

**Submission to Draft Cork City Development Plan
2022-2028**

For Development at Dunkettle, Glanmire, Cork

on behalf of O'Flynn Construction Co. Unlimited Co. (OFC)

October 2021



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1. Introduction

This submission has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of O'Flynn Construction Co. Unlimited Company (OFC), 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.

This submission requests the following amendments to the text of the 'Neighbourhood Development Site 5' in the forthcoming CDP relating to lands at Dunkettle, Glanmire:

- **Omit the requirement for a school, road bridge access and reference to '1,360 homes' from the 'Neighbourhood Development Site 5' objective for Dunkettle.**

This submission is structured as follows:

- Site Context
- Planning Policy
- Rationale for Submission Request:
- Conclusion

2. Context

Our clients' lands are located to the south of the core of Glanmire and consist of the two landholding Ballinglanna and Dunkettle.

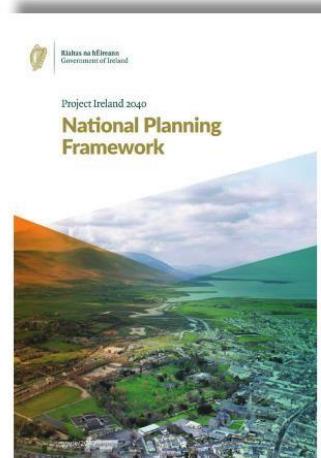
The Ballinglanna lands consist of approximately 31 ha and are currently under construction under a Strategic Housing Development (SHD) permission granted under ABP Ref. 300543-18 for the construction of 608 residential units, local centre including creche, retail unit, community centre/hall, retail/professional services unit, site reservation for school, and all associated infrastructural and site development works at Ballinglanna, Glanmire, Co. Cor

The Dunkettle land which this submission is focussed on, measures approximately 63 ha and includes the protected structures of Dunkettle House and associated outbuildings. The Dunkettle demesne is mainly agricultural land/woodland and lies to the south east of Glanmire. The land area is bounded to the east and north by Dunkettle Road as well as individual housing sites and the established residential area of Woodville. The N25 lies to the south of the site.

3. Planning Policy Context

3.1 National Planning Framework – Project Ireland 2040

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.



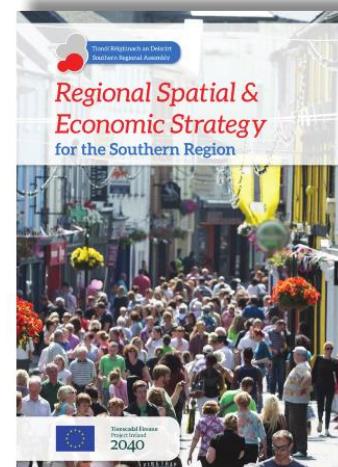
Key Facts and Figures:

- The Population of Ireland will increase by around one million people or by 20 % over 2016 levels by 2040;
- The population aged over 65 will more than double; and
- Need for at least an additional half a million new homes by 2040.

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 describes Glanmire as:

... as main town and key growth centre in Metropolitan Cork set in an attractive, historic, woodland environment in close proximity to City Centre, the railway-line and Little Island Strategic Employment Area.



RSES also describes Ballinglanna/Dunkettle as an Urban Expansion Area with the potential to provide 1,200 units.

Glanmire	<p>Glanmire is a main town and key growth centre in Metropolitan Cork set in an attractive, historic, woodland environment in close proximity to City Centre, the railway-line and Little Island Strategic Employment Area.</p> <p>Urban Expansion Area of Ballinglanna/Dunkettle.</p> <p>Residential Yield: 1,567 (includes Ballinglanna/Dunkettle UEA 1,200 units).</p>	<p>As per Ch 3 Objective on investment for holistic infrastructure for metropolitan areas.</p> <ul style="list-style-type: none">• Note not on Light Rail but close access to Suburban Rail• Investment in retrofitting infrastructure and services (physical, social and recreational) to improve quality of life for communities.
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3.3 Cork County Development Plan 2014

