

Submission to Draft Cork City Development Plan 2022-2028

For Development at Fox and Hounds, Ballyvolane,
Cork

on behalf of Cherry Lane Developments Ltd.

October 2021



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CHARTERED PLANNING CONSULTANTS

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1. Introduction

This submission has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of Cherry Lane Developments Ltd., in response to public notices inviting submissions from third parties and interested parties on the Cork City Development Plan review in accordance with section 11(2)(bc) of the Planning and Development Act 2000. Our client welcomes the publication of the Draft Cork City Development Plan 2022-2028 and the opportunity to participate in the plan making process which will inform the future development of Cork City. Accordingly, this submission requests the following provisions in the forthcoming CDP for Ballyvolane:

- Amend draft Zoning Map 04 to include additional lands (approximately 0.5 hectares) as part of the Ballyvolane District Centre Zoning.

This submission is structured as follows:

- Site Context
- Planning Policy
- Rationale for Submission Request:
 - Amend draft Zoning Map 04 to include additional lands (approximately 0.5 hectares) as part of the Ballyvolane District Centre Zoning.
- Conclusion

2. Site Context

Ballyvolane is located within the North Environs of Cork City, and it has experienced a rapid population growth in recent years due to its close proximity to the City Centre and the surrounding employment base located in Blackpool and Hollyhill (including the Apple Campus).

The lands subject of this submission are situated in Ballyvolane form part of the Ballyvolane District Centre. The subject site is accessible via the Ballyhooly Road which runs along the western boundary and Rathcooney Road which runs along the northern boundary. Ballyvolane Shopping Centre is situated to the west with a number of smaller retail units to the north and east.



Fig 1: Subject lands outlined in red.

Our client's site is at an advanced planning stage for the development of a mix of retail, residential and ancillary uses with a strong public realm and a link to the pedestrian walk along the Glen River amenity corridor. As can be seen below, the proposed layout incorporates our client's entire landholding. The development of our client's landholding has been discussed with Cork City Council's development management section who were very supportive of the proposed development.

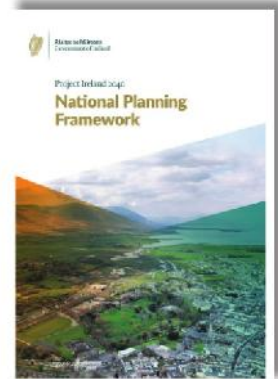


Fig 2: Proposed Layout by Deady Gahan Architects.

3. Planning Policy Context

3.1 Project Ireland 2040 – National Planning Framework (NPF)

In line with the recommendations set out in Rebuilding Ireland, the Government launched Ireland 2040, which comprises the National Planning Framework (NPF) and National Development Plan (NDP) 2018-2027. These plans aim to achieve balanced regional development by outlining a clear hierarchy for the urban centres outside the greater Dublin area, with Cork being promoted as the State's second city, fulfilling a nationally important role in counterbalancing the Capital.



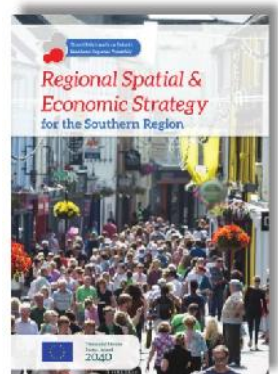
The NPF notes that the employment growth in Ireland is subject to our capacity to accommodate it. The NPF promotes the increase in population growth whilst also seeking to improve urban infrastructure and amenities, enterprise opportunities and the built environment. This will ensure that we can continue to provide an attractive range of enterprise development opportunities in the face of changing employment activities and sectors.

National Policy Objective 10a states that "Regional and Local Authorities are to *identify locations for strategic employment development in the cities identified in Table 4.1*" which include Cork City's suburbs.

The NPF further notes that is a core strategy to reverse town and village and rural population decline by encouraging new roles and functions for buildings, streets and sites.

3.2 Regional Spatial & Economic Strategy for the Southern Region (RSES)

RSES is a strategic document, which identifies high-level requirements and policies for the Southern Region, setting out the high-level statutory framework to empower each local authority to develop CCDPs, Local Area Plans (LAPs) and LECPs that are coordinated with regional and national objectives.



