

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

Thursday, 28<sup>th</sup> 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 AT TOWNLAND OF KILCULLY, ROSEMOUNT ESTATE, CORK**

**Zoning Amendment 2.65:**

**Site Specific Zoning Submission to re-zone from *ZO 16 Public Open Space* zoning to *ZO 01 Sustainable Residential Neighbourhoods* zoning of part of the lands at Townland of Kilcully, Rosemount Estate, Cork, to enclose and complete the Rosemount Estate**

**1.0 INTRODUCTION AND PURPOSE**

*The Planning Partnership*, The Coach House, Dundanion, Blackrock Road, Cork City, are instructed by **Rosemount Estate Amenity Co. Ltd.**, Kinvara House, Dublin Hill, Cork, to prepared and make this *Site Specific Submission* in relation to the ongoing Cork City Development Plan Review process and the publication of **Zoning Amendment No.: 2.65** 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 support the **Zoning Amendment No.: 2.65** as presented in Part 2: Volume 2 (Mapped Objectives) of the published Proposed Material Alterations to the *Cork City Draft Development Plan 2022-2028*.

We further confirm that the extent of lands proposed to be rezoned from ***ZO 16 Public Open Space*** to ***ZO 1 Sustainable Residential Neighbourhoods*** under Zoning Amendment No.: 2.65, is significantly larger in extent to that as was requested per our submission to the *Cork City Draft Development Plan 2022-2028*, registered under Unique Reference Number: CRK-C155-DEV21-202, and duly acknowledged by Cork City Council on 4<sup>th</sup> October 2021 (copy enclosed).

There is a long and complex history to the ownership and designation of this area, ultimately resulting in the Granting of Outline Planning Permission by Cork County Council under Plan. Reg. Ref. No.: 16/5300 by Order No. 17/4732 dated 28<sup>th</sup> April 2017.

The Applicant associated with Cork County Council Plan. Reg. Ref. No.: 16/5300 was formed by residents of the Rosemount Estate in response to:

- The open space never being developed by the original developer and the required amenity has not been available to the residents;
- Enforcement action was not possible because of the lapse of time;
- The lands in question were acquired from the developer by a third party;
- Planning for housing development was lodged but was not granted (withdrawn);
- The lands were later a focus for anti-social activity; and
- When put on the market in recent years, the Rosemount Estate residents’ company purchased the site.

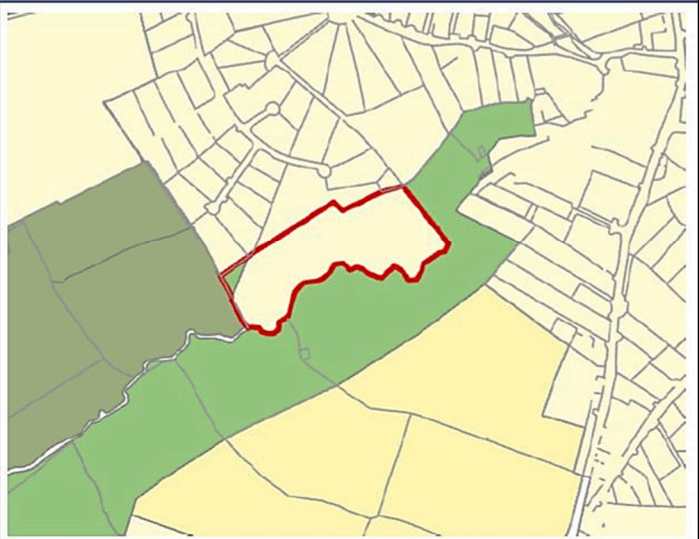
**2.0 PROPOSED ZONING EXTENT**

The submission has been compiled to detail the following:

- To support the **Zoning Amendment No.: 2.65** 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 amendment to the extent of rezoning from **ZO 16 Public Open Space** to **ZO 1 Sustainable Residential Neighbourhoods** to that as presented under Zoning Amendment No.: 2.65, in line with our submission to the *Cork City Draft Development Plan 2022-2028*, registered under Unique Reference Number: CRK-C155-DEV21-202, and duly acknowledged by Cork City Council on 4<sup>th</sup> October 2021 (copy enclosed).

