

TED CASTLES SITE, CORK CITY ZONING

SEPTEMBER 2021

C+W O'BRIEN
ARCHITECTS

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Planning Context | 1.1 - Local Planning Policy

Cork City Development Plan 2015 - 2021 Extract from Map 1 - City Centre and Docklands Zoning Objectives

The land-use zoning indicates the planning objectives of the City Council and its administrative area. The zoning objectives (ZO) associated with this masterplan proposal for the subject site are as follows;

ZO 14 Public Open Space

The objective protecting, retaining, and providing recreational uses, open space, and amenity facilities.

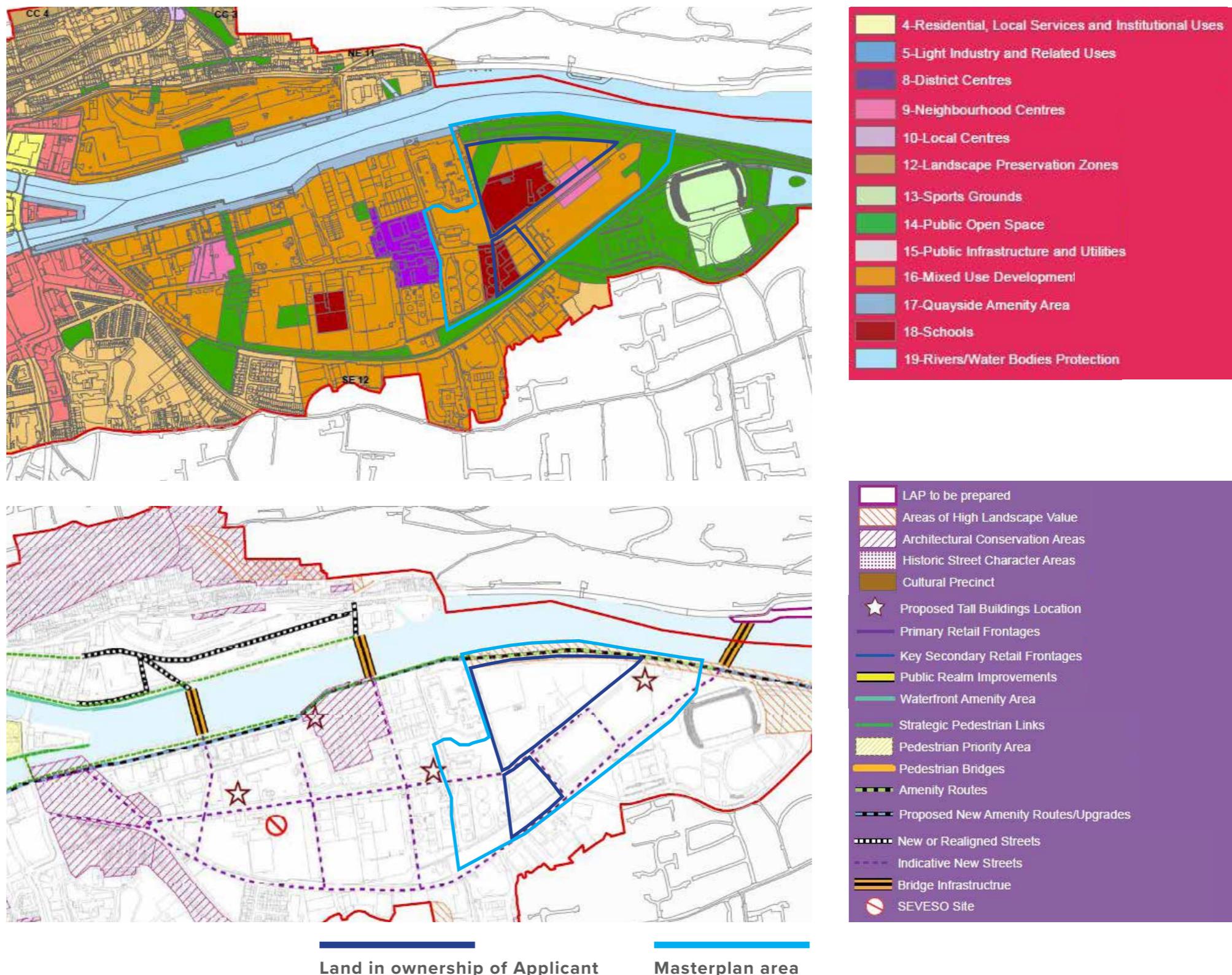
ZO 16 Mixed Use Development

The objective promoting development of mixed uses ensuring the design of a vibrant urban area that coexists with sustainable development principles, transportation and self-sufficiency.

