

Senior Planner  
Planning Policy Unit  
Cork City Council  
City Hall  
Cork

28 April 2022

**Re: Proposed Amendment Ref. No. 1.151.  
Submission on the Cork City Development Plan on behalf of Denis McBarron**

Dear Sir/Madam,

We act on behalf of our client, Denis McBarron, who is the owner of lands at Kinsale Road, Cork as identified in Figure 1 below. Our client welcomes the proposed removal of the site as a 'Strategic Employment Site' as outlined in the proposed amendments number 1.151 to the Draft Cork City Development Plan (Volume 1 and 2 Proposed Amendments, 1<sup>st</sup> April 2022).

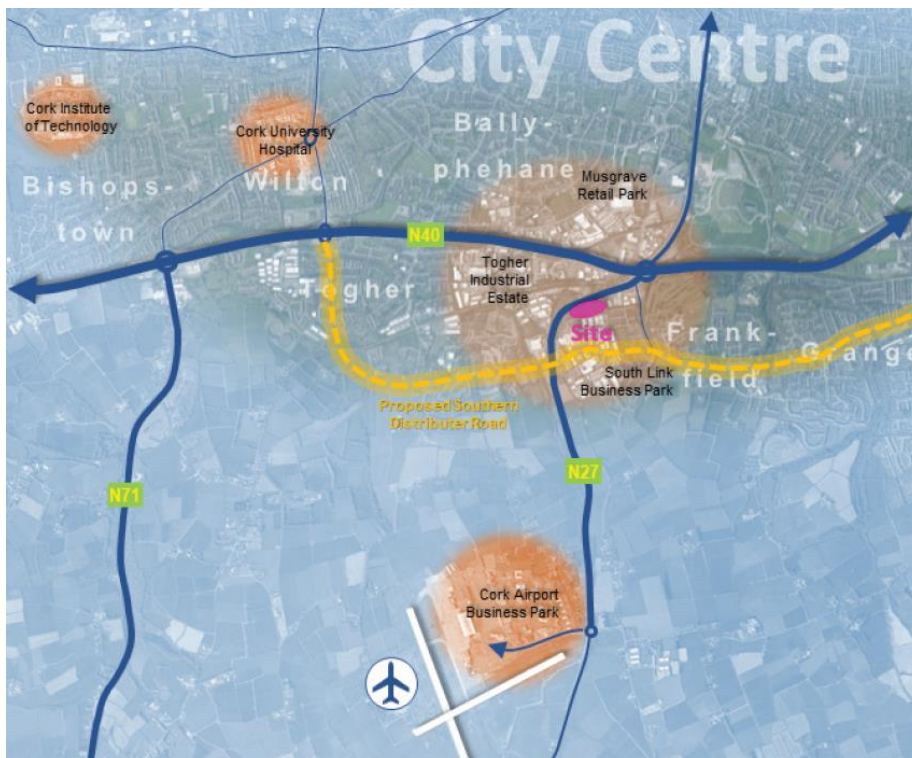


Figure 1 Indicative location of site at Kinsale Road Cork outlined in magenta.

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The proposed amendment will remove the site as a "Strategic Employment Site" however the zoning of the site should be retained as "ZO 05 Mixed Use Development" as per the draft plan and not 'ZO 4 Long Term Strategic Regeneration' as proposed in the amendments.

Amendment No. 1.151. states as follows:

*Remove Strategic Employment Site No. 5 (South Link Road) from future Strategic Employment Landbank.*

*Lands to be rezoned as "ZO 4 Long Term Strategic Regeneration" – see Chapter 10 Amendments and mapped Amendments.*

Objective ZO 4 states as follows:

*To provide and promote a mix of residential, employment and other uses in the long term, to ensure the creation of a vibrant, compact and sustainable urban area.*

Our client welcomes this proposed amendment to remove the site at Kinsale Road as a 'Strategic Employment Site', however, the proposed site zoning should be retained as "ZO 05 Mixed Use Development" as this will enable our client to provide a mixed-use development on zoned land in the short to medium term. Furthermore, the Council has not issued a map in Part 2 Volume 2 of the Amendments: Mapped Objectives showing a proposal to rezone our clients lands as "ZO 04 Long Term Strategic Regeneration" and therefore they cannot make this zoning change by way of an amendment to the Draft Plan.

The site at Kinsale Road is in a well-established area in close proximity to some of Cork's main employers. There is also easy access to the public transport from the subject site which further demonstrates that the site is suitable for mixed use development.

Our client is committed to providing a mixed-use development which, through careful and considerate design approach, will be of a high standard of design and landscaping that can take place without a negative visual impact.

We would therefore strongly urge the Council to adopt amendment Ref. No.'s 1.151. to the Draft Cork City Development Plan (Volume 1 and 2 Proposed Amendments, 1<sup>st</sup> April 2022), to remove the site as a "Strategic Employment Site" but retain the site zoning as "ZO 05 Mixed Use Development" as per the draft plan.

If you have any queries on the above, please do not hesitate to contact our office.

Yours sincerely

*Andrea McAuliffe*

Andrea Mc Auliffe  
**McCutcheon Halley**