATERIAL ALTERATIONS TO THE CORK CITY DRAFT DEVELOPMENT PLAN 2022 – 2028 IN RESPECT OF LANDS IN THE OWNERSHIP OF FREEFOAM PLASTICS LTD., LOCATED BETWEEN CENTRE PARK ROAD AND MONAHAN ROAD, SOUTH DOCKLANDS, CORK

Zoning Amendment 2.17:

Site Specific Zoning Submission to re-zone as per Zoning Amendment 2.17 from **ZO 02 New Residential Neighbourhoods** zoning to **ZO 17 Sports Ground and Facilities** zoning on part of the Freefoam Plastics Ltd. owned lands located between Centre Park Road and Monahan Road, South Docklands, Cork

1.0 INTRODUCTION AND PURPOSE

The Planning Partnership, The Coach House, Dundanion, Blackrock Road, Cork City, are instructed by **Freefoam Plastics Limited**, Central Commercial Park, Centre Park Road, Cork, T12 R682, to prepare this *Site Specific Submission* in relation to the ongoing Cork City Development Plan Review process and the publication of **Zoning Amendment No.: 2.17** as presented in Part 2: Volume 2 (Mapped Objectives) of the published Proposed Material Alterations to the *Cork City Draft Development Plan 2022-2028*.

The purpose of this submission is to outline Freefoam Plastics Limited's objection to the proposed **Zoning Amendment No.: 2.17** as presented in Part 2: Volume 2 (Mapped Objectives) of the published Proposed Material Alterations to the *Cork City Draft Development Plan 2022-2028*, and request that the **ZO 2 New Residential Neighbourhoods** zoning as presented in the *Cork City Draft Development Plan 2022-2028* published 26th July 2021, be maintained.

We further confirm that the lands now proposed to be zoned for the purposes of **ZO 17 Sports Ground and Facilities** proposed under Zoning Amendment No.: 2.17, is proposed in an inappropriate location removed from the educational **ZO 13 Education** zoned lands located north of Centre Park Road, being physically and visually severed from the Marina Park Concept and **Párc Uí Chaoimh** with associated sporting facilities, is irregular in form and proposed in a location which would significantly undermine the intended orderly development of Freefoam Plastics Limited's lands in an holistic and orderly manner.

1. Freefoam Plastics Limited supports the plan-led regeneration of Cork City Docks as an exemplar development for regeneration and design quality in Europe, and express concerns as the proposed Zoning Amendment No.: 2.17 appears to be without any substance, basis or justification presented within the documentation published as part of the Alterations/Amendment to Draft Plan Process in the preparation of the new *Cork City Development Plan 2022-2028*.
2. The revised location is removed from the educational ZO 13 Education zoned lands located north of Centre Park Road, is physically and visually severed from the Marina Park Concept and Párc Uí Chaoimh with its associated sporting facilities, and would be contrary to *Cork City South Docks Drainage Strategy, Placemaking and Landscape Concept* as presented in Figure 10.9 of the *Cork City Draft Development Plan 2022-2028* published 26th July 2021.

In addition to proposed Zoning Amendment No.: 2.17, the above would have further implications for the following Proposed Zoning Amendments:

- Zoning Amendment No.: 2.12,
 - Zoning Amendment No.: 2.13, and
 - Zoning Amendment No.: 2.14.
3. Freefoam Plastics Limited acknowledges Cork City Council's intention to work with its partners to find solutions to the relocating of existing low intensity light industrial (and related) uses to newly developed industrial estates in locations around the City.
 4. Freefoam Plastics Limited further acknowledges that the Cork City Council is committed to utilising Compulsory Purchase Order powers under relevant legislation as required to enable infrastructure delivery necessary to unlock the potential of the Cork City Docks to create a sustainable neighbourhood.

The location and extent of the subject lands, which are in the all in the ownership of Freefoam Plastics Limited, are identified within **Figure 1** below.