Cork City Development Plan 2015 - 2021 Extract from Map 2 - City Centre and Docklands Objectives

The South Docks Local Area Plan 2008 was prepared for the realisation and vision of the Cork Docklands Development Strategy 2001, and consists of four documents; the LAP, a Public Realm Strategy, an Infrastructure Strategy, a Strategic Environmental Assessment

Cork City Council objectives are as follows; promoting development of the South Docks as a new urban quarter; review of the LAP and proportional density and mix-uses and infrastructural requirements; upgrade of amenity and recreational facilities at Marina Park, Páirc Uí Chaoimh, Monahan Rd; overcome barriers working with key stakeholders with the South Docks development



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Site Context | 1.2 - Existing Zoning Map



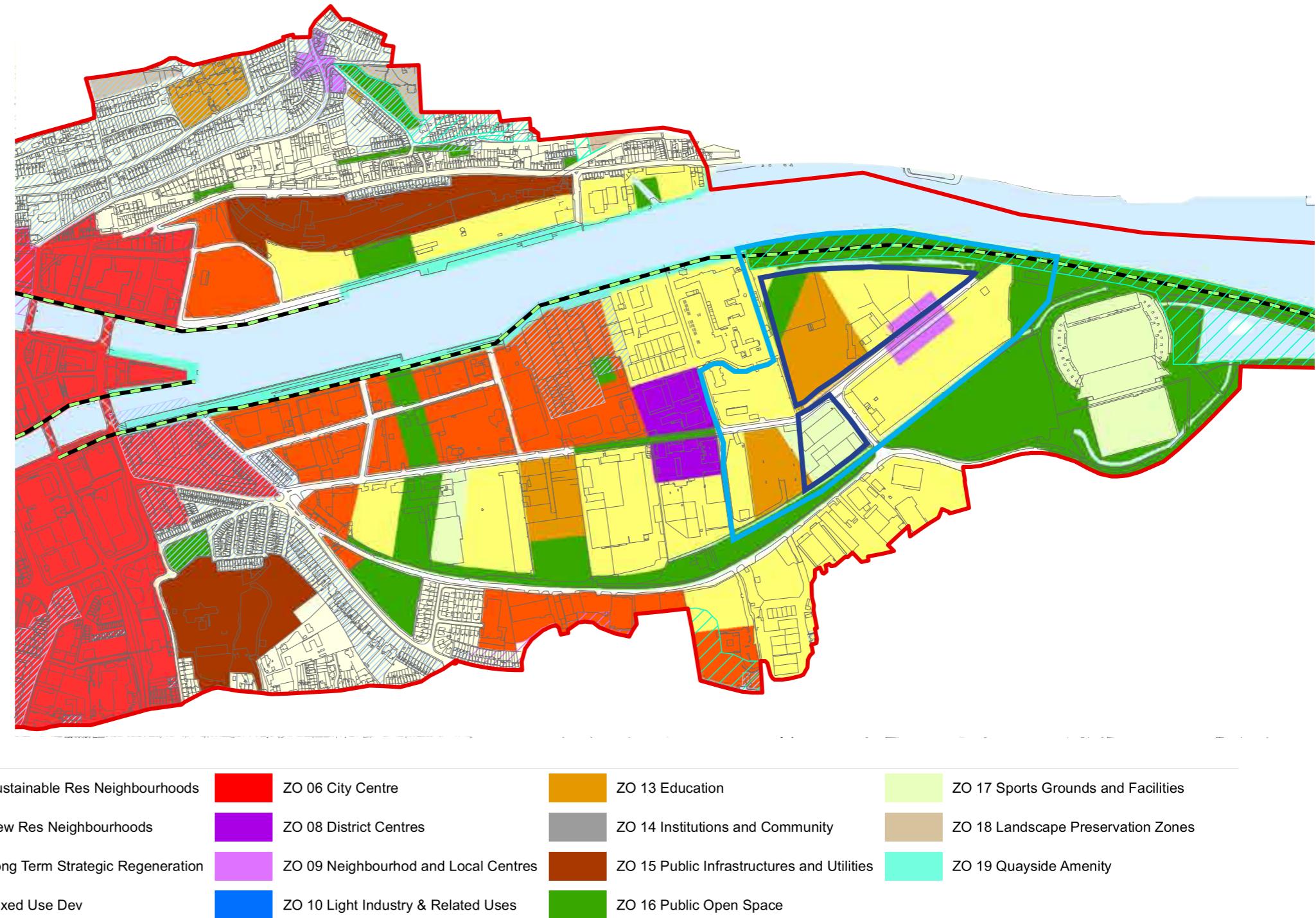
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Site Context | 1.3 - Draft Zoning Map - 2022-2028

Cork City Draft Development Plan 2022 - 2028

Extract from Map 1 - City Centre and Docklands Zoning Objectives

The zoning proposed under the new draft development plan differs slightly from the existing plan. The Residential & Educational zoning which previously traversed the southern land holding looks to be re-zoned as Sport Grounds and Facilities and the area of educational land to the northern site has been enlarged, absorbing some of the previously residentially zoned land.



