

Senior Planner  
Planning Policy Unit  
Cork City Council  
City Hall  
Cork

29 September 2021

**Re: Submission to Draft Cork City Development Plan 2022-2028 for development at Rock Farm, Curraheen, Bishopstown, Cork on behalf of O'Flynn Construction Co. Unlimited Company**

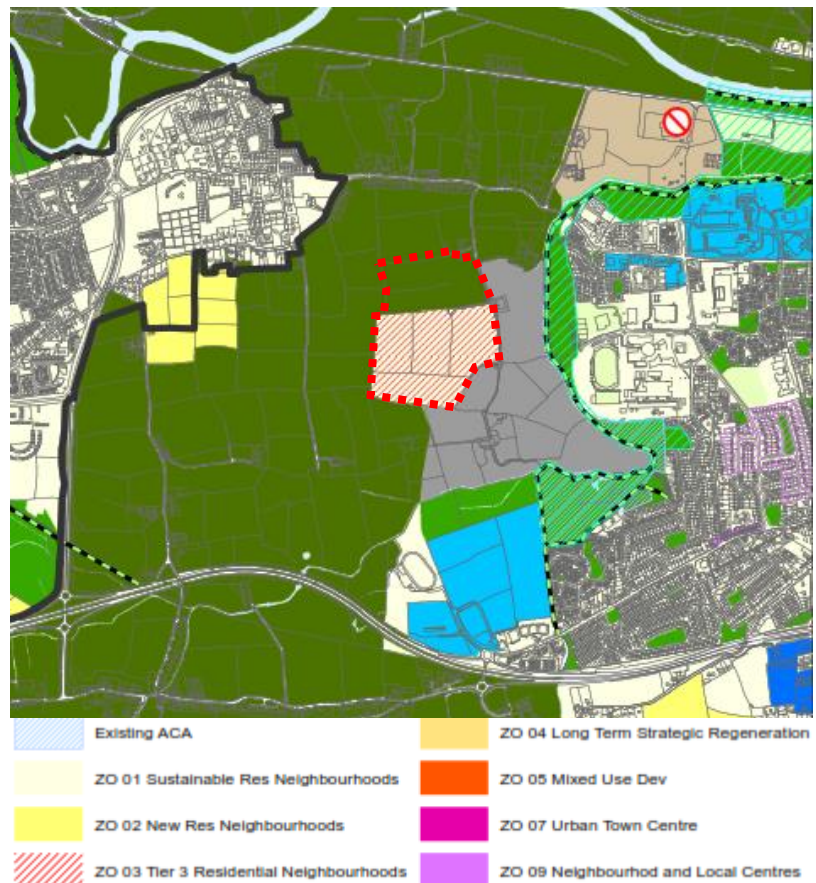
Dear Sir/Madam,

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)(b) 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.

Our client's fully supports the proposed ZO 03 Tier 3 Residential Neighbourhood zoning (outlined in dashed red line to the right) on their lands at Curraheen, Bishopstown, Cork and are fully committed to the development of these lands for residential development.

OFC is one of Ireland's leading property development and



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construction companies and pride themselves on their ability to design, construct and deliver all projects to the highest international standards. The company is at the forefront of property development and have achieved notable success in the residential, retail, commercial and industrial sectors.

Our clients welcomes the fact that the strategic policy objectives for the Cork Science and Innovation Park have been reviewed to provide for some residential development close to the route of the proposed BRT/LRT route.

The provision of a mix of residential and employment related development on lands between the western Cork City Suburbs and east Ballincollig would be consistent with national and regional planning policy because:



- It would support delivery of high-quality housing next to the new science park.
- It would provide sustainable housing on a public transport corridor.
- It would support delivery of the proposed high-capacity light rail transit corridor.
- The deliverability of growth is a key principle of the RSES. It is recognised that there is a need to focus on zoning lands which will support investment in infrastructure, public transport improvements and will be brought forward to the market for development.
- The zoning of residential lands in this area would consolidate the urban settlement pattern of west of Cork City and provide the opportunity for highly sustainable integrated development within Metropolitan Cork.

As an active housebuilder OFC has a strong record of delivering high quality housing to the Cork market, including developments at Maryborough, the Elysian and Ballincollig Barracks. OFC remain committed to the delivery of housing in Cork and is actively seeking to develop its existing land banks and procure additional lands for future development.

In zoning lands within the forthcoming Development Plan, priority should be given to lands, such as OFC's land holding at Rock Farm, where there is a demonstrated willingness and capacity on behalf of the landowner to deliver housing units.

Accordingly, we fully support the Council's Proposed ZO 03 Tier 3 Residential Neighbourhood for our client's lands and ask that it be adopted as part of the final adopted City Development Plan.

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

A handwritten signature in black ink, appearing to read "Tom Halley". The signature is written in a cursive style with a large, stylized "H".

Tom Halley  
**McCutcheon Halley**