Figure 1: Freefoam Plastics Limited's Land Ownership Extent



Source: ESRI ArcGIS, Annotated and Reproduced under Licence by The Planning Partnership, April 2022

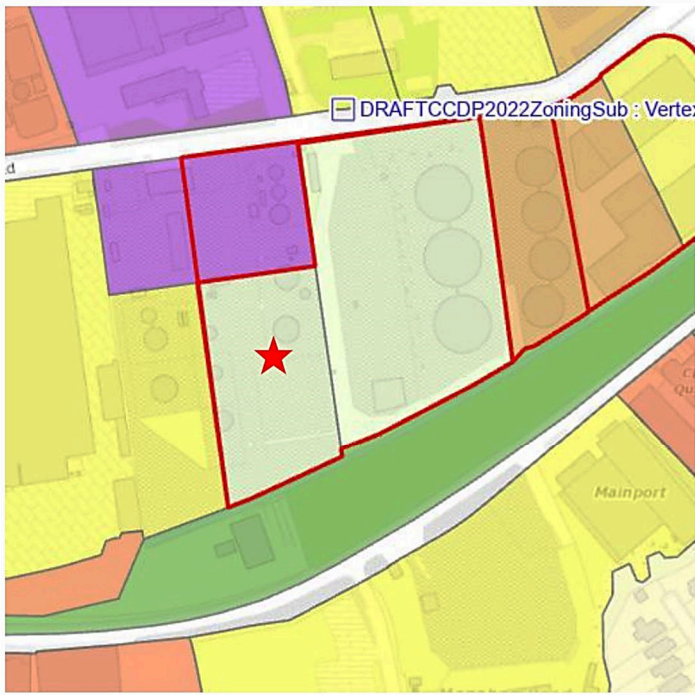
2.0 PROPOSED TO RETAIN AS PRESENTED IN CORK CITY DRAFT DEVELOPMENT PLAN 2022-2028

The submission has been complied to detail the following:

- The purpose of this submission is to outline Freefoam Plastics Limited's objection to the proposed **Zoning Amendment No.: 2.17** as presented in Part 2: Volume 2 (Mapped Objectives) of the published Proposed Material Alterations to the *Cork City Draft Development Plan 2022-2028*.
- To seek that Zoning Amendment No.: 2.12, Zoning Amendment No.: 2.13, Zoning Amendment No.: 2.14, and Zoning Amendment No.: 2.17 **not be pursued/effected** and the proposed zonings and extents be retained as that presented in the *Cork City Draft Development Plan 2022-2028* published 26th July 2021.

The above is clearly presented below in Figure 2: Zoning Amendment No.: 2.17, and Figure 3: Collective proposed Zoning Amendments, and Figure 4: Zonings and Extents be retained as presented in the *Cork City Draft Development Plan 2022-2028*:

Figure 2: Zoning Amendment No. 2.17

Zoning Amend.	Location	From	To	Map
2.17	Lands between Centre Park Road and Monahan Road, South Docklands	ZO 2 New Residential Neighbourhoods	ZO 17 Sports Grounds & Facilities	

Source: Part 2: Volume 2 (Mapped Objectives) Proposed Material Alterations *Cork City Draft Development Plan 2022 – 2028*, Zoning Amendment No. 2.17 – extracted and reproduced by The Planning Partnership under OS Licence No. AR0114722

It is our opinion that proposed Zoning Amendment No.: 2.17 appears to be without any substance, basis or justification presented within the documentation published as part of the Alterations/Amendment to Draft Plan Process in the preparation of the new *Cork City Development Plan 2022-2028*, is removed from the educational ZO 13 Education zoned lands located north of Centre Park Road, physically and visually severed from the Marina Park Concept and Párc Uí Chaoimh with associated sporting facilities, and would be contrary to *Cork City South Docks Drainage Strategy, Placemaking and Landscape Concept* as presented in Figure 10.9 of the *Cork City Draft Development Plan 2022-2028* published 26th July 2021 (See Figure 6 below).