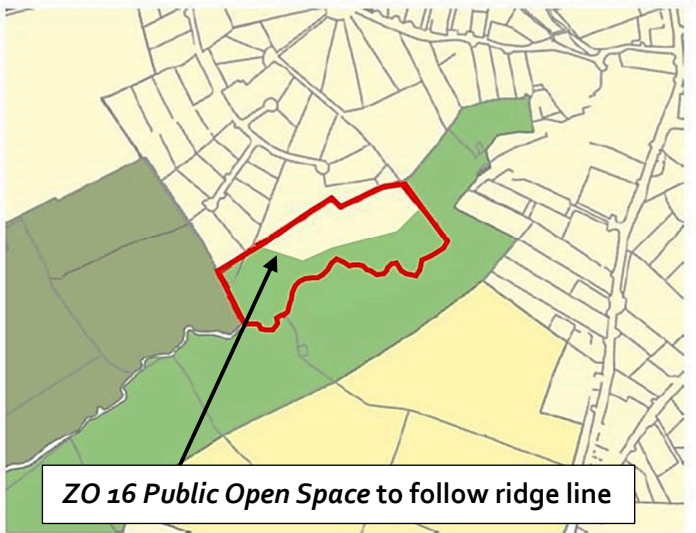
The above is clearly presented in Figure 1: Zoning Amendment No.: 2.65, and Figure 2: Reduced Extent *ZO 1 Sustainable Residential Neighbourhoods* below:

**Figure 1: Zoning Amendment No. 2.65**

Zoning Amend.	Location	From	To	
2.65	Lands at Kilcully, Cork	ZO 16 Public Open Space	ZO 1 Sustainable Residential Neighbourhoods	

Source: Part 2: Volume 2 (Mapped Objectives) Proposed Material Alterations *Cork City Draft Development Plan 2022 – 2028*, Zoning Amendment No. 2.65 – extracted and reproduced by The Planning Partnership under OS Licence No. AR0114722

**Figure 2: Reduced Extent ZO 1 Sustainable Residential Neighbourhoods**

Zoning Amend.	Location	From	To	
2.65	Lands at Kilcully, Cork	ZO 16 Public Open Space	ZO 1 Sustainable Residential Neighbourhoods	 <p><b>ZO 16 Public Open Space to follow ridge line</b></p>

**Source:** Part 2: Volume 2 (Mapped Objectives) Proposed Material Alterations *Cork City Draft Development Plan 2022 – 2028*, Zoning Amendment No. 2.65 – extracted, annotated and reproduced by The Planning Partnership under OS Licence No. AR0114722

The requested per our submission to the *Cork City Draft Development Plan 2022-2028*, registered under Unique Reference Number: CRK-C155-DEV21-202, and duly acknowledged by Cork City Council on 4<sup>th</sup> October 2021 (copy enclosed), was to move the *ZO 16 Public Open Space* line to the ridge edge of the Subject Lands. The Bride Valley will thus remain unaffected and continue to function as linier park.

The sloped glen area of the Bride Valley is left undisturbed, including the inner riparian 10 metre zone along the river channel and the intermediate 15 to 30 metres zone, allowing the native vegetation to regenerate naturally.

### 3.0 PLANNING HISTORY

The following presents the Planning History summary associated with the Subject Lands is identified, confirming that the Planning Authority was open to the consideration of developing residential units on the lands in 2017, as the area of land has been a focus for anti-social activity. The development of houses with attendant surveillance will address this current situation.

The re-zoning of part of the subject lands from **ZO 16 Public Open Space** to **ZO 01 Sustainable Residential Neighbourhoods** within the *Cork City Draft Development Plan 2022 – 2028* would therefor accord with the development principle established by the Permitted Outline Permission under Cork County Council Planning Application Ref. No. 16/5300.

<b>Cork City Council</b>	<b>Plan. App. Reg. Ref. No: 16/5300</b>
Applicant:	Rosemount Estate Amenity Company Ltd
Date Lodged:	15 <sup>th</sup> June 2016
Development Description:	The residential development of five no. dwelling houses with individual wastewater treatment systems and associated site works.
Decision Date:	2 <sup>nd</sup> May 2017
Outcome:	Outline Permission Conditional (3 Conditions)

The area of land continuous to be a focus for random incidents of anti-social activity, and it is presented that the development of houses with attendant surveillance will address this current situation.