In the Cork County Development Plan 2014 Glanmire sits within the County Metropolitan Cork Strategic Planning Area, which is noted as the main engine of population and employment growth for the region (Para 2.2.22). In this regard, Objective CS 4-1 prioritises certain locations, including Glanmire, to accommodate the planned population growth in the Cork Gateway region:

*"In the Cork Gateway, development to provide the homes and jobs that are necessary to serve the planned population will be prioritized in the following locations... **Glanmire (Dunkettle)** In line with this aspiration, the CDP goes on to state that up to 2022, there is a targeted growth to 10,585 people from 8,924 in 2011, which is a 19% over this period. This population growth equates to 1,205 new households with a target of 1,320 new dwelling units required to meet accommodate this growth" (emphasis added).*

3.4 Cobh Municipal District Local Area Plan 2017

The Cobh Municipal District Local Area Plan 2017 identifies Glanmire as a key growth centre within Metropolitan Cork. The primary objective for Metropolitan Cork is to advance the area as the main engine of population and employment growth in the South West region. The LAP recognises the important role Glanmire will play in achieving this high level objectives.

In the **Cobh Municipal District Local Area Plan 2017**, Glanmire is designated as a 'Main Town' and that it will play a significant part in realising the overall aims for Metropolitan Cork (i.e. to facilitate its development as the main engine of population and employment growth in the South West Region) by:

...delivering additional population growth in tandem with incremental retail growth, high quality social and community

facilities and improved transport linkages while protecting its attractive woodland setting.

While the Census 2011 recorded a population of 8,924 people, the LAP outlined a target growth of 1,661 people to 10,585 by 2022. In terms of facilitating this growth, Table 3.3.1 of the Cobh Municipal District Local Area Plan 2017 (LAP) stated that a total of 1,320 new housing units will be required in Glanmire up to 2022.

Objective GM-GO-01 goes on to state that:

It is an objective of the plan to secure the development of a minimum 1,200 new dwellings in Glanmire up to 2023 in order to facilitate the sustainable growth of the town's population from 8,924 to 10,585 people over the same period.

The lands at Ballinglanna / Dunkettle were identified to facilitate the majority of this development under the zoning objectives GM-R-06, GM-R-07 and GM-R-09 to be developed in tandem with infrastructural provision with the Ballinglanna GM-R-06 lands being developed as Phase 1 with the following zoning objective:

Development in this area will be a mix of Medium A and Medium B density residential development. Development on this site is to be linked to the provision of the infrastructure requirements as set out in tables 3.3.2 and 3.3.3. Land should be set aside for a new 16 classroom primary school and a local shopping centre should be provided with a range of appropriate convenience retail services in tandem with the development of these lands.

