

CORK CITY DEVELOPMENT PLAN 2022 – 2028

Proposed Variation No. 3

NPF Implementation: Housing Growth Requirements, Rural Housing Policy & related updates

Part A

Volume 1: Written Statement

Text amendments

April 2026



Comhairle Cathrach Chorcaí
Cork City Council

Structure of Part A

The proposed text amendments are grouped under two main headings, for ease of reference.

1. Proposed text amendments related to mapping & other miscellaneous changes

These text amendments relate to the proposed mapping amendments set out in **Part B, Volume 2: Mapped Objectives** and other related and miscellaneous changes.

2. Rural Housing Policy

These text amendments affect Chapter 3, Delivering Homes & Communities, but affect different sections of Chapter 3 to those amendments set out under (1) above. For ease of reference, all amendments affecting the rural housing policy are grouped together.

Interpretation

In this Part, amendments to Volume 1 are indicated by the following formatting protocol.

Original text	indicated thus	<i>(plain black font)</i>
Proposed new text	<u>indicated thus</u>	<i>(blue underlined font)</i>
Text proposed to be deleted	indicated thus	<i>(red strikethrough font)</i>
Original text being retained but relocated	<u>indicated thus</u>	<i>(green underline font)</i>

1. Proposed Text Amendments: Mapping & Miscellaneous

The proposed amendments are set out following the structure of the City Development Plan:

- 1.1 Proposed amendments to Chapter 2: Core Strategy
- 1.2 Proposed amendments to Chapter 3: Delivering Homes & Communities
- 1.3 Proposed amendments to Chapter 10: Key Growth Areas & Neighbourhood Development Sites
- 1.4 Proposed amendments to Chapter 11: Placemaking & Managing Development
- 1.5 Proposed amendments to Chapter 12: Land Use Zoning Objectives
- 1.6 Proposed amendments to Appendix 1: Compliance with Ministerial Guidelines

1.1 Proposed Amendments to Chapter 2: Core Strategy

Growth Targets 2040

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2.22

The delivery of Light Rail Transit (LRT) and its interaction with the Lee to Sea greenway, suburban rail network, orbital bus routes and strategic bus corridors will deliver transport orientated development in key areas such as Blackpool, Ballyvolane, Mahon and South Ballincollig and an integrated multimodal city transport system. Longer term strategic planning and delivery of growth in areas such as Tramore Road, Stoneview and the lands located between the City and Ballincollig ([generally, the lands bounded to the west by the N22 and Ballincollig, to the south by the N40, to the east by the Curraheen and Twopot Rivers, MTU campus and Bishopstown, and the N22 Carrigrohane Road to the north](#)) will further enhance the delivery of growth in Cork City and align with the NPF's strategic objectives and population growth targets out to 2040. [In particular, the lands located between the City and Ballincollig have significant potential to deliver mixed-use, transport-oriented development at scale, with the delivery of the LRT being a key catalyst. The North Distributor Multi-Modal Route \(NDMMR\) \(also referred to as the North Distributor Road\) will also present significant opportunities in unlocking land in strategic development areas across the northern arc of the City. These are longer-term development areas which will be considered as part of the making of the next City Development Plan.](#)

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2.53A

[The Government approved the First Revision of the National Planning Framework \(NPF\) in April 2025, after which new ministerial guidelines \(NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities, 2025\) were issued setting out new annual housing growth requirements for each planning authority. In line with these requirements approximately 270 hectares of additional lands for residential development were zoned as part of Variation No. 3 of this Plan. The following methodology was applied:](#)

- [An average household size \(AHS\) of 2.49, in line with the Housing Strategy;](#)
- [A net reduction of 25% of the site area to allow for the provision of roads, open space, community facilities, etc;](#)
- [An average density of 65 dwellings per hectare \(dph\) based on the existing relevant density ranges \(50 dph to 80 dph\) set out in the City Development Plan and the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities \(2024\)'.](#)

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Proposed New Table 2.2A

(This table is new but [proposed new text](#) formatting is foregone to aid interpretation)

Core Strategy Update: 2028-2030							
Cork City	Core Strategy 2028		Census 2022 update		NPF Implementation Guidelines Revised Housing Growth Targets 2028-2030 *		Revised Future Population, Plan Period + to 2030
Cork City Areas	Baseline Population 2016	Future Population 2028	Baseline Population 2022	Growth Number	Additional Area (Ha)	Additional Population	Future Population to 2030
City Centre	22,732	26,218	25,862	3,130	-	-	25,862
Docklands	1,667	7,737	1,971	304	-	-	1,971
City Docks	1,667	7,239	1,971	304	-	-	1,971
Tivoli Docks	0	498	-	-	-	-	-
City Suburb	141,808	161,258	145,811	4,003	179	21,813	167,624
North East Suburb	26,841	36,038	26,745	-96	126	15,351	42,096
North West Suburb	23,125	23,917	23,578	453	8	949	24,527
South East Suburb	51,605	58,679	53,807	2,202	29	3,516	57,323
South West Suburb	40,237	42,625	41,681	1,444	16	1,997	43,678
Urban Town	33,886	54,737	38,123	4,237	77	9,409	47,532
Ballincollig	18,159	27,987	20,578	2,419	41	4,953	25,531
Blarney	2,550	6,238	2,742	192	24	2,938	5,679
Glanmire	9,903	16,076	11,296	1,393	12	1,518	12,815
Tower	3,274	4,437	3,507	233		-	3,507
City Hinterland	10,521	11,611	12,236	1,715	14	1,676	13,912
Kerry Pike	497	546	1,078	581	4	426	1,504
Killeens	765	841	864	99	6	675	1,539
Upper Glanmire	530	894	470	-60	5	575	1,045
Hinterland	8,729	9,330	9,824	1,095		-	9,824
Total	210,853	261,561	224,004	13,151	271	32,899	256,903

Table 2.2A: Core Strategy Update 2028-2030.

* Included via Variation No. 3

Proposed New Table 2.3A(This table is new but [proposed new text](#) formatting is foregone to aid interpretation)

Growth Strategy Update: 2028-2030 *								
Location	Hectares				Units			
	Tier 1	Tier 2	Tier 1 & 2 Combined	Long Term Strategic Development	Tier 1	Tier 2	Tier 1 & 2 Combined	Long Term Strategic Development
City Centre								
Docklands								
City Docks								
Tivoli Docks								
City Suburb	6.0	173.5	179.5		292	8,460	8,750	
North East Suburb		126.3	126.3		-	6,158	6,158	
North West Suburb	0.5	7.3	7.8		23	358	381	
South East Suburb	5.0	23.9	28.9		244	1,167	1,411	
South West Suburb	0.5	15.9	16.4		25	777	802	
Urban Town	3.4	74.0	77.4	40.1	165	3,610	3,775	2,006
Ballincollig	2.1	38.6	40.8	40.1	103	1,884	1,987	2,006
Blarney		24.2	24.2		-	1,178	1,178	
Glanmire	1.3	11.2	12.5		62	547	609	
Tower			0.0				-	
City Hinterland	0.0	13.8	13.8	0.0	-	672	672	
Kerry Pike		3.5	3.5		-	171	171	
Killeens		5.6	5.6		-	271	271	
Upper Glanmire		4.7	4.7		-	230	230	
Hinterland			0.0		-	-	-	
Total	9.3	261.4	270.7	40.1	457	12,742	13,199	2,006

Table 2.3A: Growth Strategy Update 2028-2030.

* Lands included via Variation No. 3

Note: Figure 2.21 'Growth Strategy Map 2022-2028' will be updated following the adoption of Variation No. 3

Proposed New Table 2.4A(This table is new but [proposed new text](#) formatting is foregone to aid interpretation)

Long Term Strategic Residential Lands 2028-2030 *		
Location	Hectares	Potential Yield (Units)
City Centre		
Docklands		
City Docks		
Tivoli Docks		
City Suburb		
North East Suburb		
North West Suburb		
South East Suburb		
South West Suburb		
Urban Town	40.1	2,006
Ballincollig	40.1	2,006
Blarney		
Glanmire		
Tower		
City Hinterland		
Kerry Pike		
Killeens		
Upper Glanmire		
Hinterland		
Total	40.1	2,006

Table 2.4A: Table of Long Term Strategic Development Lands update 2028-2030.

* Lands included via Variation No. 3

Proposed New Table 2.5A(This table is new but [proposed new text](#) formatting is foregone to aid interpretation)

Existing Built-Up Footprint & Greenfield Targets Update 2028-2030 – Tier 1 and Tier 2 Lands *		
Type of Land	Gross Hectares	% of Total
Existing Footprint	187.1	69 %
Greenfield	83.6	31 %
TOTAL	270.7	100 %

Table 2.5A: Built-Up Footprint and Greenfield Growth Targets update 2028-2030.

* Lands included via Variation No. 3

Note: Figure 2.22 'Built-Up Footprint and Greenfield Growth Target Locations 2022-2028' will be updated following the adoption of Variation No. 3

1.2 Proposed Amendments to Chapter 3: Delivering Homes & Communities

Housing in the City Hinterland

Delivering Homes

3.17

The National Planning Framework and the Southern RSES provide ambitious growth targets for Cork City, as set out in Chapter 2: Core Strategy. The Joint Cork City and Cork County Housing Strategy / Housing Need and Demand Assessment (HNDA) ~~establishes~~ established the housing targets for net housing completions for the Development Plan period, informed by the NPF, NPF Roadmap, RSES and the Housing Supply Guidelines (DHLGC, December 2020). These housing supply targets are set out in Table 3.2, below.

3.17A

In April 2025 the Government approved the Revised National Planning Framework (NPF), followed by the publication of the 'NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities' in July 2025. These new Guidelines, issued under section 28 of the Planning and Development Act 2000, as amended, replace the 'Housing Supply Target Methodology for Development Planning Authorities Guidelines' published in December 2020, and set the housing demand scenario for each local authority up to 2040 by translating the NPF requirements into estimated average annual figures. In line with the NPF Implementation: Housing Growth Requirements Guidelines, and factoring in a potential two-year extension to the City Development Plan, Table 3.2A below sets out the Additional Housing Growth Requirements for Cork City Council, taking into account a period from mid-2025 when the Guidelines were published to end 2030, which is the City Development Plan extension period likely to be sought. This table was included as part of Variation No 3 in response to the 'NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities' (2025).

3.17B

The total additional housing growth requirement for Cork City Council for the period mid-2025 to 2030 taking into account the NPF Implementation: Housing Growth Requirements Guidelines 'Appendix 1' new annual housing growth requirement (which is the same as the original City Development Plan housing supply target) and an up to 50% additional provision is, 14,207 units. Using the City Development Plan's assumed average household size of 2.49 persons per household, this equates to an approximate population equivalent of 35,375 persons.

3.18

In line with the requirements of the Planning and Development Act, 2000 (as amended) Cork City Council ~~will review~~ reviewed supply targets in 2024 (the two-year development plan ~~review~~ "Section 15(2)" Progress Report).

3.20

Ensuring that small sites are brought forward is essential to regenerating Cork City's neighbourhoods and its historic areas. Small sites also provide the opportunity for self-build, co-operative housing, development trusts, eco-villages and a range of other developer options.

3.21

In operating an Active Land Management approach to optimise the use of land and buildings in the city, the Vacant Sites Register, under the provisions of the Urban Regeneration and Housing Act 2015 will identify Residential lands and Regeneration lands. Cork City Council is required to identify land use zoning types that will be considered to be “Residential lands” and those that will be “Regeneration land”. Table 3.3, below, sets out the relevant land use zoning objectives that relate to both categories of land for the purposes of the vacant sites levy.

Year	2022	2023	2024	2025	2026	2027	2028	Total
Homes	1,353	2,706	2,706	2,706	2,706	2,706	1,353	16,236

Table 3.2: Housing Supply targets per annum

Year	As Adopted City Dev. Plan allocation	2025 Guidelines baseline uplift	2025 Guidelines annual requirement (additional)	2025 Guidelines 50% additional provision
2025	1,353¹	-	-	667²
2026	2,706	-	-	1,353
2027	2,706	-	-	1,353
2028	1,353³	-	1,353⁴	1,353
2029	-	-	2,706	1,353
2030	-	-	2,706	1,353
TOTAL	8,118	-	6,765	7,422
TOTAL Additional Housing Growth Requirement			14,207	

Table 3.2A: Additional Housing Growth requirement for Cork City Council 2025-2030 (all figures are homes)

¹ Half year allocation for 2025, taken from publication of Guidelines in July 2025

² 50% additional provision on 1,353 ≈ 677

³ Half year allocation for 2028, as current City Development Plan period is to August 2028

⁴ Half year allocation of annual requirement for remainder of 2028 (see note 2 above)

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Delivering a Good Mix of Housing

3.30

All proposed residential developments, or mixed-use developments with a residential component, shall have regard to and comply with the provisions of the Housing Strategy and Part V, as appropriate. [In relation to apartment developments, all such schemes must comply with the provisions of SPPR 1 in the ‘Planning Design Standards for Apartments Guidelines for Local Authorities 2025’.](#) Applicants will be required to engage with the Planning Authority at an early stage in an application process to ascertain any specific requirements in relation to their Part V obligation. All schemes shall clearly demonstrate how the resultant mix of house type, tenure and housing mix has had due regard to the Housing Strategy and HNDA, [and the Planning Design Standards for Apartments Guidelines for Local Authorities 2025’.](#)

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Build-to-Rent and Shared Accommodation Shared Accommodation/Co-Living Sectors

3.35

~~The ‘Sustainable Urban Housing: Design Standards for New Apartments’ Guidelines (DHPLG; March 2018) establish Build-to-Rent (BTR) and Shared Accommodation (SA) as part of the housing mix for urban centres and locations accessible to high-quality public transport (i.e. adjacent to train stations or LRT stops). The housing models and their development standards are clearly defined within the Guidelines. The new housing models are defined as specific housing tenures. The ‘Planning Design Standards for Apartments Guidelines for Planning Authorities 2025’ identifies shared accommodation (now also known as ‘co-living’) as a distinct format within the overall residential sector which has a limited role to play in the provision of the new residential accommodation within Ireland’s cities.~~

3.36

~~Build-to-Rent are apartment complexes with long-term rental and resident support facilities and resident services and amenities (SPPR7). Build-to-Rent schemes will not be subject to dwelling mix requirements and are subject to very specific development standards (SPPR8). They are subject to Part V requirements.~~

The shared accommodation / co-living format comprises professionally managed rental accommodation, where individual rooms are rented within a commercial development that includes access to shared or communal facilities and amenities.