**Figure 3: Subject Lands Opens Space**

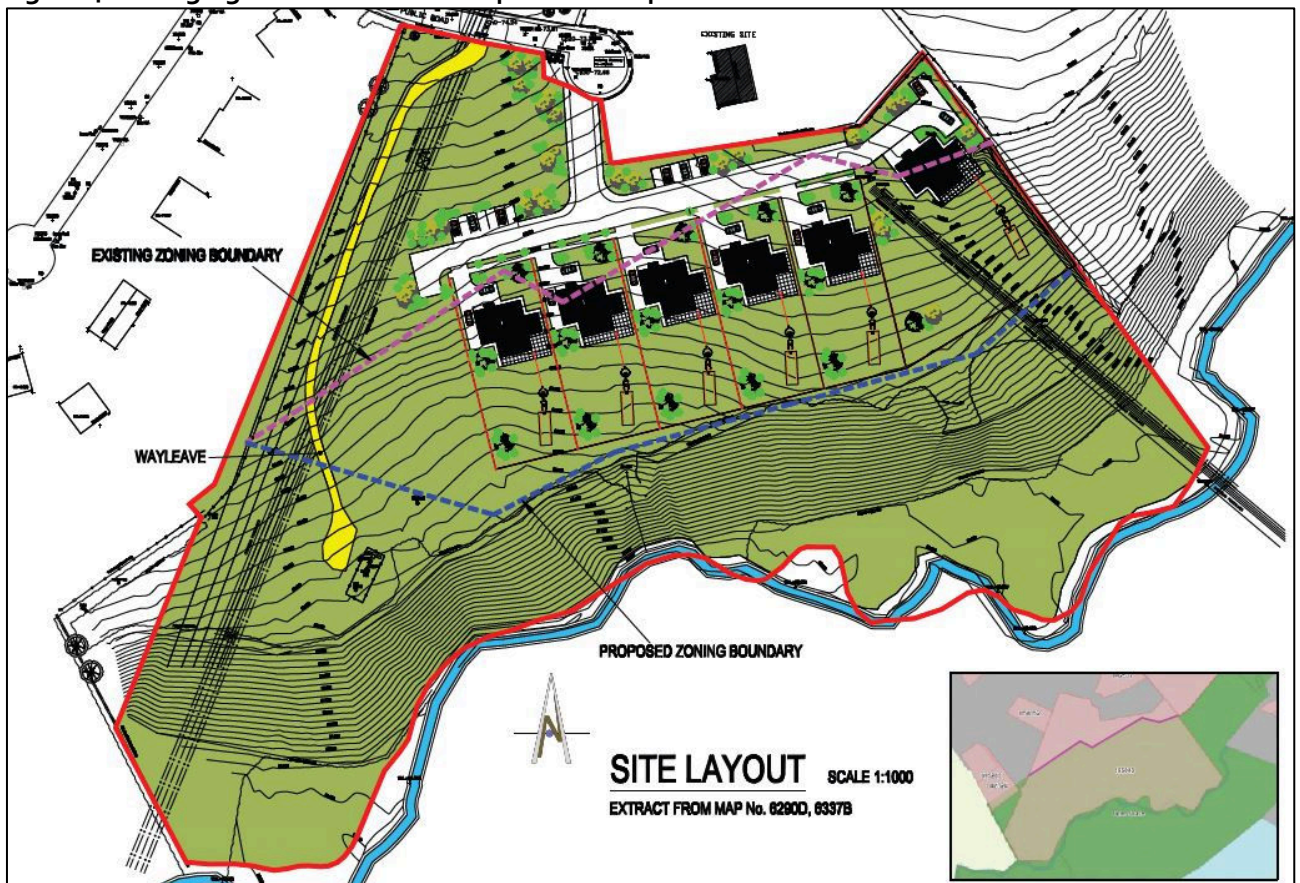


Source: google streetview - October 2010

As outlined in the Planning Application documentation which informed the ultimate decision of Cork County Council to Grant Outline Planning Permission, Cork City Council recognized this in the Glen Regeneration Project and used *"new infill housing to occupy areas prone to anti-social behaviour and provide passive supervision of public space"*, with some private spaces were extended into public spaces to counter the adverse effects of unresolved public spaces.

A similar approach is being used in this situation, developing a portion of the existing open space as presented in **Figure 4** below, will prevent unauthorised access and incidents of anti-social activity.

**Figure 4: Emerging Architectural Concept to develop houses with attendant surveillance**



Source: Extracted Site Layout, Archetect Limited October 2021

#### 4.0 CONCLUSION

In summary, the area of land the subject of this *Site Specific Submission* has been a focus for anti-social activity, and it is presented that the development of houses with attendant surveillance will address this current situation.

The sloped glen area of the Bride Valley is left undisturbed, including the inner riparian 10 metre zone along the river channel and the intermediate 15 to 30 metres zone, allowing the native vegetation to regenerate naturally. The Bride Valley will thus remain unaffected and continue to function as linier park.

This submission is therefore made to seek a design solution facilitating new infill housing to occupy an area prone to anti-social behaviour, to provide passive supervision of public space, to enclose and complete the Rosemount Estate and thereby more accurately aligning the estate with the settlement pattern and the built form of the Kilcully Area.

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