



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 LOCATED AT VICARS ROAD, TOGHER, CORK

Zoning Amendment 2.35:

Site Specific Zoning Submission to re-zone as per Zoning Amendment 2.35 from *ZO 10 Light Industry and Related Uses* zoning to *ZO 9 Neighbourhood and Local Centre* zoning of lands located at Vicars Road, Togher, Cork

1.0 INTRODUCTION AND PURPOSE


The Planning Partnership, The Coach House, Dundanion, Blackrock Road, Cork City, prepare this *Site Specific Submission* in relation to the ongoing Cork City Development Plan Review process and the publication of **Zoning Amendment No.: 2.35** 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 our objection to the proposed **Zoning Amendment No.: 2.35** 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 10 Light Industry and Related Uses* zoning as presented in the *Cork City Draft Development Plan 2022-2028* published 26th July 2021, be maintained.

It is our opinion that proposed Zoning Amendment No.: 2.35 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*.

We further express the opinion that the lands proposed to be zoned for the purposes of **ZO 9 Neighbourhood and Local Centre** proposed under Zoning Amendment No.: 2.35, is contrary to the provisions of the current *Metropolitan Joint Retail Strategy 2015* which details that the “*opportunity for development of new neighbourhood centres will be identified in Development Plans or Local Area Plans as appropriate including where significant additional population growth is planned or where gaps in existing provisions are identified*”.

Figure 1: Proposed Zoning Amendment No. 2.35

Zoning Amend.	Location	From	To	Map
2.35	Vicars Road, Togher	ZO 10 Light Industry & Related Uses	ZO 9 Neighbourhood & Local Centre	

Source: Part 2: Volume 2 (Mapped Objectives) Proposed Material Alterations *Cork City Draft Development Plan 2022 – 2028*, Zoning Amendment No. 2.35 – extracted and reproduced by The Planning Partnership under OS Licence No. AR0114722

The site is located within an area characterised by Light Industrial Uses, remote from immediate residential hinterland with neighbouring residential development acknowledging the 5- and 10-minute walking distance primarily as access to residential developments are off the Togher and Pouladuff Roads.

Access to these new *ZO 9 Neighbourhood and Local Centre* (Vicars Road) lands will as such be largely car borne.

The residential catchment area is served by the existing Lidl Foodstore on Elm/Hazel Road, located on lands zoned *ZO 9 Neighbourhood and Local Centre* less than 400 metres northwest of the proposed additional *ZO 9 Neighbourhood and Local Centre* (Vicars Road) lands, and additional Convenience Retail should be directed to appropriately located and zoned centres.

The zoning of additional *ZO 9 Neighbourhood and Local Centre* (Vicars Road) lands within this catchment area will undermine the existing *ZO 9 Neighbourhood and Local Centre* (Lidl) lands, and contravene the aim of the Development Plan to protect its vitality and viability.

Maintaining the *ZO 10 Light Industry and Related Uses* zoning as presented in the *Cork City Draft Development Plan 2022-2028* published 26th July 2021, is presented in Figure 2 below.

Figure 2: 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
2.35	Vicars Road, Togher	ZO 10 Light Industry & Related Uses	

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

2.0 CATCHMENTS WILL UNDERMINE THE EXISTING ZO 9 NEIGHBOURHOOD AND LOCAL CENTRE

As detailed within the *Cork City Draft Development Plan 2022-2028*:

***ZO 9.1:** Neighbourhood and Local Centres contribute to sustaining liveable communities and neighbourhoods by fulfilling a **local convenience retail**, employment and service function, **providing a mix of uses and range of services**, at an appropriate local scale, to the local population often within a 5- or 10- minute walking distance. Chapter 7 Economy and Employment sets out further objectives for Neighbourhood and Local Centres.*