The RSES identifies Cork City as a national primary driver and an engine of economic and population growth. The sustainable growth of Corks requires strengthened regional connectivity to enhance the integration for the Cork Metropolitan area with the Atlantic Economic corridor. This will regenerate and develop Cork as a smart city and metropolitan area, enhance high quality environment, vibrant city centre, compact suburbs and metropolitan towns.

The RSES notes that Cork Metropolitan area is a priority location for retail services within the region and that it is important that future provision of retail affirms the hierarchy of retail locations. Section 3.4 includes a Metropolitan Area Strategic Plan (MASP) for Cork which includes the administrated area of the North Environs. The MASP sets out a strategy to manage sustainable and compact growth in the Cork metropolitan area, including better use of under-utilised land with a strong focus on integration of transport and land use. The principals of compact growth and unlocking the potential of centrally located sites and delivering underutilised land to boost population and economic outputs of city centre areas will be the key deliverables of the MASPs.

3.3 Cork Metropolitan Area Transportation Strategy (CMATS), 2020

The CMATS aims to deliver an integrated transport network that addresses the needs of all modes of transport, offering better transport choices, resulting in better overall network performance and providing capacity to meet travel demand and support economic growth.

Key outcomes for Ballyvolane in the Strategy include:

- A Radial Bus Service, which will form part of the wider city BusConnects Network. The Core Radial Bus Network will run from Ballyvolane to Donnybrook.
- New local road links will be provided in the Ballyvolane area.
- The Ballyhooly Road will be upgraded.

3.4 2017 Cobh Municipal District Local Area Plan

In the 2017 Cobh Municipal District Local Area Plan (LAP) Ballyvolane forms part of the Northern suburbs of Cork City. The current Local Area Plan (LAP) states that the strategic aim of the North Environs is:

“To reinvigorate the northern suburbs of the city, within the County area, as a significant location for future residential development. This will require a planned major mixed use development at Ballyvolane coordinated with substantial infrastructure investment, the provision of enhanced community and recreational facilities and public transport accessibility, with the aim of rebalancing the provision of services more equitably throughout the city.”

The site is zoned NE-T-01: District Centre/ Retail where the following objective applies:

“Provide a district centre with provision for an appropriate range and scale of retail and commercial facilities to support the new population and taking into consideration

the existing retail development at Fix and Hounds, Dunnes Stores and Lidl. The site should also allow for the development of a health centre and community hall/facility for the new residents.

The existing neighbourhood centre at the Fox and Hounds will form part of the district retail centre subject to the resolution of a number of issues:

- a) Parts of the site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management'.*
- b) Provision should be made on site, for improved recreational facilities including informal public recreation with the provision of a pedestrian walk along the Glen River. Any proposals should protect the Glen River Valley, an area considered to be of high landscape value."*



Fig 3: Current District Centre Zoning with subject lands outlined in red and draft development layout overlaid.

3.5 Cork City Development Plan 2015

The Cork City Development Plan (CDP) sets out Cork City Council's policies for the development of Cork City to 2022 and beyond. It establishes the following vision for Cork City:

"The vision for Cork City over the period of this Development Plan and beyond is to be a successfully, sustainable regional capital and to achieve a high quality of life for its citizens and a robust local economy, by balancing the relationship between community, economic development and environmental quality. It will have a diverse innovative economy, will maintain its distinctive character and culture, will have a network of attractive neighbourhoods serviced by good quality transport and amenities and will be a place where people want to live, work, visit and invest in."

Ballyvolane is identified as a District Centre where it is an objective to:

"Support the vitality and viability of Suburban District Centres to ensure that such centres provide an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas, with an emphasis on convenience and appropriate (lower order) comparison shopping, in order to protect the primacy of Cork City Centre."

The western portion of our clients lands are zoned as Residential, Local Service and Institutional Uses where the following objective applies:

"ZO 4: To protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3."