3.37

~~Shared Accommodation are complexes of studios with shared / communal facilities. The Sustainable Urban Housing: Design Standards for New Apartments (updated in December 2020) states that there shall be a presumption against granting planning permission for share accommodation / co-living developments unless the specific provisions of SPPR9 are met. In SPPR9, exceptions require that either there were planning applications under assessment at the time of the making of the Guidelines or that a specific demand was identified for shared accommodation / co-living development in the HNDA. Neither of these apply to Cork City. Therefore, there is a presumption against shared accommodation / co-living development in Cork City.~~

The ‘Planning Design Standards for Apartments Guidelines for Planning Authorities 2025’ state that there is a sufficient quantum of shared accommodation / co-living units either permitted or subject to consideration within the planning system that may be built out to prove this concept, without impacting the housing system. Therefore, in accordance with SPPR 7 of the Guidelines, there is a presumption against granting planning permission for shared accommodation / co-living unless the proposed development is required to meet specific demand identified in Cork City Council’s Housing Need Demand Assessment (HNDA). The consideration of any such developments shall be required to comply with the full requirements of the Apartment Guidelines 2025 (see Chapter 11 ‘Placemaking and Managing Development’).

Purpose-Built Student Accommodation (PBSA)

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3.39

The Housing Strategy / HNDA sets out that student accommodation is likely to provide accommodation for the majority of the 1-person household market forecasted for Cork City (forecast at 580 of the 711 units per annum). ~~The design of student accommodation is very similar to “Co-Living” property products with small studios and shared and communal spaces:~~

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3.42

~~Ensuring a range of PBSA types within any development will ensure that a range of price-points can be met. PBSAs should be developed to the highest standards to ensure that the scheme meets the needs of its residents and local service needs, where appropriate. This will mean that developments should incorporate cluster flats, studios, disability flats with size variations within any floorplate design.~~ In accordance with the [‘Planning Design Standards for Apartments Guidelines for Planning Authorities \(DHPLG, July 2025\)’](#), the design approach to PBSA should be informed by [‘The Design Guide for State Sponsored Student Accommodation 2025’](#) to support the delivery of high-quality student accommodation that promotes consistency of design.

3.43

~~PBSA should provide adequate functional living space and layout for the occupants, including shared communal external and internal spaces.~~ The design of the development must be high-quality and in accordance with the requirements of standards set out in Chapter 11 Placemaking and Managing Development. [The design requirements of SPPR 8 of the ‘Planning Design Standards for Apartments Guidelines for Planning Authorities 2025’](#) shall apply to any single student accommodation scheme.

3.44

In [addition to requirements and guidance set out in the ‘Planning Design Standards for Apartments Guidelines for Planning Authorities 2025’](#), ~~considering~~ planning applications for student accommodation Cork City Council ~~will~~ [should also](#) have regard to:

- [The Design Guide for State Sponsored Student Accommodation 2025](#)
- ~~The ‘Guidelines on Residential Developments for Third Level Students’ (2005);~~
- The provisions of The National Student Accommodation Strategy (2017);
- ~~Circular PL 8/2016 APH2/2016; and~~
- Any new or updated guidance.

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Children and Young People

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3.67

The provision of childcare should be addressed where, or within walking distance to where the need arises. In accordance with the Childcare Facilities Guidelines for Planning Authorities (2001), new residential developments of more than 75 homes will be expected to provide purpose-built as part of the development unless it can be demonstrated there is sufficient capacity in existing facilities. [Where residential development relates specifically to apartment schemes the threshold for provision of any such facilities is required to be established and addressed in planning applications in accordance with the Planning Design Standards for Apartments Guidelines 2025 having regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units will not generally be considered to contribute to a requirement for any on-site childcare provision and subject to the named factors, this may also apply in part or in whole to units with two or more bedrooms. The recreational needs of children must be demonstrated to be considered in accordance with Section 4.4 of the Apartment Guidelines 2025.](#) Large employment development, either new developments or expansion of existing developments, will be required to provide childcare facilities. In large scale retail, leisure or tourism developments, the provision of a drop-in childcare facilities will also be encouraged. Chapter 11 Placemaking and Managing Development lists development management considerations and references the Government Guidelines: “We Like This Place- Guidelines for Best Practice in the Design of Childcare Facilities” (2005).

Objective 3.6 Housing Mix

Cork City Council will seek to:

- a. Implement the provisions of the Joint Housing Strategy and HNDA as far as they relate to Cork City [and the requirements of the 'Planning Design Standards for Apartments Guidelines for Planning Authorities 2025' with respect to apartment developments;](#)
- b. Encourage the development of an appropriate mix of dwelling types to meet target residential densities, utilising a range of dwelling types and density typologies informed by best practice (as illustrated in “Density Done Well” in the Cork City Density Strategy, Building Height and Tall Building Strategy) ~~with combinations of houses, stacked units and apartments;~~ [and the guidance and requirements set out in the 'Sustainable Residential Development and Compact Settlement Guidelines 2024' and the 'Planning Design Standards for Apartments Guidelines for Planning Authorities 2025';](#)
- c. Within all new residential developments it will be necessary to ensure an appropriate balance of housing tenure and dwelling size to sustain balanced and inclusive communities, including a balance of family sized units and smaller dwellings tailored to suit the location (please refer to Chapter 11: Placemaking and Managing Development for those standards). [Apartment scheme developments will be required to comply with the 'Planning Design Standards for Apartment Guidelines for Planning Authorities 2025'.](#)
- d. Deliver at least 20% below-market priced housing across Cork City and ideally within each new residential neighbourhood;
- e. Encourage the provision of housing for one and two person households in all neighbourhoods to meet the needs of all age groups, including providing for downsizing to release family housing units;
- f. Update Development Plan policy as necessary to reflect emerging national guidance with regard to housing standards.

Objective 3.7 ~~Build-To-Rent and Shared Accommodation~~ [Shared Accommodation/Co-Living Sectors](#)

- ~~a.—Cork City Council will facilitate the provision of Build-to-Rent in suitable locations in Cork City and schemes shall comply with the requirements of the “Sustainable Urban Housing: Design Standards for New Apartments” Guidelines (DHPLG, March 2018) and the December 2020 update, and any subsequent updates. At the neighbourhood level development proposals should contribute to the creation or maintenance of a socially balanced and inclusive neighbourhood. Development proposals will need to be justified within the context of the HNDA demand forecasts for one and two--person households and the spectrum of dwelling types and tenures available for that population group;~~
- ~~b.—There is a presumption against shared accommodation / co-living development.~~ [In accordance with SPPR 7 of the 'Planning Design Standards for Apartments Guidelines for Planning Authorities 2025', there is a presumption against granting planning permission for shared accommodation / co-living unless the proposed development is required to meet specific demand identified by a local planning authority further to Cork City Council's Housing Need Demand Assessment \(HNDA\). The consideration of any such developments shall be required to comply with the full requirements of the 'Planning Design Standards for Apartments Guidelines for Planning Authorities 2025' \(see Chapter 11 'Placemaking and Managing Development'\).](#)

Objective 3.8 Purpose-Built Student Accommodation

Cork City Council will seek to ensure that student housing demand is met by Purpose-Built Student Accommodation as far as possible, provided that:

- a. Student accommodation is provided in locations accessible to higher-level education campuses by walking, cycling or public transport, and ideally in the City Centre, City Docks, urban centres and mixed use redevelopment schemes of brownfield sites;
- b. At the neighbourhood level, the development contributes to a mixed and inclusive neighbourhood;
- c. ~~The scheme is of a high quality and meets the needs of students.~~ [The PBSA scheme complies with the 'Planning Design Standards for Apartments Guidelines for Planning Authorities 2025' as appropriate, including SPPR 8 regarding design requirements.](#)

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Objective 3.21 Childcare Facilities

To support the provision and expansion of high quality childcare facilities throughout the city.

The Council will:

- a. [In the case of a housing scheme, require](#) ~~Require~~ purpose built childcare facilities as part of proposals for new residential developments of more than 75 dwelling units. However, where it can be clearly established that existing facilities are sufficient, alternative arrangements will be considered;
- b. [In the case of an apartment scheme the threshold for provision of any such facilities shall be established and addressed in planning applications in accordance with the Planning Design Standards for Apartments Guidelines for Planning Authorities 2025 having regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.](#)
- ~~b.c.~~ Consult with the Cork City Childcare Company and the HSE on planning applications where childcare facilities are proposed;
- ~~c.d.~~ Require employers with more than 500 members of staff to provide childcare facilities as part of planning applications for significant new and extended development.

1.3 Proposed Amendments to Chapter 10: Key Growth Areas & Neighbourhood Development Sites

5. Ballincollig

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10.220

The future development of the Maglin/South Ballincollig area is dependent on the [delivery of the South Ballincollig Sustainable Transport Corridor \(STC\)](#). ~~design of a distributor road~~. Some of this road has been built from the north through the Heathfield development. ~~The route alignment capacity and overall function of this road (Public Transport Corridor, etc.) is currently being appraised. It is envisaged that the road will be selected during the lifetime of this plan. Some areas of land present difficulties in terms of topography, archaeology and flooding and require a more detailed appraisal.~~ [An indicative route alignment for the remainder of the South Ballincollig STC has been identified and appraised by Cork City Council and is illustrated in Figure 10.34 below.](#) The delivery of the South Ballincollig STC is key to unlocking the residential zoned lands in the Maglin / South Ballincollig area for future development and to ensure that any development occurs in a sustainable manner that does not negatively impact upon the wider road network. Residential development with the potential for access onto the local and regional road network, including in the western portion, will be considered [in a phased basis and in conjunction with the simultaneous delivery of enabling infrastructure, which includes the South Ballincollig STC at an early stage during the lifetime of this plan](#). The number of units for consideration, and which can proceed, will be determined and agreed at Development Management stage and will be subject to the following:

- Having regard to the [delivery of the South Ballincollig STC, which should precede, or be delivered in conjunction with, any future residential development](#) ~~progress on the design and integration with the proposed distributor road~~.
- Agreement by the developers/landowners to provide off site infrastructure as agreed with Cork City Council. These details are to be agreed at Pre-planning stage prior to the submission of any development proposals.

See also [Site-Specific Objectives 6-9](#) for development guidance for lands affected by the STC.

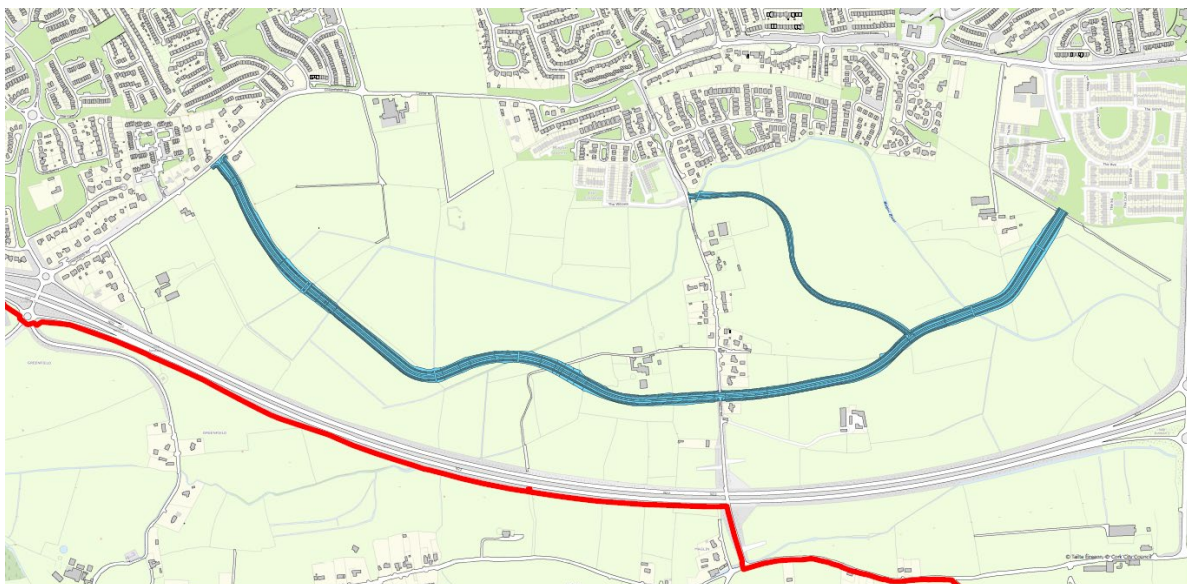


Figure 10.34: Proposed Indicative South Ballincollig Sustainable Transport Corridor (STC)

9. Glanmire

Future Growth

10.286

Glanmire will require significant infrastructure including a new road bridge over the Glashaboy River (forms part of the Cork Harbour Special Protected Area), additional school services, passive and active open space, local shops, community services and facilities, water and wastewater services, energy, telecommunications etc. The Proposed Natural Heritage Areas of Glanmire Wood and Dunkettle Shore form the western part of this large land area. This site should incorporate native mixed woodland to complement the adjoining riparian woodland.