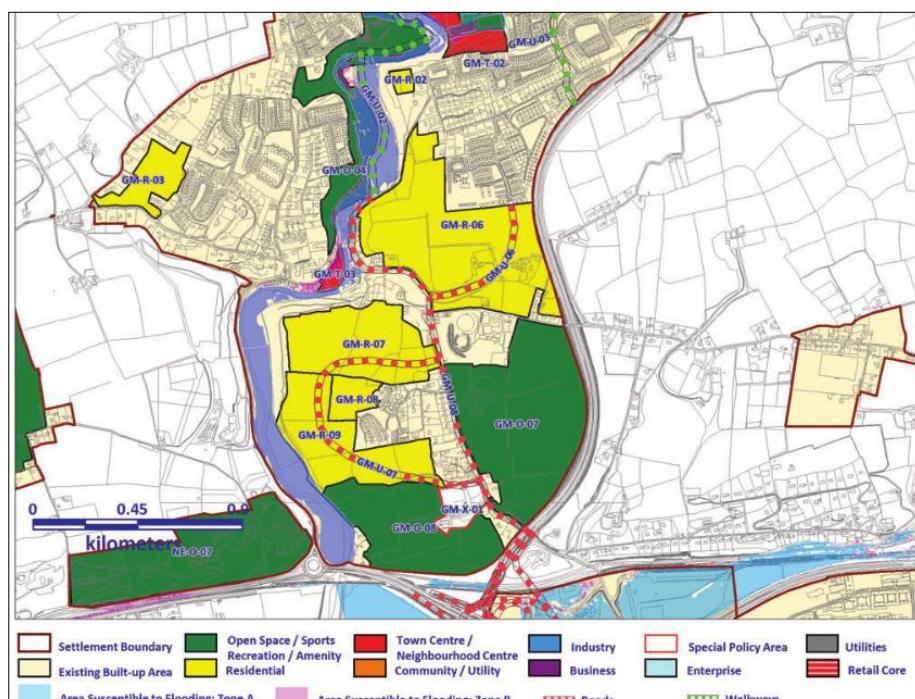


Figure 1: Extract from the 2017 LAP Zoning Map for Glanmire

Objective GM-GO-02 states that the delivery of the Ballinglanna-Dunkettle lands will be linked to the provision of key transport infrastructure improvements listed in Table 3.3.2 and Table 3.3.3. Section 3.3.50 of the LAP stated that development within the Dunkettle/Ballinglanna Urban Expansion Area will be phased according to a planned programme for infrastructure delivery with the first phase of infrastructure delivery focusing on the Ballinglanna area.

These infrastructural improvements would provide improved road capacity and safety for drivers/cyclists to cater for the stated level of development, while also ensuring that the traffic generated by new housing has no significant impact on the existing Dunkettle Interchange in the years prior to its planned upgrade (Section 3.3.50). The road junction improvements stated for Phase 1 (i.e. to facilitate the majority of the Ballinglanna development) are as follows:

Table 3.3.2 of CDP - Dunkettle Ballinglanna Road Improvements	
Phase 1 (0-400 units)	
Provide upgraded signalised junction including right hand turn lane on Glanmire Road/Church Road otherwise consider daring of right turn movement	
Barring of right turn vehicle on Dunkettle Road at slip road junction to N8	
Improve the Riverstown X-roads junction including extending the right-hand turn lanes	
Signalised junction at Hazelwood Link / Glanmire Road R639	
New signalised junction Glanmire Road / Glanmire Bridge	
New signalised junction East Cliff Road / L3010	
New Link Road Riverstown L3010 to Hazelwood Road	
Partial upgrade to Dunkettle Road	
New Link Road from Fernwood to Dunkettle Road including fully signalised junction	
Phase 2	
Upgrade to remainder of Dunkettle Roaf	
Additional Bridge on Riverstown Road L3010	
Extended flaring to Tivoli Roundabout northern approach	
New Dunkettle Free Flow Interchange required	
Road improvement to the County Road bwetween Glashaboy Road and Dunkettle Road (Dark Road)	

Table 3.3.3 below outlined the specific cycle and pedestrian infrastructure improvements required to support improved access to the villages of Glanmire, Riverstown and Dunkettle.

Table 3.3.3 of CDP - Dunkettle Ballinglanna Cycle Pedestrian Improvements
Phase 1 (0-400 units)
Improvements to all inadequate footpaths in Glyntown Area
Improvements to all inadequate footpaths along East Cliff Road extending from Dunkettle Road junction to L3010 junction in Riverstown Village
Improvements to all inadequate footpaths along L3010 extending from Old Youghal Road / Glanmire Road junction to Brooklodge Grove / L3010 junction Riverstown Village
Improvements to all inadequate footpaths along the Glanmire Road extending from Dunkettle Roundabout to Dunkettle R639.
Controlled pedestrian crossing at East Cliff Road / Glyntown junction improved pedestrian facilities
Controlled pedestrian crossing at Hazelwood Link / Glanmire Road R639 junction improved pedestrian facilities
Controlled pedestrian crossing at Glanmire Road / Glanmire Bridge junction improved pedestrian facilities
Proposed cycle lane route CR02 from Hazelwood junction to Brooklodge Roundabout
Phase 2 (400-1200 units)
New signalised junction East Cliff Road / L3010 with full pedestrian crossing facilities
Dunkettle Road Upgrade including 2.0m footpaths to improve pedestrian facilities
Proposed cycle lane route CR01 from Tivoli Roundabout to Dunkettle
Proposed pedestrian / cycle greenway from Dunkettle to Glanmire Bridge along the Glashaboy River
Proposed pedestrian / cycle bridge at Glanmire Village

3.5 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 Glanmire is identified as one of the four 'Urban Towns'. The Role in the Core Strategy of the Urban Towns is as follows:

"Phased delivery of strategic sites by targeting growth proportionate to the existing population within the four urban towns. All development shall focus on prioritising walking, cycling and public transport use. Apply a mixed-use approach to regenerating key underutilised locations. Use a range of designs and densities that reflect and enhance the individual character of each town."