Figure 3: Collective proposed Zoning Amendments

Zoning Amend.	Location	From	To	Map
2.12	Centre Park Road / Marquee Road, South Docklands	ZO 13 Education and ZO 17 Sports Ground & Facilities	ZO 2 New Residential Neighbourhoods and ZO 13 Education	
2.13	Lands between Centre Park Road and Monahan Road, South Docklands	ZO 17 Sports Grounds & Facilities	ZO 13 Education	
2.14	Lands between Centre Park Road and Monahan Road, South Docklands	ZO 2 New Residential Neighbourhoods and ZO 13 Education	ZO 17 Sports Grounds & Facilities	
2.17	Lands between Centre Park Road and Monahan Road, South Docklands	ZO 2 New Residential Neighbourhoods	ZO 17 Sports Grounds & Facilities	

Source: Part 2: Volume 2 (Mapped Objectives) Proposed Material Alterations *Cork City Draft Development Plan 2022 – 2028*, Zoning Amendments No.: 2.12, No.: 2.13, No.: 2.14, and No.: 2.17 – extracted and reproduced by The Planning Partnership under OS Licence No. AR0114722

Figure 4: Zonings and Extents to be retained as that presented in the *Cork City Draft Development Plan 2022-2028* published 26th July 2021

Zoning Amend.	Location	To Maintain	Map
2.12	Centre Park Road / Marquee Road, South Docklands	ZO 13 Education and ZO 17 Sports Ground & Facilities	
2.13	Lands between Centre Park Road and Monahan Road, South Docklands	ZO 13 Education and ZO 17 Sports Ground & Facilities	
2.14	Lands between Centre Park Road and Monahan Road, South Docklands	ZO 2 New Residential Neighbourhoods and ZO 13 Education	
2.17	Lands between Centre Park Road and Monahan Road, South Docklands	ZO 2 New Residential Neighbourhoods	

Source: *Cork City Draft Development Plan 2022 – 2028*, Zoning Map – extracted, annotated and reproduced by The Planning Partnership under OS Licence No. AR0114722

3.0 VISION AND ROLE OF CITY DOCKS

Cork City Draft Development Plan 2022-2028 published 26th July 2021 details the Vision and Role of City Docks to be:

- *A new sustainable neighbourhood in the centre of Cork City that benefits from excellent placemaking, with people-centred streets and spaces;*
- *A great place to live and work: an extension to Cork City Centre and a key destination for the economic, cultural, educational, commercial, civic and social vibrancy of the City;*
- *A green lung for the City that optimises the use of the River Lee, green and blue infrastructure and nature-based solutions.*

10.27: *This Plan provides a strategic policy that will form the basis for the development of the City Docks. Cork City Council will seek to prepare urban design masterplans for the City Docks to update the urban design strategy for the development of the area. Following completion of the masterplans, Cork City Council may seek to prepare Character Area Guidance to guide the development of individual sites or areas in the City Docks. Cork City Council will also seek to update the Docklands Public Realm Strategy Policy Documents during the lifetime of this Plan. The masterplans will be prepared with key stakeholders including Irish Rail / CIE.*

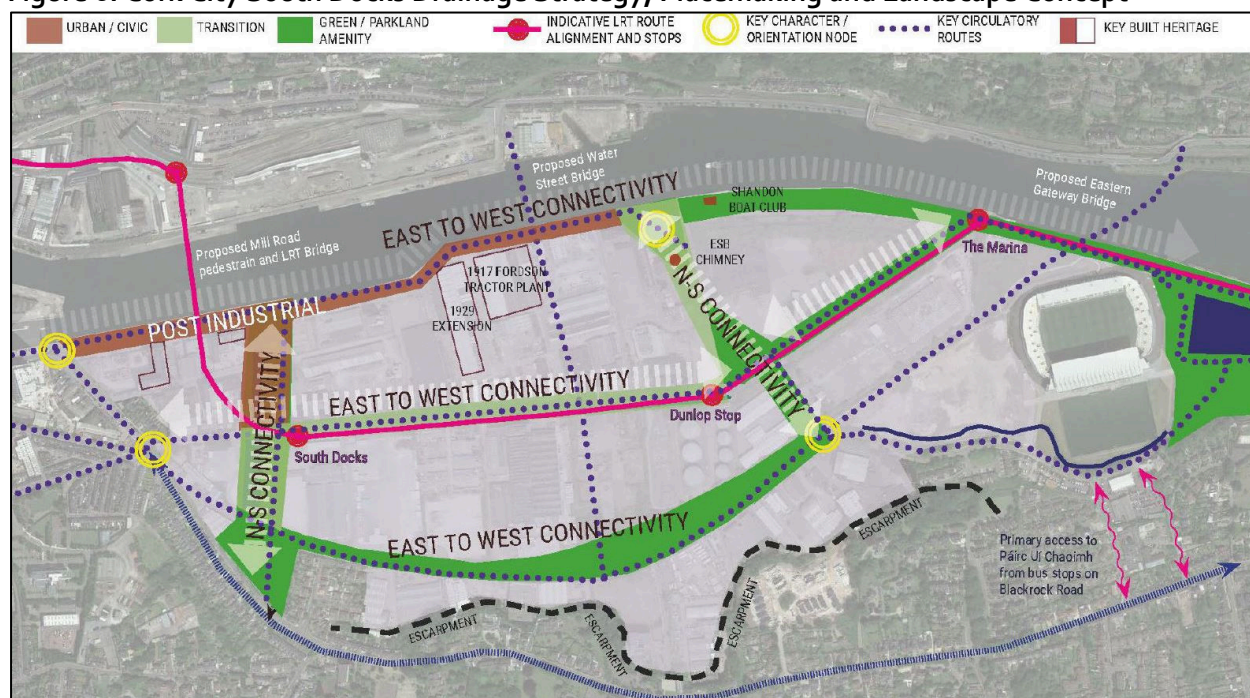
10.33: *The City Docks is comprised of character areas that were generated through the Docks Public Realm Strategy 2012. These character areas present the opportunity to provide a coherent urban structure for City Docks, with each area having its own identity and urban design qualities.*