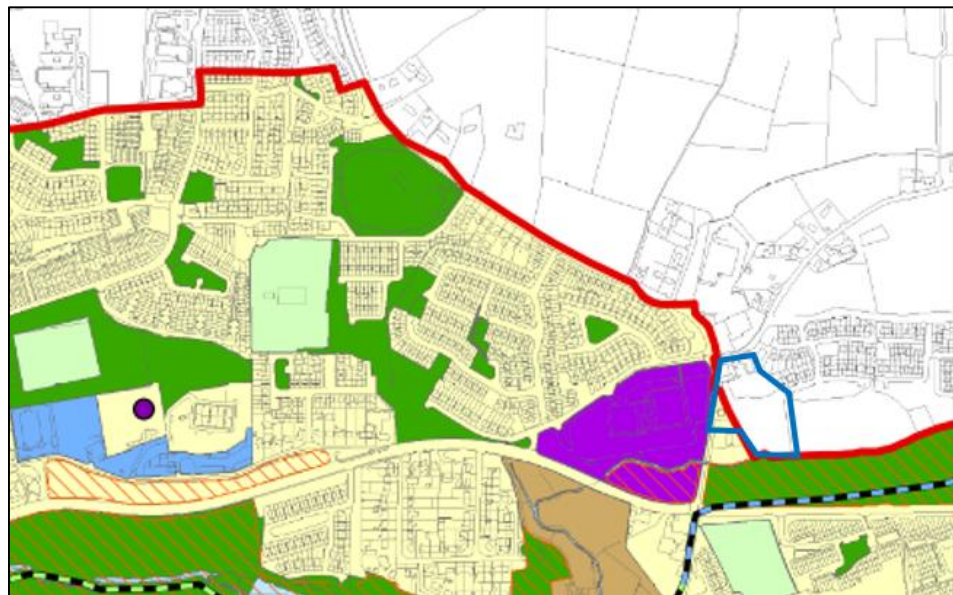


Fig 4: Current City Development Plan zoning – Site outlined in blue.

3.6 Draft Cork City Development Plan 2022-2028

The Draft Cork City Development Plan (CDP) sets out Cork City Council's policies for the development of Cork City to 2028 and beyond. It establishes the following vision for Cork City:

"The Strategic Vision is for Cork City to take its place as a world class city, driving local and regional growth, embracing diversity and inclusiveness and growing as a resilient, healthy, age-friendly and sustainable compact city with placemaking, communities and quality of life at its heart."

In the Draft CDP Ballyvolane is identified as being a City Suburb. The Role in the Core Strategy of the City Suburbs is as follows:

"Consolidate and enhance by providing a mix of new neighbourhood uses in suitable underutilised locations. Prioritise walking, cycling and public transport access. deliver uses, layouts and densities that enhance existing local character. Deliver high quality sustainable transport orientated development in combination with high frequency bus routes, the new commuter station at Balckpool (Kilbarry) and prioritised cycling and walking routes set out in CMATS."

In relation to the Ballyvolane District Centre, Objective 7.28 states:

"The development of District Centres at Ballyvolane, South Docklands and Hollyhill will also be supported to meet the day to day needs of their existing and or planned catchment populations."

Our clients' lands form part of the Ballyvolane District Centre and are mainly zoned district centre, where Zoning Objective 8 applies: *"to provide for the development and enhancement of district centres as mixed-use centres and as primary locations for retail, economic and residential growth"* and part zoned open space (southern portion) and ZO 01 Sustainable Residential Neighbourhoods (western portion) where the following objective applies:

"To protect and provide for residential uses and amenities, local services and community, institutional, educations and civic uses."

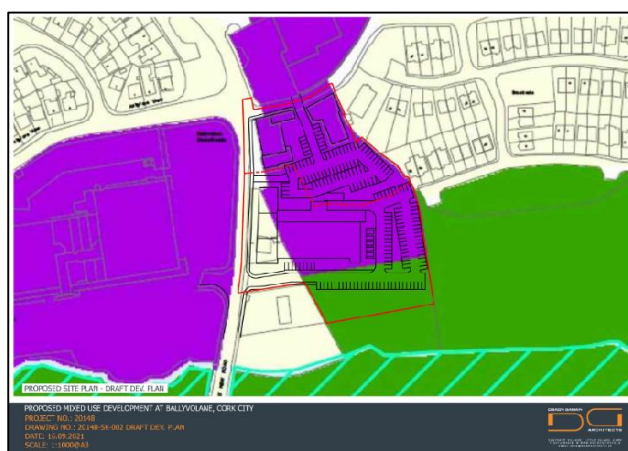


Fig 5: Proposed zoning with subject lands outlined in red.