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Site Context | 1.3 - Draft Zoning Map - 2022-2028



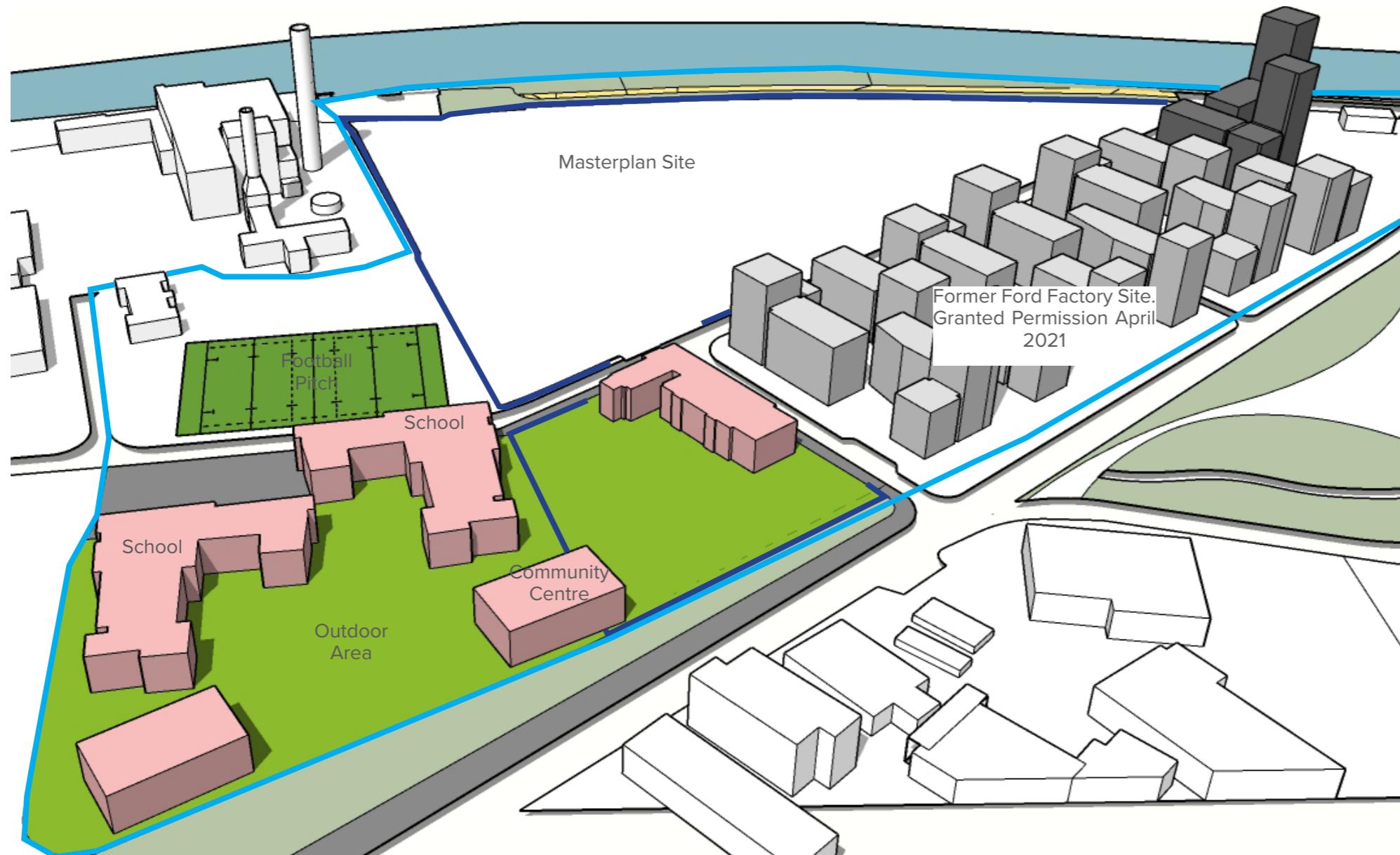
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Site Context | 1.4 - Proposed Zoning Map



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Masterplan | 2.3 Educational Suggestion



— Masterplan Outline

— Lands in Ownership of Applicant

In conjunction with the Development Plan and the South Docks zoning objectives for the area, the proposed scheme considers adjacent lands outside of the applicants land ownership, to incorporate Schools and Sports grounds that work together with the residential blocks proposed.

The school zone bridges the subject site and adjacent site to the west, which is currently under design consideration by the LDA.

The indicative school blocks explore how they can work within the overall masterplan while retaining some of the core values of the scheme such as green spaces and public realm.

It is envisioned that, building two schools on adjacent lands, with a capacity of 1000 pupils each could facilitate the requirements of the area plans. By relocating the school zone, outlined in the development plan it would enable a green space, buffer zone between the residential development proposed and the school. This would further endow great privacy and security for the kids. This proposal would require allocating part of the playing field/ green space facilities north of Central Park Road

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Masterplan | 2.4 Educational Suggestion





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 [cwoarchitects](#)

 [c-w-o-brien-architects](#)

 info@cwoarchitects.ie

 www.cwoarchitects.ie