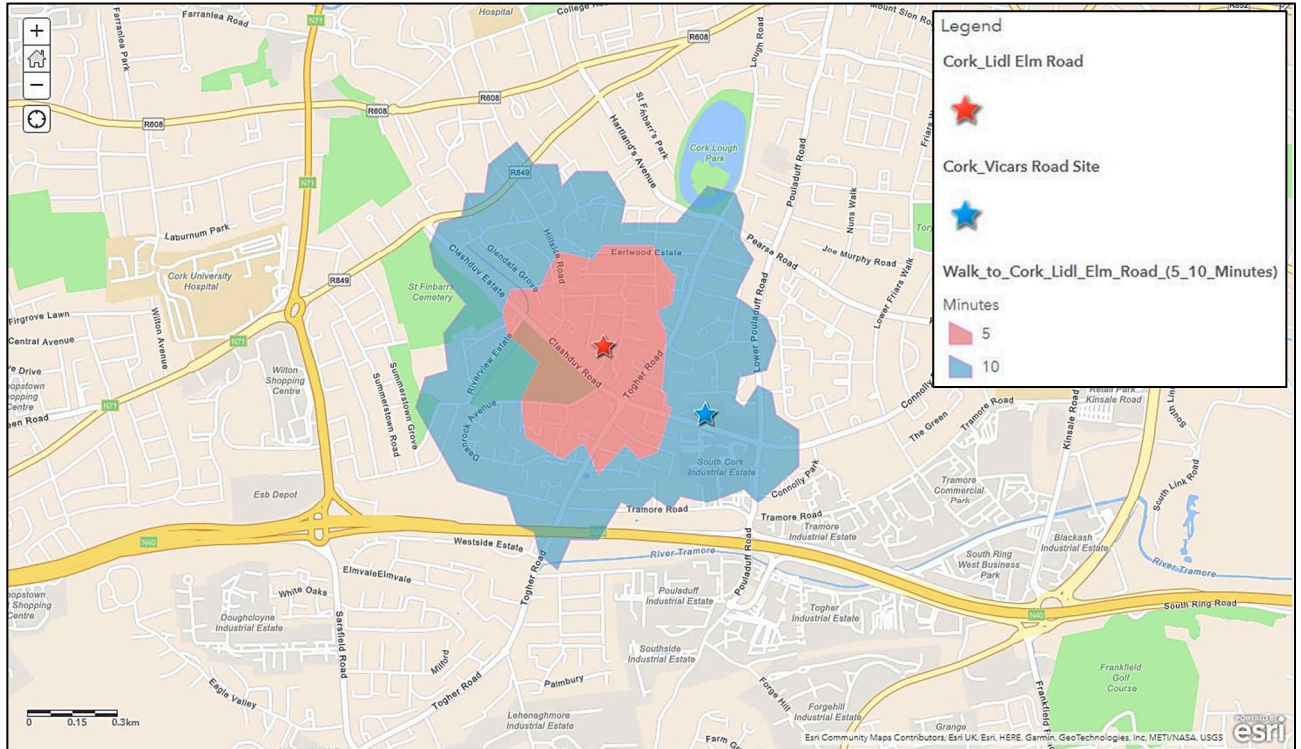
Figure 3 below, presents graphically the local catchment within a 5- and 10- minute walking distance of the existing ZO 9 Neighbourhood and Local Centre (Lidl) lands, as described under ZO9.1.

It is clear that the proposed additional ZO 9 Neighbourhood and Local Centre (Vicars Road) lands are located within the 10- minute walking catchment of the existing ZO 9 Neighbourhood and Local Centre (Lidl) lands.

Figure 4 below, presents graphically the local catchment within a 5- and 10- minute walking distance of the proposed additional ZO 9 Neighbourhood and Local Centre (Vicars Road) lands, as described under ZO9.1.