[10.286A](#)

[The design of the transport, access and movement network to service lands zoned for New Residential development in Riverstown \(to the south and east of the existing Glashaboy Heights housing development\) shall ensure they provide for easy, safe, legible and integrated access to the local services located on Riverstown Road to the existing development to the south \(via Hazelwood / Crestfield\). This shall include well integrated active travel routes with high levels of natural surveillance and natural landscape features.](#)

9. Ballyvolane East and West

10.299

Ballyvolane is situated to the northeast of the city. Ballyvolane residential neighbourhood includes Kempton Park and playground. Existing retail offer is the Ballyvolane Shopping Centre, convenience retail and local shops.

10.300

Significant areas of land on either side of Ballyhooly Road to the northeast of Ballyvolane are identified for future growth including residential, employment, local services and open space. The majority of this land rises in a north-easterly direction. This land bank will require associated infrastructure, social and community services and facilities including education, community centre, sustainable and active travel, retail, community sports grounds and public open space.

10.301

Due to the growth proposed for Ballyvolane, existing retail either side of Ballyhooly Road is identified as a District Centre which provides a range of convenience shopping, a range of comparison outlets, food outlets, public house, off licence and local services. The Centre provides for the weekly shopping needs of the catchment area. Ballyvolane Shopping centre forms the core of the District Centre with the lands due northeast providing additional convenience and comparison retail in line with retail objectives.

[10.301A](#)

[The Ballyvolane Strategic Growth Area located to the northeast of Cork City is a priority growth area for large-scale sustainable housing delivery. This area contains the Strategic Expansion Areas of Ballyvolane East and Ballyvolane West as identified in the Core Strategy. The overall vision of the lands is to facilitate a highly sustainable, mixed-use neighbourhood, centred on key public transport and active travel interchanges with a distinct identity and sense of place.](#)

10.301B

A non-statutory framework plan will be prepared by Cork City Council setting out the overarching framework and guiding principles for the Ballyvolane Strategic Growth Area. A key objective of the framework plan is to ensure an integrated and co-ordinated approach to infrastructure delivery for the activation of these lands on a phased basis in tandem with the provision of sustainable housing delivery. A wide range of community services will need to be provided to meet the diverse needs of this future community including educational, childcare, recreational, retail and community facilities and may also include healthcare, cultural and leisure facilities.

10.301C

The lands zoned “ZO 3 – Long-Term Strategic Regeneration” in the Ballyvolane Strategic Growth Area, as reflected in Volume 2 and indicated in Figure 10.35 below, require the following in advance of the positive consideration of any development on these lands:

- (i) publication of the Ballyvolane Framework Plan and associated Rainwater Management Plan;
- (ii) publication of the final alignment of the Cork Northern Distributor Multi Modal Route;
- (iii) identification of a 6-to-8-hectare site for a primary and secondary school campus linked to the final route of the Cork Northern Distributor Road, the precise size and position of which is to be agreed in liaison with the Department of Education and Youth;
- (iv) identification of additional public open space to ensure continuous green infrastructure and active travel connections east-west and north-south through these lands.
- (v) See also **Site-Specific Objective 13** for additional development guidance for the lands on Lauriston Hill.

10.301D

Strategic flood risk assessment analysis has identified areas of high probability flood risk on these lands; such areas shall be excluded from development and used only for compatible SuDS or flood-resilient functions. This limitation shall take primacy over any other related land use zoning provision. All development proposals on the remainder of the lands shall be accompanied by a site-specific Flood Risk Assessment in accordance with the Flood Risk Management Guidelines.



Figure 10.35: ZO 3 ‘Long-Term Strategic Regeneration’ lands in Ballyvolane

City Suburbs Objectives

9. Ballyvolane ~~East and West~~

Objective 10.75 Ballyvolane East and West Expansion Areas

To support the compact growth and development of Ballyvolane East and West Expansion Areas as strategic City consolidation and expansion areas, as identified in the Core Strategy. All development shall be designed, planned and delivered in a co-ordinated and phased manner, using a layout and mix of uses that form part of an emerging neighbourhood integrated with the wider area.

Objective 10.76 Ballyvolane Framework Plan

Cork City Council will work with relevant stakeholders to produce a Framework Plan [and associated Rainwater Management Plan](#) to support the sustainable growth of Ballyvolane and provide a coherent and co-ordinated land use [and activation plan](#) for [the Ballyvolane](#) ~~and its immediate environs~~ [Strategic Growth Area](#).

Objective 10.77 Ballyvolane ~~Education~~ Long-term Strategic Regeneration Lands

~~Cork City Council will work with the Department of Education and landowners to identify and deliver new school sites for Ballyvolane and its wider catchment.~~

[The lands zoned “ZO 3 – Long-Term Strategic Regeneration” in the Ballyvolane Strategic Growth Area require the following in advance of the positive consideration of any development on these lands:](#)

- [\(i\) publication of the Ballyvolane Framework Plan and associated Rainwater Management Plan;](#)
- [\(ii\) publication of the final alignment of the Cork Northern Distributor Multi Modal Route;](#)
- [\(iii\) identification of a 6-to-8-hectare site for a primary and secondary school campus linked to the final route of the Cork Northern Distributor Road, the precise size and position of which is to be agreed in liaison with the Department of Education and Youth;](#)
- [\(iv\) identification of additional public open space to ensure continuous green infrastructure and active travel connections east-west and north-south through these lands.](#)

15. North East and North West Regional Parks

North East Regional Park

10.331

It is the ambition of Cork City Council to create a Regional Park in the North East area, primarily to accommodate the needs of Mayfield, Ballyvolane and Glanmire residents and visitors. ~~This area is currently agricultural land with rolling hills and would primarily be accessed via Old Youghal Road.~~ Existing agricultural lands between Mayfield, Tivoli, and Glanmire have been identified for the park's location to make use of the unique characteristics of these lands, which include a unique hillside setting that provides panoramic views of the city and Lough Mahon. There is an opportunity to create of a green buffer that visually separates the City from Glanmire and maintains each settlement's character, while integrating the park with neighbouring land uses, including existing sports pitches and clubs, significant ecological and heritage assets, mature woodlands, Recorded Monuments, Protected Structures and their historic gardens woodlands, and designed landscapes. Depending on the final location, any panoramic views of the city and Lough Mahon should be maximised in the overall design. This shall be achieved in collaboration with stakeholders. Access connections to Mayfield, Ballyvolane, Lotabeg, Tivoli and Glanmire will be integral to the effectiveness of this potential park, with priority given to sustainable and active travel links. ~~Measures to complement existing natural heritage assets on site and maximise benefits to biodiversity will form part of the overall proposal. This is a medium to long term goal and will require a Framework Plan. Such a plan will consider a mix of uses to ensure effective natural surveillance of the regional park to ensure the park will be safe, friendly and welcoming to visitors.~~

See [Site-Specific Objective 11](#) for additional development guidance for the residential-zoned lands in this area.

Objective 10.91 North East and North West Regional Parks and Surrounds

~~To create Regional Parks within the North East and North West areas which will allow for the provision of both active and passive recreational areas accessible for all age groups and abilities. These parks will facilitate green linkages between the City and its hinterland, compliment biodiversity and incorporate renewable energy generation where feasible.~~

- a) ~~To create Regional Parks within the North East and North West areas that function as destination spaces for large-scale recreation, cultural activity, and tourism.~~
- b) ~~To provide multifunctional park environments that accommodate passive and active recreation and which are accessible to all age groups and abilities.~~
- c) ~~To enhance biodiversity by conserving and retaining existing habitats where appropriate, and to create new wildlife corridors and buffer zones that support the conservation and movement of wild species in the local and wider environment and support wider Plan objectives relating to climate resilience, active travel, built heritage, and landscape character.~~
- d) ~~To ensure that development within the surrounding area of both parks is designed to respond sensitively to the future park sites, incorporate natural surveillance where appropriate, and deliver high quality active travel links to the parks-quality active travel links to the parks~~
- e) ~~In relation to the proposed North East Park, to provide primary access via the Old Youghal Road (or the Cork Northern Distributor Multi Modal Route), supported by integrated active travel connections to Mayfield, Tivoli, Glanmire, and Ballyvolane, and to ensure that residential development adjoining these North East Park lands safeguards and facilitates future access to the park.~~
- f) ~~The location and design of access for any new residential sites adjoining the proposed park shall be determined following confirmation of the final alignment of the Cork Northern Distributor Multi Modal Route.~~

Neighbourhood Development Sites

...

10.357

Site-specific objectives are also included for some sites zoned as part of Variation No 3 in response to the ‘NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities’ (2025). These site-specific objectives provide development guidance to assist in realising development on these sites. Like the Neighbourhood Development Sites, these objectives are illustrated through accessible maps and accompanying text, using the same series of icons as the Neighbourhood Development Sites. The icons are solely a guide (and are not exhaustive) of planning factors to be addressed in submitting a planning application.

Objective 10.101 Site-Specific Objectives

Development on the sites identified for site-specific objectives shall be carried out in accordance with the stated objectives.

Neighbourhood Development Sites

Neighbourhood Development Site 4

Address: Castle Road, Ballincollig

Site area: 14.37 Ha

Zoning: ~~Mixed Use~~ ZO 2 New Residential

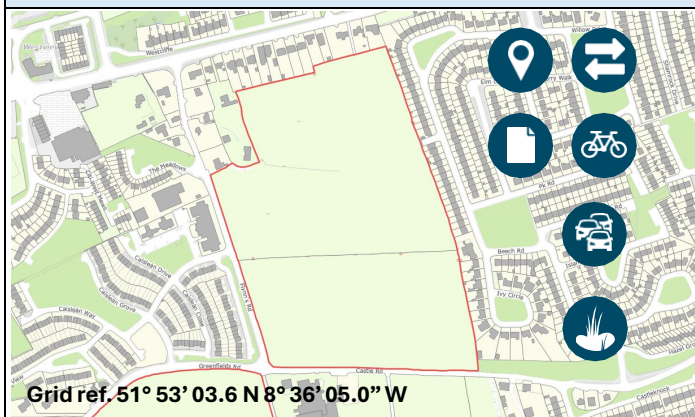
Recommended Land Use: ~~mixed use including residential, employment, community facilities and open space~~

Predominantly residential use with a mix of open space and other uses that support a vibrant community. Development must be led by a masterplan that takes account of its setting and addresses existing adjoining development and provides for safe active travel infrastructure along Flynn’s Road and Castle Road, linking Maglin with Ballincollig town centre.

Permeability to the north to Main Road (R608) is preferable and east-west and north-south permeability across the site must be provided.

Development must provide for both the delivery of Luas Cork and BusConnects infrastructure and services, including safeguarding of required corridors, stops and associated public transport priority measures.

Development must safeguard and protect essential water services infrastructure.



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Site-Specific Objectives

Site-Specific Objective 1

Location: Moneygourney, Douglas

Site area: 16.9 Ha

Zoning: ZO 2 New Residential Neighbourhoods

Specific Objectives:

- (i) Development shall make provision for vehicular (if possible) and pedestrian / cycle access to the existing development to the north and to the east connecting to Douglas Hall lands, in addition to access onto the Maryborough Road.
- (ii) Active travel connectivity is required along the full length of the site along Maryborough Hill (L6477).
- (iii) Minimise removal of mature healthy trees and field boundaries and incorporate as a feature of any proposed development.
- (iv) An urban design framework should accompany any development proposal, to guide the development of the whole site, including phasing.
- (v) A services demand audit addressing sports facility and child care requirements in the local area is required to inform the urban design framework and any planning application on these lands including any associated provision.