4. Rationale for Submission Request

Our client has a strategic site in Ballyvolane, that is readily available for development, at an advanced planning stage and straddling part of the Ballyvolane District Centre zoning.

If Ballyvolane is to deliver on its strategic aim as a City Suburb, the strategic planning policy context must support flexible development during the lifetime of the forthcoming Development plan, on lands such as our clients land holding at Ballyvolane and we would ask that the Council:

- Amend draft Zoning Map 04 to include **all of our clients' lands** (i.e. an additional 0.5 hectares approximately) as part of the Ballyvolane District Centre Zoning.

The purpose of this submission to the Draft Cork City Development Plan is to demonstrate that there is a well-established District Centre use located within this area and to ensure the Plan protects and supports any future expansion/growth of this use.

The role of Ballyvolane in the Draft Cork City Development Plan is to:

"Consolidate and enhance by providing a mix of new neighbourhood uses in suitable underutilised locations. Prioritise walking, cycling and public transport access. deliver uses, layouts and densities that enhance existing local character. Deliver high quality sustainable transport orientated development in combination with high frequency bus routes, the new commuter station at Balckpooool (Kilbarry) and prioritised cycling and walking routes set out in CMATS."

In relation to the Ballyvolane District Centre, Objective 7.28 states:

"The development of District Centres at Ballyvolane, South Docklands and Hollyhill will also be supported to meet the day to day needs of their existing and or planned catchment populations."

The inclusion of all of our client's lands within the District Centre for Ballyvolane is compliant with the above objective. Our client's site is currently underutilised and is readily available for development. It has benefited from significant infrastructure investments undertaken in the area (e.g. Ballyhooly Road Bus Connects Upgrade, Glen Amenity area) which support the Ballyvolane District Centre expansion.

The site has good access to the local footpath network and public transport routes. In order to achieve the above objective, we request that our client's entire landholding be included within the District Centre zoning. This will allow for any future growth/ expansion to be supported by the City Development Plan.

Our client's landholding remains within the Sustainable Residential Neighbourhood area where it is an objective to *"To protect and provide for residential uses and amenities, local services and community, institutional, educations and civic uses."* The zoning proposed in this area is based on the old City boundary division and this is no longer relevant. The lands to the rear of the subject site are zoned for District Centre Uses so therefore, the entire landholding should also be zoned **District Centre** and not for residential use. The existing residential dwellings on our clients' lands are now vacant and within our client's ownership. The exclusion of our client's lands from the District Centre zoning inhibits our client from expanding the existing Ballyvolane District Centre in the future and contributing to the realisation of the vision for Ballyvolane and Cork City. Our client is currently at an advanced planning stage to extend the Ballyvolane District Centre. In order to make this a viable proposal, the entire landholding should be zoned District Centre.

Therefore, it is requested that the Council Amend draft Zoning Map 04 to include our clients' lands as part of the Ballyvolane District Centre Zoning.