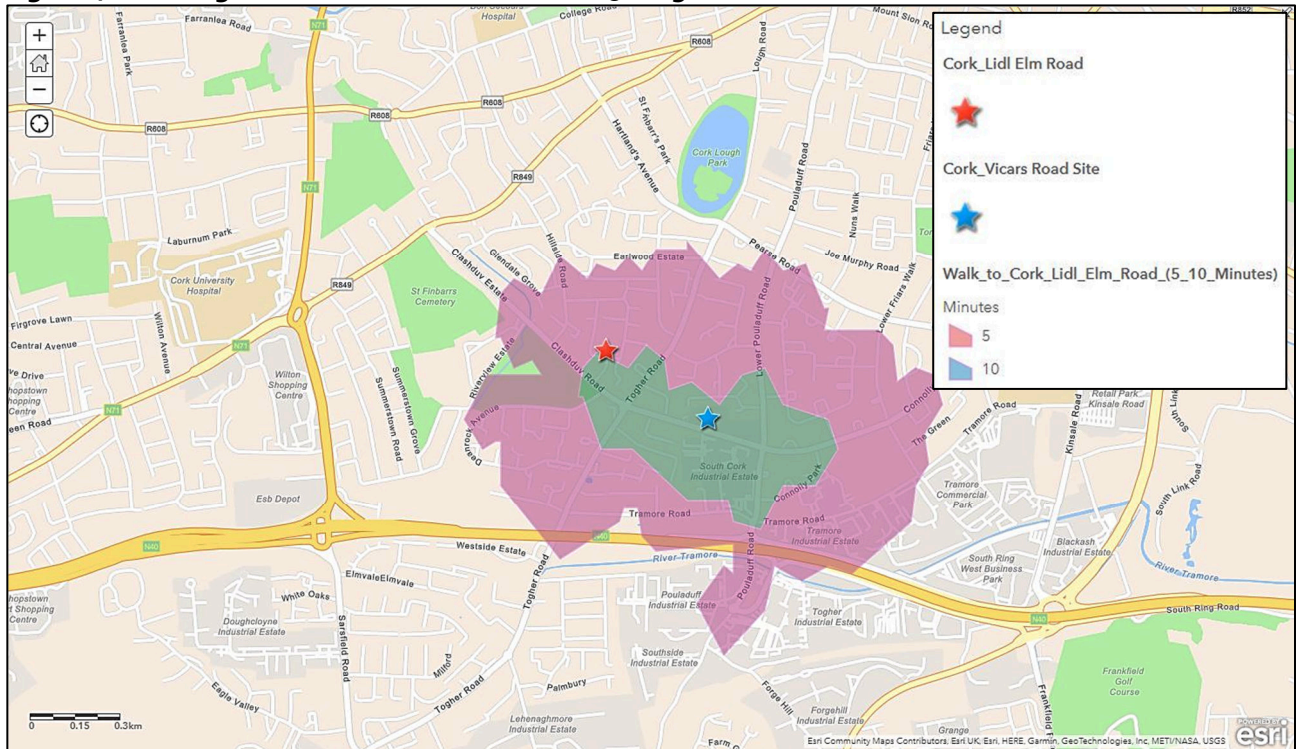
It is clear that the existing ZO 9 Neighbourhood and Local Centre (Lidl) lands will be located within the 10- minute walking catchment of the proposed additional ZO 9 Neighbourhood and Local Centre (Vicars Road) lands.

Figure 3: Walking Catchments of Existing ZO 9 Neighbourhood and Local Centre (Lidl Foodstore)



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

Figure 4: Walking Catchments of Additional ZO 9 Neighbourhood and Local Centre (Vicars Road)