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Site-Specific Objective 2

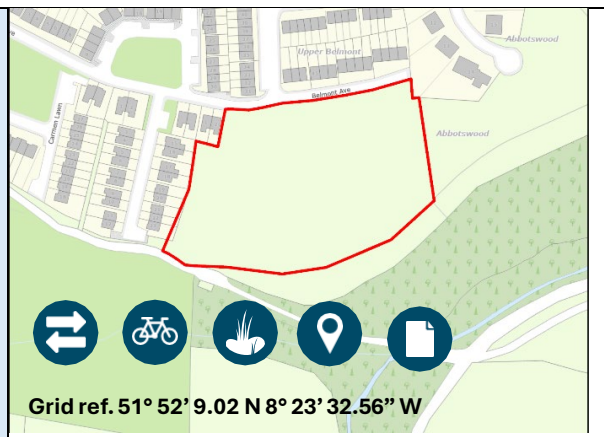
Location: Belmont Avenue, Garryduff

Site area: 1.9 Ha

Zoning: ZO 2 New Residential Neighbourhoods

Specific Objectives:

- (i) A publicly accessible pedestrian link is to be provided to Garryduff forest walk to the south with a modest public parking facility.
- (ii) Pedestrian and cycle connection is to be provided to the adjoining public open space to the east (which serves the Abbotswood estate).
- (iii) Development should positively address Belmont Avenue to the north and the woodlands setting to the south.



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<p>Site-Specific Objective 3</p> <p>Location: Moneygourney, Douglas</p> <p>Site area: 2.2 Ha</p> <p>Zoning: ZO 2 New Residential Neighbourhoods</p> <p>Specific Objectives:</p> <p>(i) Applications for development must demonstrate coherency with the overall Maryborough Ridge development including vehicular and active travel connectivity to primary transport corridors, connectivity to the Ballybrack Greenway and a responsive urban design layout appropriate to context.</p>	
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<p>Site-Specific Objective 4</p> <p>Location: Leghenamore (off Togher Road)</p> <p>Site area: 11.4 Ha</p> <p>Zoning: ZO 2 New Residential Neighbourhoods</p> <p>Specific Objectives:</p> <p>(i) Development should positively address Togher Road with appropriate setbacks, pedestrian and cycle connectivity to be provided.</p> <p>(ii) Development should consider non-residential uses, supported by the zoning objective, that contribute to a vibrant community.</p>	
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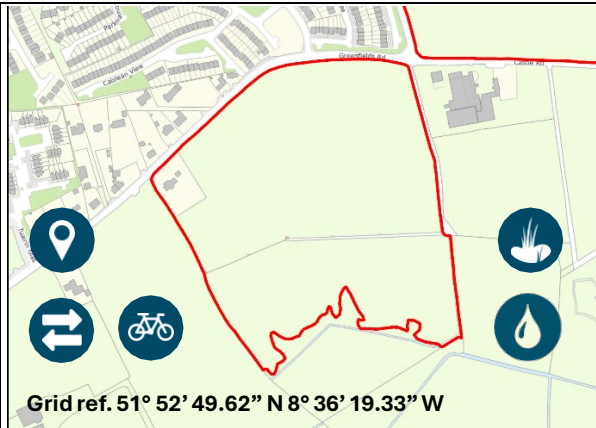
<p>Site-Specific Objective 5</p> <p>Location: Leghenamore (east of Lehenaghmore Park)</p> <p>Site area: 1.6 Ha</p> <p>Zoning: ZO 2 New Residential Neighbourhoods</p> <p>Specific Objectives:</p> <p>(i) Development shall be accessed via the development to the north.</p>	
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Site-Specific Objective 6

Location: [Greenfields Road, Ballincollig](#)
 Site area: 12.4 Ha
 Zoning: [ZO 2 New Residential Neighbourhoods](#)
 Specific Objectives:

- (i) [Development shall be subject to a full assessment of environmental constraints including a site-specific flood risk assessment with appropriate avoidance, mitigation and design measures incorporated, as required.](#)

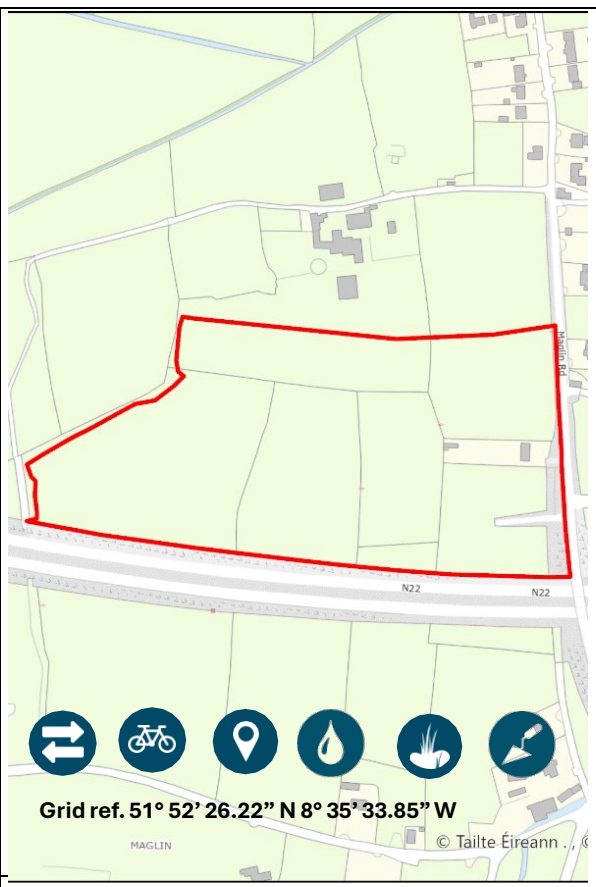


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Site-Specific Objective 7

Location: [Maglin, South Ballincollig \(north of N22, west of Maglin Road\)](#)
 Site area: 9.8 Ha
 Zoning: [ZO 2 New Residential Neighbourhoods](#)
 Specific Objectives:

- (i) [Development of these lands shall be contingent on the delivery of Phase 2 of the South Ballincollig Sustainable Transport Corridor, ensuring that residential development proceeds only where supported by appropriate transport and movement infrastructure.](#)
- (ii) [Strategic flood risk assessment analysis has identified areas of elevated flood risk under a high-end future climate risk scenario on these lands; such areas shall be excluded from development and used only for compatible SuDS or flood-resilient functions. This limitation shall take primacy over any other related land use zoning provision. All development proposals on the remainder of the lands shall be accompanied by a site-specific Flood Risk Assessment in accordance with the Flood Risk Management Guidelines.](#)
- (iii) [Development shall be subject to a full assessment of environmental constraints at Development Management stage including](#)
 - [Full archaeological assessment](#)
 - [Noise attenuation measures shall be provided for along the boundary with the N22.](#)

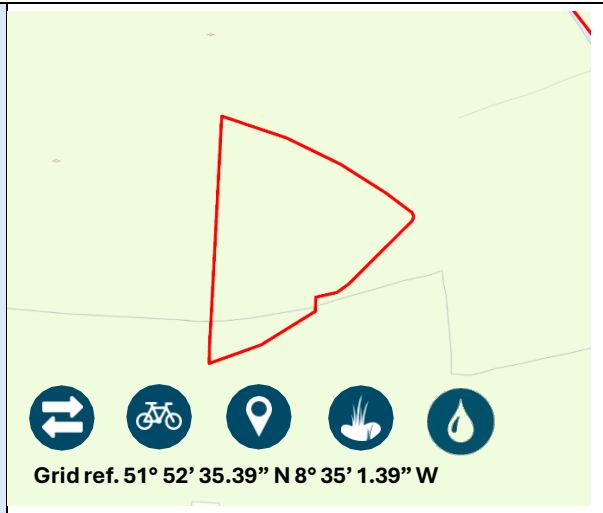


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Site-Specific Objective 8

Location: [Maglin, South Ballincollig](#)
 Site area: 1.25 Ha
 Zoning: [ZO 8 Neighbourhood and Local Centres](#)
 Specific Objectives:

- (i) [Development of these lands shall be contingent on the delivery of Phase 1 of the South Ballincollig Sustainable Transport Corridor, ensuring that development proceeds only when supported by appropriate transport and movement infrastructure.](#)
- (ii) [Development shall be subject to a full assessment of environmental constraints at Development Management stage including a site-specific flood risk, with appropriate avoidance, mitigation and design measures incorporated as required.](#)

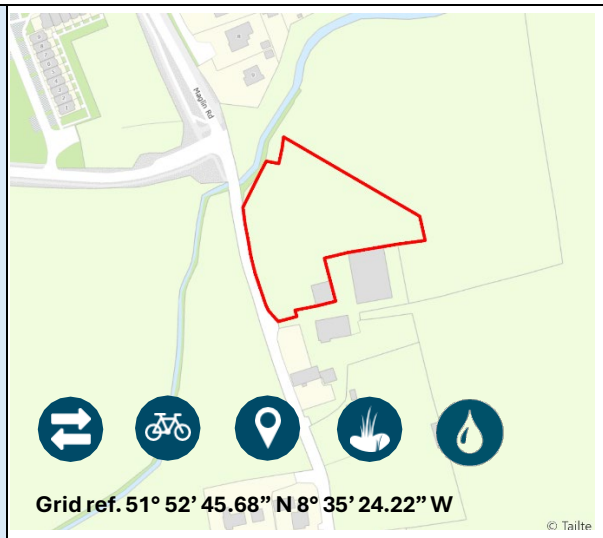


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Site-Specific Objective 9

Location: [Maglin, South Ballincollig](#)
 Site area: 0.7 Ha
 Zoning: [ZO 2 New Residential Neighbourhoods](#)
 Specific Objectives:

- (i) [Development of these lands shall be contingent on the delivery of Phase 1 of the South Ballincollig Sustainable Transport Corridor, ensuring that development proceeds only when supported by appropriate transport and movement infrastructure.](#)
- (ii) [Development shall be subject to a full assessment of environmental constraints at Development Management stage including a site-specific flood risk, with appropriate avoidance, mitigation and design measures incorporated as required.](#)

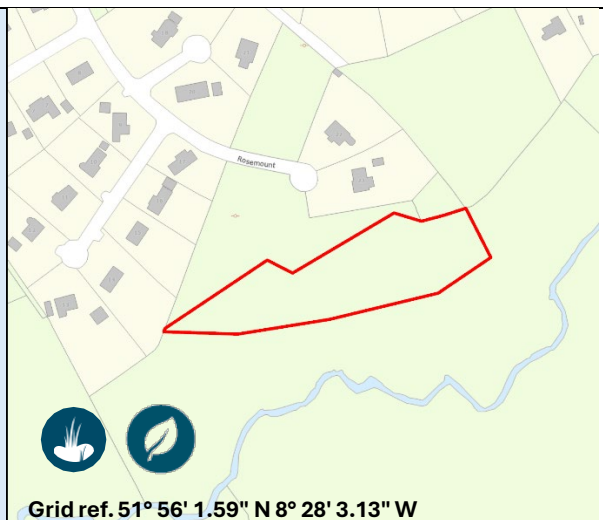


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Site-Specific Objective 10

Location: [Kilcully \(off Rosemount Estate\)](#)
 Site area: 0.8 Ha
 Zoning: [ZO 2 New Residential Neighbourhoods](#)
 Specific Objectives:

- (i) [Any development on this site shall only be permitted if it can be demonstrated that there is no risk of landslide, or other environmental impacts, on the proposed development site, adjoining sites, and the adjoining riverine corridor. This shall be demonstrated at planning application and may require ground investigation reports prepared by suitably qualified professionals. The design and siting of any proposed development shall fully address any potential concerns.](#)



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Site-Specific Objective 11

Location: Lotamore

Site area: 17 Ha

Zoning: ZO 2 New Residential Neighbourhoods

Specific Objectives:

- (i) Development on these lands shall comply with paragraphs 10.331 and Objective 10.91
- (ii) Development on these lands shall fully integrate with the surrounding existing amenity and sports facilities and the future regional park on the lands zoned “Public Open Space”.
- (iii) Development on these lands shall safeguard and facilitate future access to the park, and development on these lands shall provide for elements of public open space that will seamlessly integrate with the future park.
- (iv) The location and design of access for any new residential development on this site adjoining the proposed park shall be determined having full regard of the alignment of the Cork Northern Distributor Multi Modal Road. If required, interim arrangements may be proposed that have full regard to the alignment.



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Site-Specific Objective 12

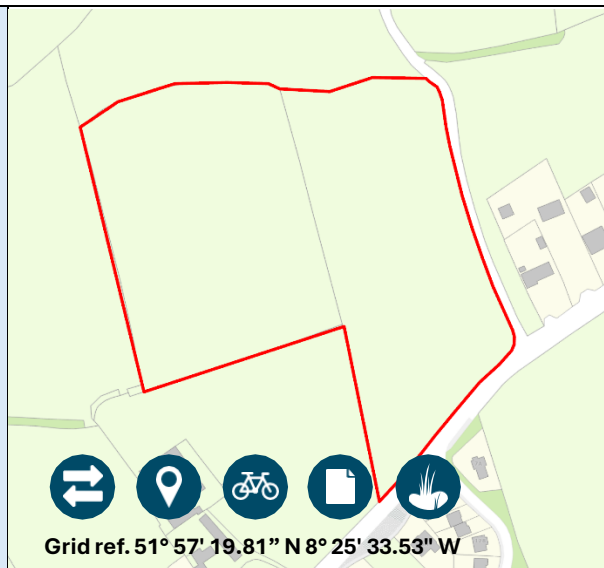
Location: Upper Glanmire

Site area: 4.7 Ha

Zoning: ZO 2 New Residential Neighbourhoods

Specific Objectives:

- (i) Development of these lands consider non-residential uses, supported by the zoning objective, that contribute to a vibrant community.