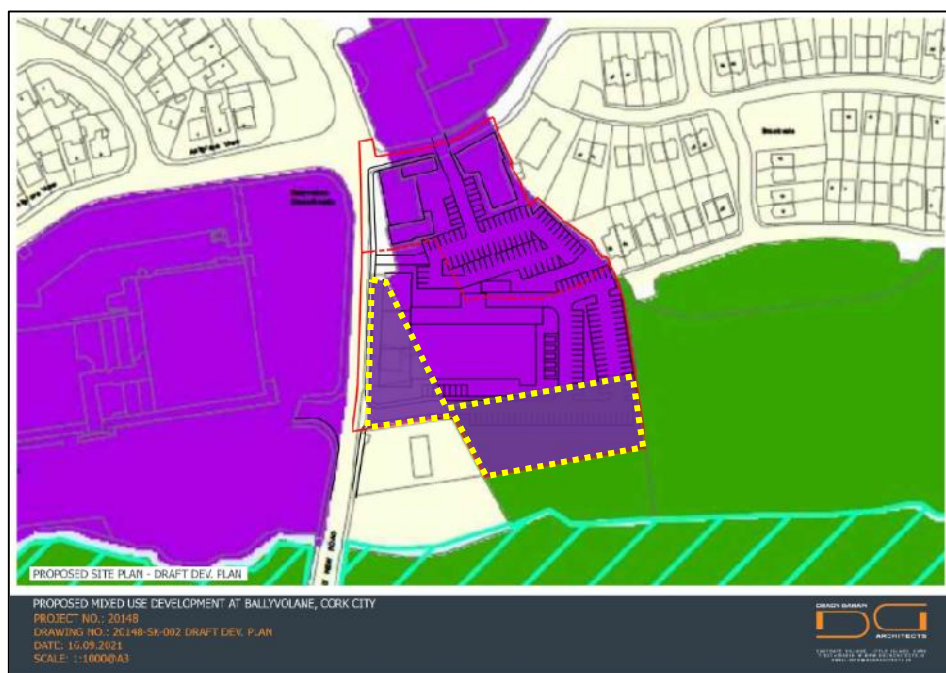


Fig 6: Proposed zoning outlined in dashed yellow line.

5. Conclusion

On behalf of our clients, we would be grateful if this submission could be given careful consideration during the preparation of the Cork City Development Plan 2022-2028.

As set out in detail above, we submit that the forthcoming Cork City Development Plan should consider extending the Ballyvolane District Centre. The main points of this submission are summarised as follows:

- Amend draft Zoning Map 04 to include **all** of our clients' lands (an additional 0.5 hectares approximately – outlined in dashed yellow line) be included within the District Centre for Ballyvolane.

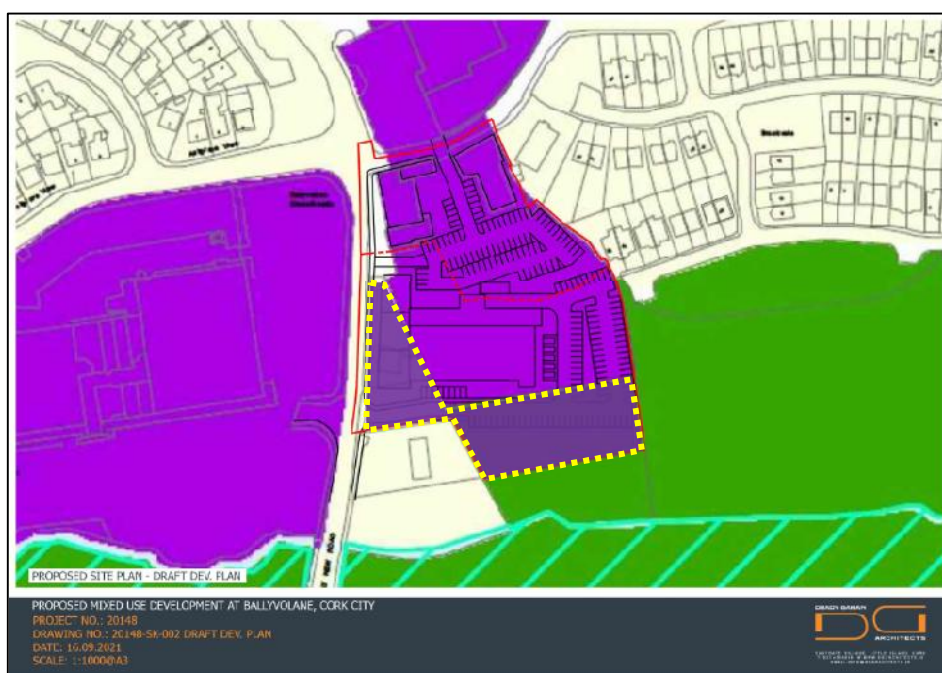


Fig 7: Proposed zoning outlined in dashed yellow line.

We respectfully request that the planning authority give consideration to the issues raised in this submission and we trust that our submission will be taken into account as part of the consultation process for the review of the Cork City Council Development Plan.

Please do not hesitate to contact us if you have any queries.

Yours sincerely,

Cora Savage
McCutcheon Halley