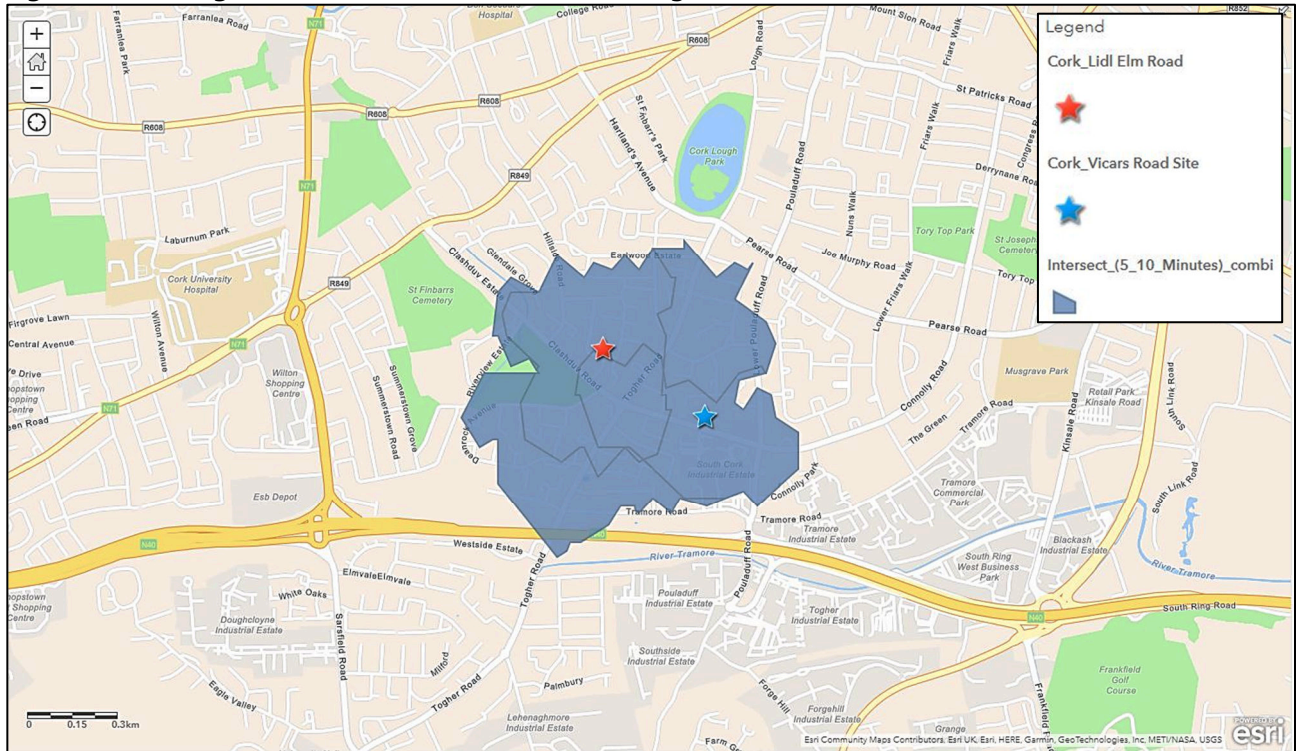
Source: ESRI ArcGIS, Annotated and Reproduced under Licence by The Planning Partnership April 2022

Figure 5 below, presents graphically the extent of intersect of the 5- and 10- minute walking distance catchments for which both the existing ZO 9 Neighbourhood and Local Centre (Lidl) lands and the proposed additional ZO 9 Neighbourhood and Local Centre (Vicars Road) lands will cater for.

Both the existing *ZO 9 Neighbourhood and Local Centre* (Lidl) lands and the proposed additional *ZO 9 Neighbourhood and Local Centre* (Vicars Road) lands, are located within this intersect area.

It is clear that this scenario undermines the existing *ZO 9 Neighbourhood and Local Centre* (Lidl) lands' vitality and viability, that no gaps in the existing provisions of convenience retail are evident justifying the proposed additional *ZO 9 Neighbourhood and Local Centre* (Vicars Road) lands, and that the proposed re-zoning would clearly contravening the aim of the Development Plan, i.e. to protect the existing *ZO 9 Neighbourhood and Local Centre* (Lidl) lands.

Figure 5: Walking Catchments of Additional *ZO 9 Neighbourhood and Local Centre* (Vicars Road)



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

4.0 CONCLUSION

The lands proposed to be zoned for the purposes of *ZO 9 Neighbourhood and Local Centre* proposed under Zoning Amendment No.: 2.35, is contrary to the provisions of the current *Metropolitan Joint Retail Strategy 2015*. This new catchment area will undermine the existing *ZO 9 Neighbourhood and Local Centre* (Lidl) lands, and contravene the aim of the Development Plan to protect its vitality and viability.

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