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Site-Specific Objective 13

Location: [Lauriston Hill, Rathcooney](#)

Site area: 5.8 Ha

Zoning: [ZO 3 Long-Term Strategic Regeneration](#)

Specific Objectives:

- (i) [These lands are zoned “ZO 3 – Long-Term Strategic Regeneration” and form part of the Ballyvolane Strategic Growth Area \(see Fig. 10.35\). Development is required to comply with paragraphs 10.301A-10.301D and Objectives 10.76 and 10.77.](#)
- (ii) [The design, scale, layout and landscaping of this site shall respect its existing built and landscape character and ecological setting. Development of this site shall be designed to:](#)
 - [Respect and integrate with its location and setting, including historic connections to the built and landscape setting of Lauriston House and Lodge.](#)
 - [Respect the site’s wider parkland setting, including wider landscape features, mature grouping of trees and hedgerows of high ecological value.](#)
 - [Integrate with active travel connections to Mayfield, Tivoli, Glanmire, and Ballyvolane.](#)
 - [Retain the site’s natural and heritage features in a precautionary manner, including tree, hedgerow and root area protection and stone walls.](#)
 - [Encourage the conservation and movement of wild species through the retention of a strong ecological corridor linked to the Glen River and the Glen River Park, Vienna Woods and Glashaboy River Valley](#)
 - [Include for ecologically informed lighting.](#)



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Site-Specific Objective 14

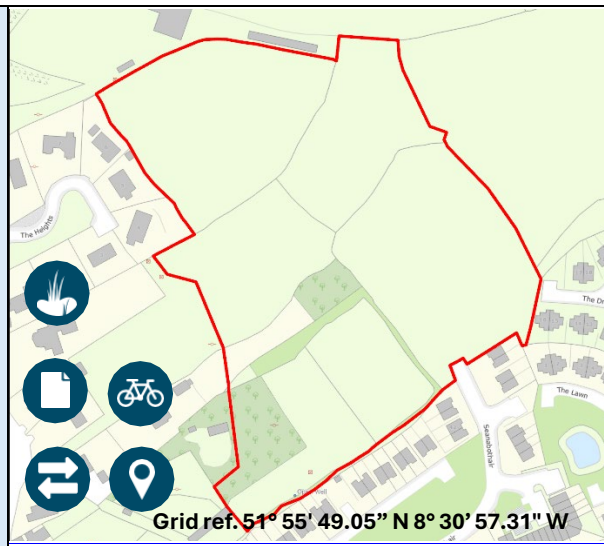
Location: [Killeens](#)

Site area: 5.6 Ha

Zoning: [ZO 2 New Residential Neighbourhoods](#)

Specific Objectives:

- (i) [Development of these lands consider non-residential uses, supported by the zoning objective, that contribute to a vibrant community.](#)



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Site-Specific Objective 15

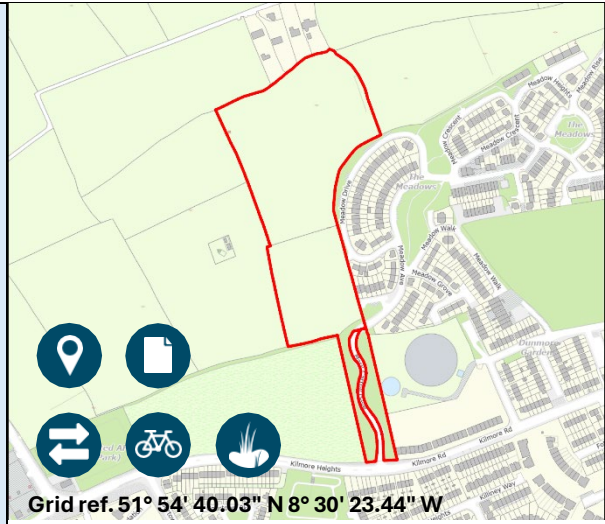
Location: Knocknaheeny (off Meadow Drive)

Site area: 5.7 Ha

Zoning: ZO 2 New Residential Neighbourhoods

Specific Objectives:

- (i) Local vehicular access must be provided through the site to serve the residential-zoned lands to the east.
- (ii) Pedestrian and cycle permeability must be provided connecting Meadow Park through the full extent of the site to the proposed North West Park in an east-west and north-south direction.
- (iii) Development on this site shall provide a strong active frontage onto the North West Park ensuring passive surveillance and shall provide a positive urban design relationship with including high quality linkages and boundary treatments.



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Site-Specific Objective 16

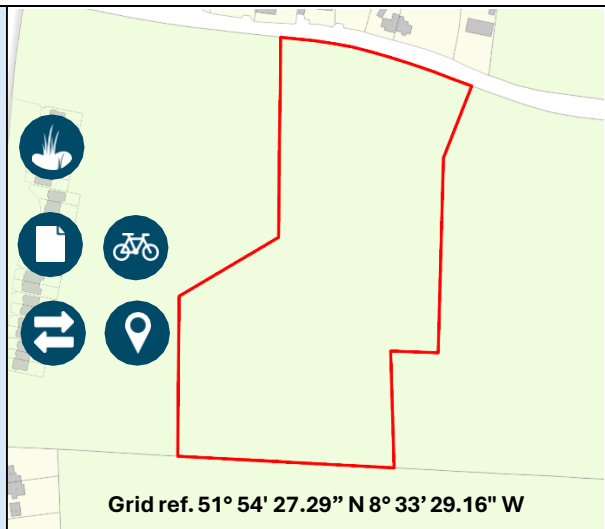
Location: Kerry Pike (adjacent to 'Millboro')

Site area: 3.5 Ha

Zoning: ZO 2 New Residential Neighbourhoods

Specific Objectives:

- (i) Development of these lands consider non-residential uses, supported by the zoning objective, that contribute to a vibrant community. Development on these lands shall be phased accordingly with the development to the west in relation to the provision of permitted access infrastructure and social, community and commercial uses on those adjoining lands.



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Site-Specific Objective 17

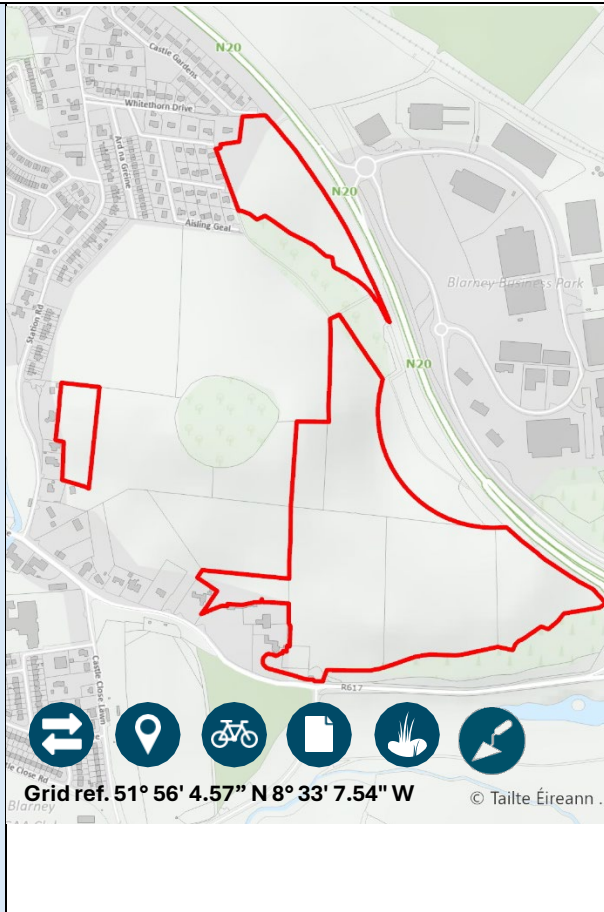
Location: [Ringwood, Blarney](#)

Site area: 24 Ha

Zoning: [ZO 2 New Residential Neighbourhoods](#)

Specific Objectives:

- (ii) [Development of these lands shall be designed and phased in full coordination with the delivery of the Ringwood Link Road and a high-quality, integrated network of pedestrian and cycling infrastructure that prioritises sustainable movement and ensures permeability within the site and to surrounding areas, including seamless connections to the proposed Blarney Train Station. All development shall incorporate robust environmental protection measures, including the safeguarding of ecological and landscape assets—specifically the Ringwood Woodland—the avoidance of adverse impacts on sensitive habitats, and the implementation of appropriate mitigation and ongoing management strategies.](#)
- (iii) [Development proposals shall take account of the delivery of the proposed park and the requirement to provide for community and social infrastructure.](#)
- (iv) [Development proposals shall be informed by the following](#)
 - [a comprehensive archaeological assessment](#)
 - [a site-specific flood risk assessment, and provision of a SuDS-based surface water management and attenuation measures in accordance with best practice.](#)



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Site-Specific Objective 18

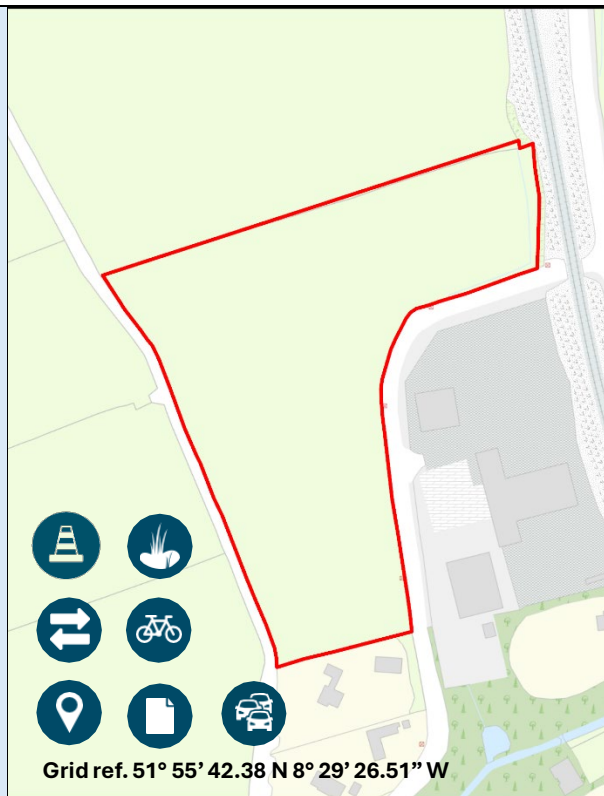
Location: [Rathpeacon](#)

Site area: 3.5 Ha

Zoning: [ZO 2 New Residential Neighbourhoods](#)

Specific Objectives:

- (i) [The location and design of access for any new residential development on this site shall be determined having full regard of the alignment of the Cork Northern Multi-Modal Distributor Road. If required, interim arrangements may be proposed that have full regard to the alignment.](#)
- (ii) [The development of the lands shall consider the delivery of the South East Link Road as prescribed in the approved Monard Strategic Development Zone Planning Scheme. The alignment and design of this Link Road shall be determined following confirmation of the final layout of the Cork Northern Multi-modal Distributor Road.](#)
- (iii) [Development shall make provision for pedestrian / cycle connectivity taking into account the existing and future planned road and transport infrastructure.](#)
- (iv) [An urban design framework should accompany any development proposal, to guide the development of the larger site, including phasing.](#)



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1.4 Proposed Amendments to Chapter 11: Placemaking & Managing Development

Residential Size and Mix

Dwelling Size Mix

Objective 11.2 Dwelling Size Mix

With regard to apartment developments, SPPR 1 of the ‘Planning and Design Standards for Apartments 2025’ applies and there are no restrictions on unit mix apart from in specific circumstances outlined. All other planning applications for residential developments or mixed-use developments comprising more than 50 dwellings will be required to comply with the target dwelling size mix specified in Tables 11.3-11.9, apart from in exceptional circumstances.

Applications for 10-50 dwellings ~~will need~~ should seek to provide a dwelling size mix that benefits from the flexibility provided by the dwelling size target ranges provided for the respective sub-area.

Purpose-Built Student Accommodation schemes will be exempt from dwelling size mix targets. Where there is a target for student accommodation, and it can be demonstrated that this demand has been provided for within the area, then this demand can be reassigned to other dwelling sizes according to the relative target proportions.

Where a clear justification can be provided on the basis of market evidence that demand /need for a specific dwelling size ~~is lower than~~ deviates from the target range and it can be demonstrated that an alternative and suitably tailored dwelling size mix for a particular location assists in achieving a balanced community. then flexibility will be provided ~~according to the ranges specified.~~

11.80

In relation to the consideration of exceptional circumstances as outlined in Objective 11.2, evidence ~~Evidence~~ to justify provision of dwelling size mix that deviates from ~~at a lower rate than~~ the target ranges specified on the basis of demand / need will need to be provided ~~including market evidence and the housing authority that they (or an approved AHB) have declined the option to acquire the units.~~ Applicants will need to fund an independent peer review of market data to ensure validation of the evidence presented. In the event that the Planning Authority accepts this evidence then development proposals must include an alternative suitable and locally refined dwelling size mix that can be adequately demonstrated against the full provisions of the ‘Sustainable Residential Compact Settlement Guidelines 2024’ with particular regard to ‘Policy and Objective 3.1 and 4.2’ of these Guidelines ~~dwelling size mix that assists in achieving a balanced community.~~

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No. of Dwellings	Dwelling Type	Scheme Type	Standard	Basis
No limit <10	Apartment	<u>All apartment schemes</u> Refurbishment/ Urban Infill	<u>No unit mix applies except under circumstances specified in SPPR 1</u> Max 4 Studios	Specific Planning Policy Requirement (SPPR) <u>12</u> ¹
<50	Apartment	Refurbishment/ Urban Infill	First 9 Units (as per above) Units 10-49 (as per Tables 11.5-11.9)	SPPR 2 SPPR 1 & SPPR 2

Table 11.3: Dwelling Size Mix for Small Apartment Schemes.