Each area will each have its own coherent character, informed by their land use, density, building height, housing mix, public realm and a range of other factors. The character areas are capable of being implemented in phases that would allow infrastructure to be phased to meet the needs of each area.

10.52: Existing Light Industrial (and related) Uses: *Cork City Council will work with its partners to find solutions to the relocating of existing low intensity light industrial (and related) uses currently located within the City Docks. The City Council is proposing that new light industrial estates would be developed in locations around the City (see Chapter 7: Enterprise and Employment) to accommodate businesses that would seek to relocate from the City Docks. Within the City Docks small-scale light industrial uses (e.g. workshops) will be compatible with other uses where they occupy ground floor space within mixed-use buildings on non-residential street frontages.*

South Docks Drainage Strategy 2021 - 10.106: *Cork City Council has prepared a South Docks Drainage Strategy (2021) to inform development in City Docks. The objective of the Strategy is to provide a long-term placemaking vision that is flexible, environmentally responsible and climate-resilient, particularly to potential changes in sea level and rainfall intensity. The Strategy is based on a sustainable urban drainage solution approach to provide the drainage network and conveyance and mitigation of water. The aim is to provide water features on Centre Park Road and Monahan's Road that form an integral part of the urban landscape. Cork City Council are anticipating that the report will be finalised in July 2021 following completion of a final work package relating to Residual Risk Assessment.*

Figure 6: Cork City South Docks Drainage Strategy, Placemaking and Landscape Concept



Source: Figure 10.9 *Cork City Draft Development Plan 2022 – 2028*, reproduced by The Planning Partnership under OS Licence No. AR0114722

4.0 CONCLUSION

Freefoam Plastics Limited confirms it's support for the plan led regeneration of Cork City Docks and the assigned proposed zoning objective **ZO 2 New Residential Neighbourhoods** to part of their lands at Centre Park Road as presented in the *Cork City Draft Development Plan 2022-2028* published 26th July 2021.

Freefoam Plastics Limited confirms it's support for the plan led regeneration of Cork City Docks and the assigned proposed zoning objective **ZO 08 District Centres** to part of their lands at Centre Park Road as presented in the *Cork City Draft Development Plan 2022-2028* published 26th July 2021.

As the leading manufacturer of a wide range of innovative uPVC fascia and soffit products, and being significant landowners located along Centre Park Road, Freefoam Plastics Limited is considered a key partner in delivering the regeneration of the Cork City Docks. It is further noted that Cork City Council will support and facilitate the relocation of Freefoam Plastics from Cork City Docks, to more appropriate and suitable premises when required.

Should you have any queries or require any further information in relation to the above please do not hesitate to contact me.

Yours faithfully

Wessel Vosloo
Principal
The Planning Partnership