

Lands at Curraheen Bishopstown

Submission to the Amended Draft of the Cork City
Development Plan

on behalf of Curraheen European Healthcare Ltd.

April 2022



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1. Introduction

This submission is made on behalf of Curraheen European Healthcare Ltd in regard to the zoning amendment proposed under Reference No. 2.34 which on shown on Fig 1.


Zoning Amend.	Location	From	To	Map
2.34	Marymount Campus, Curraheen Road	ZO 21 City Hinterland	ZO 14 Institutions & Community	

Fig 1 Amendment 2.34

2. Background

Following publication of the Draft City Plan, two submissions were made in regard to the zoning of lands at and adjoining the Marymount Hospice:

- Submission 244 by Marymount University Hospital and Hospice who own and operate the existing facility
- Submission 162 by Curraheen European Healthcare who own the land adjoining the hospice to the west.

Both submissions requested

- Rezoning of the current curtilage of the hospice to reflect its established use; **and**
- Rezoning of additional land to provide for future expansion of the hospice and to provide for further complementary or ancillary healthcare and related development.

While the submissions were accurately summarised in the summary section of the Chief Executive's report, the response and recommendation appear to have been drafted on the incorrect assumption that the submission by Marymount University Hospital and Hospice had only requested rezoning which would reflect the current use within the planning boundary of the existing facility. The impression given to the Members was that no significant expansion of the existing campus was envisaged and there was no need to zone any land beyond the boundary of the governing planning permission.

We have been advised that, when the potential need for further development at Marymount was raised at the committee meetings the members were advised

that there was sufficient land available within the boundary of the existing planning permission to allow further buildings to be erected to the east of the existing facility. As planning jurisdiction for the site has only recently been transferred from Cork County, the City Council may not have been aware of the significant constraints on further development which were identified by the County Council during the assessment of the governing permission. A review of the planning history would confirm that the potential for further development within the boundary of the existing permission is extremely limited due to:

- The presence of a large ringfort
- The proximity to the Seveso site at the Irish Oxygen Plant; and
- The flood risk area along the banks of the Twopot River

When these constraints are taken into account, there is very little scope for further development within the area which is proposed to be zoned Z014 under Proposed Amendment 2.34.



Fig 2 Zoning objectives for the area in the Draft City Plan



Fig 3 Zoning objectives in the Amended Draft City Plan

It should also be noted that the base map used for Proposed Amendment 2.34 does not accurately show the draft zoning objectives which are proposed to be amended at this stage of the review process. Figs 2 and 3 show the zoning maps for the area as published in the Draft Plan and Amendment 2.34 respectively. This comparison demonstrates that, on the map approved by the Members for Amendment 2.34,

- The Coveney lands to the east of the Marymount site which are currently zoned as Sustainable Residential Neighbourhood are incorrectly shown as Hinterland;
- The Ardstone lands to the southeast which have permission for a Strategic Housing Development and are currently zoned as New Residential, are also incorrectly shown as Hinterland
- While the Irish Oxygen Plant immediately to the south of Marymount is correctly shown as Industrial, the symbol denoting that it is a major accident hazard has been incorrectly omitted.

The combined effect of these three significant mapping errors is to give the impression that the Marymount site is located in a semi-rural context rather than forming part of the existing built up area. In our opinion these errors and omissions may have influenced the decision not to make any provision for further healthcare and ancillary development on the lands which adjoin Marymount to the north and west.

3. Request for Modification

Unfortunately the scope for modification of a draft amendment is limited by Section 12(10) of the Planning and Development Act, 2000 which provides that, having considered the Chief Executive's report, the members of the authority shall, make the plan with or without the proposed amendment except that, where they decide to accept the amendment, they may do so subject to any modifications as they consider appropriate. However, a modification may not increase the area of land zoned for any purpose.

We therefore request that the written statement of the City Plan be amended to acknowledge that there is little potential for further development within the boundary of the ZO 14 zone at Marymount as currently drawn, and that the Planning Authority will give favourable consideration for the development of additional healthcare and ancillary facilities on the adjoining Hinterland zone if the need for such facilities is established during the period of the next City Plan.