¹ [Planning Design Standards for Apartments Guidelines for Planning Authorities \(2025\)](#)
~~[Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DHPLG 2018.](#)~~

No. of Dwellings	Dwelling Type	Scheme Type	Standard	Basis
<10	Apartment	Refurbishment/ Urban Infill	Max 4 Studios	SPPR 2
<50	Apartment	Refurbishment/ Urban Infill	First 9 Units (as per above) Units 10-49 (as per Tables 11.5-11.9)	SPPR 2 SPPR 1 and SPPR 2

Table 11.4: Dwelling Size Mix for Housing Developments.

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[With regard to Tables 11.5 to 11.8, no particular unit mix requirement applies to the apartment element within housing schemes as per SPPR 1 of the ‘Planning Design Standards for Apartments 2025’.](#)

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Housing Quality and Standards

11.87

National guidance on the quantitative and qualitative aspects of housing development can be found by utilising the following sources:

1. Quality Housing for Sustainable Communities (Gol, 2007);
2. The Sustainable Urban Residential Development in Urban Area (Gol, 2009);
3. Urban Design Manual (Gol, 2009);
4. ~~[Sustainable Urban Housing: Design Standards for New Apartments \(Gol, March 2018 and updated December 2020\)](#)~~; [Sustainable Residential Development and Compact Settlement Guidelines \(DHPLG, 2024\)](#) and any associated Design Manual;
5. [Planning Design Standards for Apartments Guidelines for Planning Authorities \(DHPLG, 2025\)](#)
6. [Urban Development and Building Height Guidelines for Planning Authorities \(DHPLG, 2025\)](#)

...

11.89

The minimum size of habitable rooms for houses and apartments / flats shall conform with appropriate National guidelines or standards in operation at the date of application for planning permission, including the minimum dimensions as set out in [the 'Planning Design Standards for Apartments Guidelines 2025' Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' \(2018\)](#) and 'Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities'(2007).

...

Apartment Design

Quantitative Standards

11.91

Government guidance in the form of ~~Sustainable Urban Housing: Design Standards for New Apartments~~ ['Planning Design Standards for Apartments, Guidelines for Planning Authorities 2025'](#) provides the current quantitative guidance for designing mainstream apartments in order to ensure design quality safeguards are in place to avoid the development of poor quality living environments. This provides quantitative standards for (references to ~~sections paragraphs~~ and SPPRs refers to the ['Planning Design Standards for Apartments, Guidelines for Planning Authorities 2025' above mentioned Guidelines](#)):

1. Apartment Floor Area (SPPR [2 3](#))
2. Dual Aspect Ratios (SPPR [3 4](#))
3. Floor-to-Ceiling Height (SPPR [4 5](#))
4. Lift and Stair Cores (SPPR [5 6](#))
5. Internal Storage ([Section 3.7 and Appendix 1](#))
6. Private Amenity Space ([Section 3.8 and Appendix 1](#))
7. Communal Amenity Space ([Section 4.3 and Appendix 1](#))
8. Children's Play space provision ([Section 4.4 para 4.13](#))
9. Cycle ~~Parking and~~ Storage ([Section 4.5 4.15-4.17](#))
10. ~~Build-To-Rent schemes (SPPR 7 and SPPR 8)~~ [Shared Accommodation / Co-Living Developments \(SPPR 7, Section 5.1\)](#)
11. [Security Considerations \(Section 3.9\)](#)
12. [Community and Cultural Facilities in Apartments \(SPPR 6\)](#)
13. ~~Car Parking (Section 4.6)~~

- ~~**Play Space Quantum:** In applying the play space standards the City Council will seek to introduce a bespoke Cork City Child Yield Calculator during the lifetime of the Plan (see Chapter 3 Delivering Homes and Communities).~~
- ~~**Universal Design:** Currently there are no national minimum quantitative standards for the proportion of dwellings that are required to be designed to universal design standards to future proof housing. Housing to this standard is either provided as a response bespoke to the requirements of individuals or for specialist older person housing.~~
- ~~**Floor-to-Ceiling Height:** In urban schemes floor-to-ceiling height will impact on a range of qualitative residential amenity factors, including daylight and sunlight, ventilation and overbearance. Floor-to-ceiling heights should ideally be increased to at least the minimum standard prescribed in the Building Regulations Part F: Ventilation to ensure design quality.~~
- ~~**Private Amenity Space:** Private amenity space shall be provided in the form of gardens or patios / terraces for ground floor apartments and balconies at upper levels. Where provided at ground level, private amenity space shall incorporate boundary treatment appropriate to ensure privacy and security. Private amenity space should be located to optimise solar~~

~~orientation and designed to minimise overshadowing and overlooking. Balconies should adjoin and have a functional relationship with the main living areas of the apartment. In certain circumstances, glass-screened ‘winter gardens’ may be provided. In exceptional circumstances balcony space can be incorporated into the dwelling as additional space (i.e. added to the minimum floor areas) where climatic factors can be clearly demonstrated (e.g. tall buildings).~~

- ~~● **Cycle Parking:** In addition to the defined quantitative standards and qualitative guidance, it will also be important that cycle storage areas are designed to encourage cycle use by being convenient and ergonomic. To this end best practice in the form of the Bike Parking Infrastructure Guidance (Dublin Cycling Campaign, 2017) and the London Cycle Design Standards (Transport for London, 2014) should be taken into account when designing cycle storage access in relation to minimum lift sizes, ramp design, maximum number of door thresholds, multi-level storage, and other design considerations not covered by the apartment guidelines or the National Cycle Design Manual.~~
- **Specialist Housing for Older People and/or Persons with Disabilities.** [Age Friendly Principles and Guidelines for the Planning Authority \(Age Friendly Ireland, March 2021\)](#) inform principles and standards of housing for older people as part of the community. [SPPR 2 of the Apartment Guidelines](#) require application in a way that ensures a good mix of apartment sizes with due consideration of need on a scheme-by-scheme basis including in providing housing for older persons and / or persons with disabilities. Regard should be had to the [Age Friendly Principles and Guidelines for the Planning Authority \(Age Friendly Ireland, June 2021\)](#) and [Standards I.S. EN 17161:201 – Design for All, particularly in apartment schemes in more suburban locations.](#)

Bespoke Housing for older people should be designed to:

- (i) The minimum standard of a 2 Bed / 3 person apartment in order to ensure that older people have homes that have sufficient space to enable visitors / carers to be accommodated within the home; and
- (ii) Universal Design Standards to enable to futureproof homes so that they can comfortably accommodate wheelchair use if and when required.

Technical guidance relating to the specification for the design of housing for older people is likely to be forthcoming and will be taken into account when assessing planning applications.

Qualitative Considerations in the Design of Apartment Schemes

11.92

Government guidance in the form of [‘Planning Design Standards for Apartments, Guidelines for Planning Authorities 2025’](#) ~~Sustainable Urban Housing: Design Standards for New Apartments~~ provides the current qualitative guidance for designing apartment developments. Additionally, Cork City Council will seek to ensure that:

1. Communal space within schemes should benefit from excellent daylight and sunlight that exceeds the minimum standards (the scheme layout and volumetric configuration of buildings should optimise solar gain to all spaces). Where daylight and sunlight are at minimum standards, this should be supplemented by rooftop communal amenity space;
2. Communal space is equally accessible to all residents and is tenure blind;
3. Rooftop spaces should be put to productive use for either: green roofs, blue roofs, solar energy, communal rooftop gardens, communal MUGAs, or communal allotments;
4. Green and blue roofs should be designed according to best practice (e.g. Living Roofs and Walls, GLA ,2008).

Planning Applications for Apartment Schemes

11.93

All applications for planning permission for apartment schemes or mixed housing developments that include apartments must submit a schedule that details the number and type of apartments and associated individual unit floor areas, including the number of dual aspect units, private amenity space size, storage space, access, proposed tenure and level of [accessibility in accordance with the requirements of the 'Planning Design Standards for Apartments Guidelines for Planning Authorities 2025'](#).

...

Daylight, Sunlight and Overshadowing (DSO)

11.95

Achieving urban densities that are higher than 40 dph (a suburban density threshold) will result in a degree of reduction in the amount of daylight and sunlight that homes can expect. [The provision of acceptable levels of daylight in new residential developments is an important planning consideration, in the interests of ensuring a high-quality living environment for future residents.](#)

Objective 11.4 Daylight Sunlight and Overshadowing (DSO)

All habitable rooms within new residential units shall have access to appropriate levels of natural / daylight and ventilation. ~~Planning applications should be supported by a daylight and sunlight design strategy that sets out design objectives for the scheme itself and its context that should be included in the Design Statement. Design objectives related to daylight and sunlight should form part of the Design Statement of all residential schemes.~~

[In cases where a technical assessment of daylight performance is considered by the planning authority to be necessary, this should be submitted as part of the planning application with regard to quantitative performance approaches to daylight provision outlined in guides like A New European Standard for Daylighting in Buildings IS EN17037:2018, UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition \(June 2022\), or any relevant future standards or guidance specific to the Irish context.](#)

~~The potential impacts of the proposed development on the amenities enjoyed by adjoining properties will need to be assessed in relation to all major schemes and where separation distances are reduced below those stipulated. Cumulative impacts of committed schemes will also need to be assessed.~~

~~Daylight, Sunlight and Overshadowing (DSO) assessment, utilising best practice tools, should be scoped and agreed with the Planning Authority prior to application and should take into account the amenities of the proposed development, its relevant context, planning commitments, and in major development areas the likely impact on adjacent sites.~~

11.96

~~In this regard, and in order to maximise available light, glazing to all habitable rooms should generally not be less than 20% of the wall area of any habitable room. Development shall be guided by the principles of 'Site Layout Planning for Daylight and Sunlight, A guide to good practice' (Building Research Establishment Report, 2011) and any updated guidance. Development should be guided by the quantitative performance approaches to daylight provision outlined in guides like A New European Standard for Daylighting in Buildings IS EN17037:2018,~~

[UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition \(June 2022\)](#), or any relevant future standards or guidance specific to the Irish context.

11.97

~~A daylight analysis will be required for all proposed developments of more than 50 units and in relation to smaller applications where there are impacts on habitable rooms and the nature of the impact is not clear (e.g. if simple rules of thumb cannot be effectively applied to determine daylight levels on adjacent properties).~~ [A daylight analysis will be required where a technical assessment of daylight performance is considered necessary by the Planning Authority. Daylight, Sunlight and Overshadowing \(DSO\) assessment, utilising best practice tools, should be scoped and agreed with the Planning Authority prior to application and should take into account the amenities of the proposed development, its relevant context, planning commitments, and in major development areas the likely impact on adjacent sites.](#)

11.98

It is very important that DSO assessment is clearly set out to aid the planning assessment and is legible to non-technical people. To this end assessments should include an assessment of the scheme utilising best practice tools, ~~such as BRE guide ‘Site Layout Planning for Daylight and Sunlight’ (2nd edition) or BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’ to satisfy minimum standards of daylight provision.~~ [A New European Standard for Daylighting in Buildings IS EN17037:2018, UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition \(June 2022\), or any relevant future standards or guidance specific to the Irish context.](#) In doing this it is very important that all measures of daylight (Vertical Sky Component, Average Daylight Factor and No Skyline) and sunlight (annual probable sunlight hours) are assessed in order to avoid presenting a partial, or biased, analysis of performance.

...

Objective 11.5 Private Amenity Space for Houses

Houses should provide a private garden / terrace, of adequate size and proportions for the size of house proposed. The private outdoor areas should allow space for outside dining and/or clothes drying, with reasonable circulation. ~~Private open space for houses should aim to be at least 48 sqm. However, it may be acceptable to provide a smaller area where it can be demonstrated that good quality, useable open space can be provided on site.~~ [All dwellings shall provide private open space standards in accordance with SPPR 2 of the ‘Sustainable Residential Development and Compact Settlement Guidelines 2024’.](#)

The following factors will be material in assessing whether adequate space has been provided:

- a. The density of the proposed development;
- b. The context of the development in relation to the size and layout of existing residential plots and the pattern of development;
- c. The orientation of the outdoor area in relation to the path of the sun;
- d. The degree to which enclosure and overlooking impact on the proposed new dwellings and any neighbouring dwellings;
- e. The overall shape, access to and usability of the whole space to be provided;
- f. Clear delineation of public and private space (avoiding rear boundaries onto streets and public realm);
- g. The location of the plot in relation to publicly accessible open space and the offer of that space.

...