In the draft CDP, our clients lands' in Dunkettle are mainly zoned 'ZO 02 New Residential Neighbourhood' where it is an objective:

"To provide for new residential development in tandem with the provision of the necessary social and physical infrastructure."

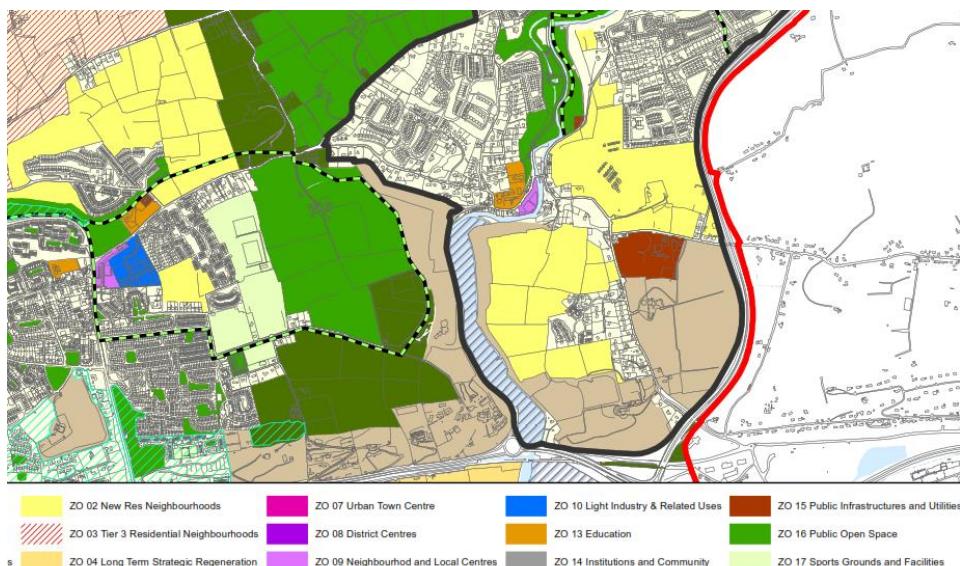


Figure 2: Extract from the Draft CDP Zoning Map for Glanmire

Our clients' lands in Dunkettle are also designated as 'Neighbourhood Development Site 5' and zoned 'New Residential Neighbourhood' with potential land uses including residential, shops, school, community .

Objective 10.95 of the draft CDP (Neighbourhood Development Sites) states that Cork City Council in collaboration with landowners and relevant stakeholders will progress the neighbourhood development sites through active land management and that these sites will benefit the local neighbourhood and support compact growth:

Neighbourhood Development Site 5

Address: Dunkettle, Glanmire

Site area: 38.84 Ha

Zoning: New Residential Neighbourhoods

Potential Land Use: Mixed Use including residential, school, local shops, community centre, open space and residential (potentially 1,360 homes) road bridge access.



4. Rationale for Submission Request

The purpose of this submission is to support the ZO 02 New Residential Neighbourhood' zoning in Dunkettle but to modify the text of the 'Neighbourhood Development Site 5" to omit the reference and requirement for a 'school', 'road bridge access' and reference to '1,360 homes'.

In relation to the **school** requirement, our client has already made provision for a 16-classroom primary school as part of their strategic housing development (SHD) at Ballinglanna – ABP Ref. 300543-18).

In relation to the **bridge** reference/requirement, it is submitted that the development of lands at Dunkettle should not be predicated on the requirement of a 'road bridge access'.