Public Open Space in Housing Developments

11.113

Qualitative criteria relating to the provision of public open space are set out in Chapter 6: Green and Blue Infrastructure, Open Space and Biodiversity and the ~~Sustainable Residential Development Guidelines 2009 and the Urban Design Manual 2009~~ [‘Sustainable Residential Development and Compact Settlement Guidelines 2024’ \(Policy and Objective 5.1\)](#). Public open space is intended to be usable as well as provide visual amenity and biodiversity value, and will normally be required in addition to land required for landscape reasons, such as woodland, habitats, tree belts, floodplains, etc.

...

Purpose Built Student Accommodation

11.125

Chapter 3: Delivering Homes and Communities sets out the targets and general locations for student housing, including close to campus, the City Centre, City Docks and locations accessible by public transport. [The ‘Planning Design Standards for Apartments Guidelines for Planning Authorities 2025’ apply.](#)

~~11.126~~

~~All permissions for student housing shall have a planning condition attached requiring planning permission for change of use from student accommodation to other types of accommodation. Future applications for this type of change of use will be resisted.~~

Objective 11.6 Purpose Built Student Accommodation

Development proposals for purpose-built student accommodation will be assessed against the following criteria:

- a. The proposed use is consistent with the land use zoning objective;
- b. The proposed development provides adequate external communal space for the needs of the development, ~~with a purpose built student bed space being considered equivalent to a mainstream studio for the purposes of this calculation;~~
- c. The quantum of bed spaces does not undermine the ability of Cork City Council to achieve its HNDA targets;
- d. The quantum of purpose-built student accommodation development does not result in a neighbourhood with a disproportionate proportion of residents being students in order to ensure residential amenity and a balanced community;
- e. The proposed development includes ancillary uses (e.g. health services / café / convenience shop) at ground floor level in locations not served by convenient services;
- f. Accommodation is provided to the quantitative standards set out in National Guidelines for student accommodation [including SPPR 8 of the Apartment Guidelines 2025;](#)
- g. The proposed development includes internal communal facilities sufficient to meet the needs of the development [having regard to the requirements of the Apartment Guidelines 2025.](#) Schemes should include communal facilities appropriate to the scale of the development, including communal lounges; games rooms; bookable study rooms; gym; and TV / cinema room;
- h. The proposed development includes ancillary facilities adequate to meet the needs of the development, including refuse facilities, car parking and cycle parking;
- i. The building / complex is designed to minimise impacts on the surrounding area (e.g. by building noise mitigation strategies and configuration of external amenity spaces);
- j. At least 10% of bed spaces are designed for disabled students;

- k. Facility Management Plans will be required to provide a clear framework for the management of the facility to meet the needs of students and the wider neighbourhood;
- l. Schemes should provide for potential future adaptability for alternative uses, for example mainstream residential use, should such a scenario ever arise. Planning applications should include a “Building Adaptation to Alternative Use Strategy” to ensure that this has been considered at design stage.

...

1.5 Proposed Amendments to Chapter 12: Land-Use Zoning Objectives

ZO 3 Long-term Strategic Regeneration

Zoning Objective 3: 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.

ZO 3.1

The purpose of this zone is to promote the development of key sites and large-scale regeneration projects for the development of new employment, housing and supporting infrastructure. These sites have [the a](#) potential to contribute significantly towards the sustainable compact growth of Cork City. Development in this zone should seek to make the most efficient and sustainable use of land in achieving densities that contribute towards compact growth.

ZO 3.2

~~This land use zone includes the Tivoli dockland area, which is identified in the National Planning Framework as a nationally and regionally significant development area and a key future growth enabler for Cork. This land use zone includes two study areas identified at the Airport City Gateway. The range of permissible uses within this zone includes residential, general employment uses, offices, local services, conference centre, education, hospital, hotel, commercial leisure, cultural uses, civic institutions, childcare services, business and technology / research uses, open space, riverside and marina uses, community and civic uses.~~

ZO 3.3

~~This land use zone includes the Tivoli dockland area, which is identified in the National Planning Framework as a nationally and regionally significant development area and a key future growth enabler for Cork. Where appropriate, extensions to existing Port and related facilities and use will be acceptable. Appropriate temporary uses will also be acceptable where it can be demonstrated that such uses are short-term uses that do not impact upon the long-term redevelopment of Tivoli and where such uses would not have a detrimental impact on the receiving environment.~~

ZO 3.4

~~Where appropriate, extensions to existing Port and related facilities and use will be acceptable. Appropriate temporary uses will also be acceptable where it can be demonstrated that such uses are short-term uses that do not impact upon the long-term redevelopment of Tivoli and where such uses would not have a detrimental impact on the receiving environment. This land use zone also includes lands within the Ballyvolane Strategic Growth Area. These lands have significant potential to deliver transport-oriented development with a mix of residential and other uses at scale. Objective 10.76 sets out further, specific development objectives for this area.~~

ZO 3.5

The Core Strategy sets out further development objectives for these lands.

1.6 Proposed Amendments to Appendix 1: Statement of Conformity: Section 28 Ministerial Guidelines

...

Housing Supply Target Methodology for Development Planning DHLGH (2020)

These guidelines, [which were superseded by the “NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities \(2025\)” \(see below\) in July 2025](#), were ~~have been~~ implemented in Chapter 2 Core Strategy and Chapter 3 Delivering Homes and Communities, and through the supporting document ‘Cork Joint Housing Strategy and Housing Need and Demand Assessment’.

...

[NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities \(2025\)](#)

[These Guidelines replace the Section 28 “Housing Supply Target Methodology for Development Planning” Guidelines published in December 2020 and provide updated housing growth requirements to planning authorities in order to facilitate the revision and update of development plans in accordance with the National Planning Framework – First Revision \(2025\). The City Development Plan was varied via Variation No 3 to secure the objectives of these Guidelines.](#)

...

~~Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities and the accompanying Urban Design Manual: A Best Practice Guide) DEHLG (2009)~~

~~These guidelines have been implemented in Chapter 3 Delivering Homes and Communities and Chapter 11 Placemaking and Managing Development.~~

[Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities \(2024\)](#)

[The guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements. These guidelines replace the “Sustainable Residential Development in Urban Areas \(Cities, Town and Villages\): Guidelines for Planning Authorities and the accompanying Urban Design Manual: A Best Practice Guide\) DEHLG \(2009\)”. The City Development Plan was updated via Variation No 3 to reflect these Guidelines.](#)

...

~~Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities DHPLG (2020)~~

~~These guidelines have been implemented in Chapter 3 Delivering Homes and Communities:~~

[Planning Design Standards for Apartments Guidelines for Planning Authorities \(2025\)](#)

[The guidelines set out policy and guidance in relation to the planning and development of apartments in all housing or mixed-use developments that include apartments that may be made available for sale, whether for owner occupation or for individual lease, or for rental purposes. These guidelines replace the “Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities DHPLG \(2020\)” and all subsequent updates. The City Development Plan was updated via Variation No 3 to reflect these Guidelines.](#)

2. Rural Housing Policy

The proposed amendments are set out following the structure of the City Development Plan:

2.1 Proposed amendments to Chapter 3: Delivering Homes & Communities

(note, these proposed amendments affect different sections of Chapter 3 to those set out under section 1.2 of this document)

2.2 Proposed amendments to Chapter 6: Green & Blue Infrastructure, Open Space & Biodiversity

2.3 Proposed amendments to Chapter 11: Placemaking & Managing Development

(note, these proposed amendments affect different sections of Chapter 11 to those set out under section 1.2 of this document)

2.1 Proposed Amendments to Chapter 3: Delivering Homes & Communities

Housing in the City Hinterland

Rural Generated Housing

3.51

The City Hinterland is a largely rural area that ~~comes under strong pressure for the construction of urban-generated single rural dwellings~~ encircles the built footprint of Cork City and the urban towns and hinterland settlements. The Hinterland’s primary objective as set out in Objective ZO 20 ‘City Hinterland’ is to protect and improve rural amenity and provide for the development of agriculture. The strategic objectives for Cork City’s Hinterland are set out in Chapter 10 Key Growth Areas & Neighbourhood Development Sites. The Hinterland is a living and lived-in landscape that acts as a greenbelt area performing a number of important planning functions including protecting the character and integrity of the rural landscape whilst also supporting the rural economy and its associated communities. National Planning Objective 28 requires planning authorities to make a distinction between areas under urban influence (i.e. within the commuter catchment of cities and large towns and centres of employment) and elsewhere. All of Cork City’s Hinterland falls within this category of areas under urban influence. This area comes under strong pressure for rural housing with associated pressures on infrastructure, landscape and the environment.

3.52

The Sustainable Rural Housing, Guidelines for Planning Authorities published in 2005 distinguish between urban and rural generated housing needs and recognise the need to carefully manage the development or the rural environs of major urban areas while also recognising the need to support the urban structure and strength of urban centres and settlements of those areas.

Cork City Council will seek to accommodate urban generated rural housing within the Urban Towns (Ballincolling, Blarney, Glanmire and Tower) and Hinterland Settlements (Kerry Pike, Kileens and Upper Glanmire), which provide the necessary infrastructure and services to support housing, taking due account of Objective 10.96 ‘Hinterland Settlements’ and proper planning principles including promoting the efficient use of land.

3.53

National Policy Objective ~~28.49~~ requires that Planning Authorities must set out a rural housing policy that requires applicants in rural areas under urban influence to set out “demonstrable economic or social need to live in a rural area”, having regard to siting and design criteria and the viability of smaller towns and rural settlements. Single R-rural-generated one-off housing will be considered in the Hinterland outside of the designated ~~settlements~~ villages providing:

- ~~• The overall objective of maintaining the open character of the lands is maintained;~~
- Proposals for new dwellings are supported by a case to justify a genuine, an exceptional rural housing need based on a demonstrable economic or social need (see Objectives 3.13 and 11.9) to reside on the farm holding; and
- The integrity of the particular landscape character, the ecological value and connectivity, and heritage conservation of the lands and the distinction between built-up areas and the open countryside is not adversely impacted. The open hilltops, valley sides and ridges that are located within the Cork City Hinterland area have a strategic role in defining the City’s overall

landscape character and structure, and will be afforded the highest degree of protection (see Objectives 10.97, 10.98 and 10.99);

- The nearest built-up area ~~village~~ is normally more than 1 kilometre from the subject site on a farm / landholding. If the built-up area is closer than 1 kilometre from the subject site, proposals must demonstrate that the dwelling will not contribute to ribbon development or undesirable urban sprawl;
- Applications must demonstrate how a proposed single rural dwelling will not impact upon the deliverability of the future development of lands identified as Long-Term Strategic Development Lands (see paragraphs 2.52 and 12.15) or lands identified within the route corridors of planned strategic transport infrastructure.
- ~~The farm is greater than 30 hectares in size;~~

~~The proposed dwelling ideally utilizes the conservation / conversion of an agricultural built heritage asset (e.g. farmhouse, cottage or historic farm building of built heritage significance);~~ Positive and sensitive restoration and adaptive reuse of disused and/or ruinous dwellings and built heritage assets is encouraged subject to normal planning considerations (see Objectives 11.11 and 11.12).

3.54

~~The Census 2016 illustrates that farm holdings of greater than 30 hectares are viable as full-time farms (i.e. they have an income of greater than €50,000). Farms of greater than 30 hectares generated 75% of all farm output in Ireland in 2016. Farm holdings with less than 30 hectares are considered to be part-time or “hobby” farms and wouldn’t derive a need to live on the farm holding. Less than 5% of farmers in Ireland are 35 years old, or younger (Census 2016). National Planning Objective 66 requires development to occur within environmental limits having regard to the medium- and longer-term requirements of all relevant environmental and climate legislation. Notwithstanding the requirement to establish an exceptional rural housing need based on a demonstrable economic or social need, applications for a rural dwelling must demonstrate that the site is suitable for development and that it would not have a negative impact on the environment. Considerations include but are not limited to the settlement pattern in the area, traffic safety, flood risk, the preservation of mature landscape features and in-combination impacts with existing development (e.g. number of septic tanks in the area, the achievement of relevant servicing standards, etc). Septic tanks and proprietary treatment systems must comply with relevant approved standards (i.e. the EPA Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent ≤10), March 2021 and all updates).~~

Objective 3.13

Rural Generated Housing in the Hinterland

- Seek to accommodate urban generated rural housing within the Urban Towns and Hinterland Settlements, which provide the necessary infrastructure and services to support housing, and discourage urban generated housing in the Hinterland.
- To sustain and renew established rural communities, by facilitating those with an exceptional rural generated housing need to live within their rural community. Single rural housing applications will be considered in the Hinterland outside of designated settlements in accordance with the criteria outlined in ~~(see Objective 11.9 —One-Off Housing: Demonstrable Need to Reside on Landholding)~~ Demonstrable Rural Housing Need; Any application for the development of a single rural dwelling must set out a comprehensive and conclusive demonstrable economic or social need to live in a rural area.

~~c:—To discourage urban generated housing in the City Hinterland;~~

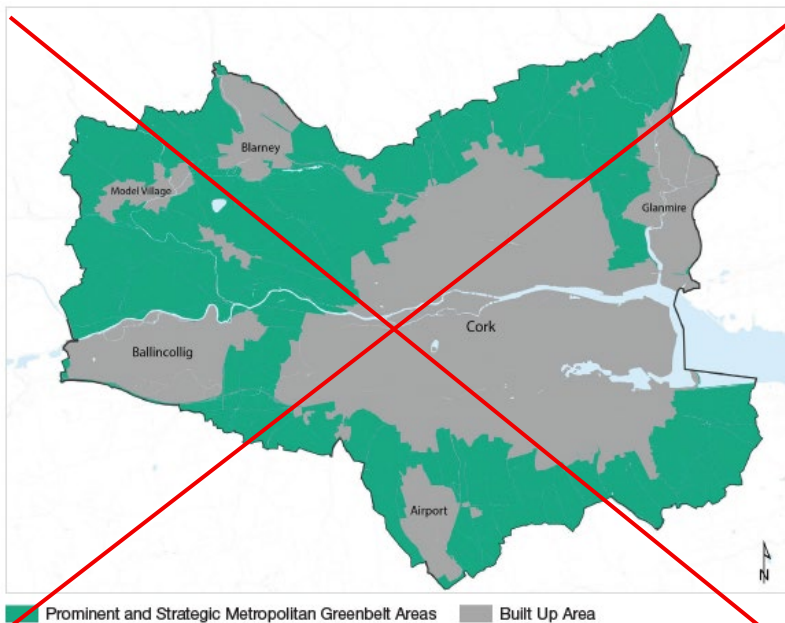
~~d.—The City Hinterland is the area under strongest urban-generated pressure for rural housing. Therefore, single rural housing applicants must satisfy Cork City Council that their proposal constitutes an exceptional rural-generated housing need and satisfies all the requirements of this Plan. Any application for the development of a single rural dwelling must set out a comprehensive and conclusive demonstrable economic or social need to live in a rural area.~~

2.2 Proposed Amendments to Chapter 6: Green and Blue Infrastructure, Open Space and Biodiversity

Prominent and Strategic Cork City Hinterland Areas

6.36

Successive ~~Cork County~~ Development Plans have identified the importance of protecting the open hilltops, valley sides and ridges that are located within prominent areas of the City's Hinterland area which are of strategic importance to the purpose and function of the Hinterland and Hinterland settlements. These areas require the highest degree of protection because of their strategic role in defining the City's overall landscape character and structure they are made up of the prominent open hilltops, valley sides and ridges that give Cork City its distinctive character and the strategic, largely undeveloped gaps between the main Hinterland settlements. These areas are reflected in Figure 6.5.



Note: this figure is proposed to be deleted.

Figure 6.5: Prominent and Strategic Cork City Hinterland Areas.

2.3 Proposed Amendments to Chapter 11: Placemaking & Managing Development

~~Rural Generated One-Off Housing in the Urban Hinterland~~ Criteria for assessing Rural Housing in the Hinterland

Demonstrable ~~Need to Reside on Landholding~~ Rural Housing Need

11.130

Objective 3.13: ~~Rural Generated~~ Housing in the Hinterland and paragraphs 3.51- 3.54 provide the policy basis for the consideration of rural ~~generated~~ housing in the ~~Urban~~ Hinterland. Part of the policy requirement is that development proposals for new dwellings are supported by a ~~demonstrable~~ case to justify ~~a genuine an exceptional rural housing need to reside on the land or farm holding, in order to meet one of the key tests for representing an exceptional rural generated housing need based on demonstrable economic and/or social need by meeting one of the key tests set out in Objective 11.9 Demonstrable Rural Housing Need.~~

Objective 11.9 ~~One-Off Housing: Demonstrable Need to Reside on Landholding~~ Demonstrable Rural Housing Need

Objective 11.9 should be read in conjunction with Objective 3.13 Housing in the Hinterland and Objectives 10.97 Protection of Hinterland, 10.98 Protection of Natural Landscape, 10.99 Protection of Settlements, and 6.9 Landscape.

~~With reference to Objective 3.13 – Rural Generated Housing; In providing for the development of rural housing,~~ applicants shall satisfy the Planning Authority that their proposal represents ~~a demonstrable an exceptional rural housing need to reside on the land~~ based on their demonstrable economic and / or social links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- a. Farmers, including their sons and daughters who wish to build a first home for their permanent occupation on the family farm;
- b. Landowners including their sons and daughters who wish to build a first home for their permanent occupation on the landholding associated with their principal family residence for a minimum of seven years prior to the date of the planning application;
- c. Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.
- d. Other persons working full-time in farming, forestry, inland waterway, or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.

11.131

In circumstances, where a family land holding is unsuitable for the construction of a house, consideration may be given to a nearby landholding where this would not conflict with Objective 3.13 and other objectives in this Plan. In this context a ‘nearby landholding’ may be construed to

mean adjoining landholdings but not normally more than ~~0.4~~ 1.5 km from the prospective applicant's family residence. Proposals exceeding the ~~0.4~~ 1.5 km distance may be considered in exceptional circumstances on a case-by-case basis. The total number of houses ~~within the Metropolitan Greenbelt~~, for which planning permission has been granted since 15th January 2015 on a family farm or any single landholding within the rural area, will not normally exceed two.

11.132

~~'Landholding' is to be interpreted as set out under paragraph 3.54, and 'landowners' is to be construed in this context. Demonstrable exceptional social need could include demonstrable exceptional health circumstances where an applicant is clearly required to live in a particular environment. Planning applications for a rural dwelling must be supported by relevant documentation from a registered medical practitioner and a qualified representative of an organisation which represents or supports persons with a medical condition or a disability. Applications should also set out a clear rationale detailing why a family flat is not a suitable alternative.~~

Rural Dwelling-House Design

11.133

Rural house design is important to maintaining the rural character of the ~~City~~ Hinterland. ~~One-off housing in the urban hinterland has traditionally been urban generated and dwellings have been much larger than the housing need would dictate (e.g. +200 sqm average). Dwelling size should be limited to that required on the basis of need and therefore be limited to the applicant's household at the time of application. Dwellings should be designed to be extendable in phases as part of an architectural strategy to anticipate household size growth. New dwelling house designs will be encouraged that respect the character, pattern and tradition of existing places, materials and built forms, and that fit appropriately into the landscape. Suburban style dwelling house designs and large-scale developments that are not appropriate to a rural area in terms of character and layout will be discouraged.~~

11.134

~~Any new rural housing development must be of a design, scale and layout that is respectful and sympathetic to traditional rural house designs and layouts. Suburban style dwelling house designs and large-scale developments that are not appropriate to a rural area in terms of character and layout should be discouraged. The Planning Authority promotes sustainable approaches to dwelling design in terms of energy efficiency and well-integrated siting and supports high quality innovative approaches to design that acknowledges the diversity of suitable design solutions in most cases.~~

Refurbishment of ~~a Rural Farm Buildings~~ Built Heritage Assets

11.135

The ~~urban h~~ Hinterland includes many built heritage assets (houses, cottages and farm buildings), whether designated or undesignated, and it is desirable to conserve and enhance and provide a viable use for these assets. They are of cultural significance and make a significant contribution to the identity and character of the rural landscape. ~~Many of these have been lost due to abandonment and neglect in recent years. The first priority in meeting housing need will be to re-use vacant / derelict rural built heritage assets utilising a conservation approach. Extensions to these will be considered 'enabling development' in order to secure the conservation of the principal built heritage asset. In the event that a farm does not include built heritage assets for conversion then new dwellings will be considered providing they utilise the~~

~~architectural language of traditional farm cottages, houses or farm buildings.~~ The Planning Authority will encourage proposals for the sensitive refurbishment and conversion of suitable disused or derelict built heritage assets, built using traditional methods and materials, for residential purposes, community or commercial uses where appropriate, and subject to normal planning considerations, while ensuring that re-use is compatible with environmental and heritage protection in accordance with the criteria set out in Objective 11.11.

Objective 11.9 ‘Demonstrable Rural Housing Need’ will not apply to development that comes within the terms above for the refurbishment of a built heritage asset.

Redevelopment or Replacement of Rural Dwellings

11.136

The demolition of built heritage assets should be a final resort. ~~Any such proposals to demolish an existing building and replacement will have to be strongly justified by the applicant with advice from an accredited conservation practitioner. As part of a planning application for any such proposal the applicant will have to provide a strong justification as to why the structure is to be demolished in addition to meeting the requirements of other relevant policies (e.g. Policy 3.13: Rural-Generated Housing).~~ The Planning Authority will consider proposals for the redevelopment or replacement of existing habitable or uninhabitable rural dwellings subject to the criteria specified in Objective 11.12 Redevelopment or Replacement of Rural Dwellings.

Ribbon Development

11.137

“Ribbon development” is formed by the development of a row of houses along a rural road outside of settlement boundaries. The Sustainable Rural Housing Guidelines 2005 recommend against the creation of ribbon development for a variety of reasons relating to road safety, future demands for the provision of public infrastructure as well as visual impacts. Therefore, Cork City Council will normally discourage development which would contribute to or exacerbate ribbon development (defined by Cork City Council as five or more houses on any one side of a given 250 metres of road frontage).

11.138

Cork City Council will assess whether any given proposal will exacerbate such ribbon development, having regard to the following:

1. The degree to which the proposal for a single dwelling might be considered an infill development;
2. The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development;
3. Local circumstances, including the planning history of the area and development pressures;
4. Normal planning considerations.

Objective 11.10 Design and Landscaping of New and Replacement Dwellings Houses in Rural Areas

~~Where permitted, rural dwellings must adhere to the following:~~

- a. Encourage ~~N~~ new dwelling house design that must respects the character, pattern and tradition of existing places, materials and built forms and must fit appropriately into the landscape;

- b. ~~Be energy efficient in their design, layout and siting;~~ Promote sustainable approaches to dwelling design by encouraging proposals to be energy efficient and climate positive in their design, layout and siting;
- c. Foster an innovative approach to design that acknowledges the diversity of suitable design solutions and safeguards the potential for exceptional innovative design in appropriate locations;
- d. ~~Incorporate appropriate landscaping and screen planting by using predominantly indigenous species.~~ Require the preservation of traditional or historic field boundaries, hedgerows and mature native landscape features and appropriate supplemental landscaping and screening using predominantly indigenous local trees and plant species and groupings.

Objective 11.11 Refurbishment of ~~Farm Buildings~~ Built Heritage Assets

Encourage proposals for the sensitive ~~renovation~~ refurbishment and ~~conservation~~ conversion of ~~existing~~ suitable disused or derelict ~~dwelling~~ built heritage assets, built using traditional methods and materials for residential purposes, community or commercial uses where appropriate, and subject to normal planning considerations and the requirements of other objectives in this Plan, ~~and~~ provided that it satisfies the following criteria:

- a. The original walls must be substantially intact;
- ~~b.—The structure must have previously been in use as a farm-related dwelling or building;~~
- c. The dwelling must be physically capable of undergoing renovation / conversion without demolition. Where the building is derelict, a structural survey by a qualified engineer should be submitted as part of any planning application to include measures to protect the building from collapse prior to, and during, the construction works;
- d. The design, scale and materials used in any renovation and or extension should be sympathetic to the character and setting of the existing dwelling;
- e. Mature landscape features are retained and enhanced, as appropriate;
- f. The wildlife value is surveyed, and any necessary licences obtained, before commencing renovation works.

Objective 11.9 ‘Demonstrable Rural Housing Need’ will not apply to development that comes within the terms above for the refurbishment of a built heritage asset.

Objective 11.12 Redevelopment or Replacement of Rural Dwellings

~~To discourage the demolition and replacement of existing building stock of a vernacular quality, which should be retained and refurbished. Where a dwelling or building of significant vernacular quality is proposed to be demolished, an architectural conservation report by a qualified conservation architect should be submitted as part of any planning application.~~

Encourage proposals for the sensitive redevelopment or replacement of an existing habitable or uninhabitable rural dwelling as follows:

- a. In the case of an existing habitable dwelling, on a case-by-case basis, having regard to the requirements of other relevant policies and objectives in this Plan and subject to normal planning and sustainable development considerations, including the scale and design of the structure. The definition of habitable dwelling is as prescribed in planning legislation. See also Chapter 11 Rural Dwelling House Design. If a replacement is sought for a habitable dwelling, the applicant will be required to meet the requirements of Objective 11.9 with respect to rural housing need.

- b. In the case of uninhabitable or ruinous dwellings, where the existing dwelling structure is substantially in place, the renovation / redevelopment or replacement of same for use as a dwelling will be considered on a case-by-case basis, having regard to an appropriate scale and design of building, normal planning considerations and the requirements of other relevant policies and objectives in this Plan. It is not the intention of the settlement policy objectives of this Plan generally to prevent such development. A ruinous dwelling still in place is defined as a structure formerly used as a dwelling, with the main walls substantially intact. If a replacement is sought for an uninhabitable dwelling, the applicant will be required to meet the requirements of Objective 11.9 with respect to rural housing need.
- c. There is a presumption against the demolition or replacement of dwellings of vernacular or built heritage value. Any such proposals should be accompanied by a report prepared by a suitably qualified conservation practitioner and will require a strong justification as to why the structure is to be demolished in addition to meeting the requirements of other relevant policies in this Plan, including Objective 3.13 Rural Housing in the Hinterland and Objective 11.10 Design and Landscaping of New Dwellings in Rural Areas.