As outlined in Section 3.4 of this submission, significant infrastructure improvements have been identified for Glanmire including Dunkettle/Ballinglanna.

In terms of implementation, these improvements were supported by CMATS and were subject to €5.9million Local Infrastructure Housing Activation Funding (LIHAF). In the LIHAF funding allocated in March 2017, it was stated that the lands at Ballinglanna-Dunkettle were "*identified as a having a good prospective for more rapid delivery subject to the road upgrading envisaged in this proposal. The LAP noted that these associated lands have been to date the subject of two unsuccessful planning applications based on a range of issues, most notably the potential impact on the national road network; the Dunkettle Interchange and the deficiencies in the local road network within Glanmire. This proposal aims to resolve the public infrastructure deficiencies. The overall proposal has two phases but funding has been recommended for Phase 1 with a projection of 300 housing units by 2021 and a total potential of 1200 housing units post 2021.*"

The works specifically included in the LIHAF funding included the following:

- Upgrade of Upper Dunkettle Road (Phase 1) from Glanmire Bridge to Developer's lands at Ballinglanna (c. 250m) as a local distributor roadway with provision for pedestrians and cyclists
- Upgrade of East Cliff Road from Glanmire Bridge towards Riverstown (c. 150m)
- New Link Road between Riverstown Road and Hazelwood Road (c.130m)
- Alteration of the L2999/M8 slip road junction to prohibit right turn movement onto the M8,
- Upgrade of the following junctions to traffic signal controlled junctions incorporating suitable pedestrian facilities: R639/L2999, R639/L3010, L3010/EastCliff Road and R639/Hazelwood Road
- Upgrade of the Church Hill Junction to include provision of a right turn lane and pedestrian facilities,
- Improvements to the existing footpath network and pedestrian crossings (including existing footpath rehabilitation) within the area

bounded by and including the Riverstown Road, East Cliff Road and the Glanmire Road in order to improve pedestrian connectivity and permeability between existing areas and new development at Ballinglanna/Dunkettle.

- Provision of cycle facilities within the area in accordance with Cork Metropolitan Cycle Network Plan (CMCNP) by existing road alteration and new off-road routes connecting Riverstown, Glyntown, EastCliff Road, Dunkettle Road and Glanmire Road to Churchhill.



Figure 3: Approved Part VIII Infrastructure Works to Facilitate Proposed Residential Development at Ballinglanna-Dunkettle, Glanmire

Cork County Council approved these works under a Part VIII scheme and as part of a Section 47 agreement with our client in the Ballinglanna development, our client was required to collaborate with and assist the

Council in the delivery of the infrastructure works and is specifically required to provide written evidence of the developer's legal entitlement to:

- connect an access to the Fernwood Estate at the northern boundary of the site (copy included in the SHD application);
- pay a contribution of 50% of the total cost of delivering the infrastructure; and be responsible for the construction and funding of the infrastructure works (or any part thereof) that take place on the land owned by the developer or forming part of the area that is subject to the SHD planning application/permission.

These road/transport improvements are comprehensive and more than adequate to cater for the development of the Dunkettle lands. It is submitted therefore that the development of lands at Dunkettle should not be predicated on the requirement of a 'road bridge access'.

It is also requested that the prescriptive reference to '**1,360 homes**' be removed from the 'Neighbourhood Development Site 5' objective. This objective relates to an area of 38.8 hectares and should not be subject to a prescriptive or pre-determined number of residential units.

5. Summary

This submission requests the following amendments to the text of the 'Neighbourhood Development Site 5' in the forthcoming CDP relating to lands at Dunkettle, Glanmire:

- **Omit the requirement for a school, road bridge access and reference to '1,360 homes' from the 'Neighbourhood Development Site 5' objective for Dunkettle.**

Neighbourhood Development Site 5

Address: Dunkettle, Glanmire

Site area: 38.84 Ha

Zoning: New Residential Neighbourhoods

Potential Land Use: Mixed Use including residential, ~~school~~, local shops, community centre, open space and residential (~~potentially 1,360 homes~~) road bridge access.



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.

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

Yours sincerely,



Tom Halley

McCutcheon Halley