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Process Overview

## How does the process of preparing a new Cork City Development Plan work?



Comhairle Cathrach Chorcaí  
Cork City Council



We are Cork.

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# 01. What is a Development Plan?

A Development Plan is a public document used to guide development in your local area. Cork City Development Plan sets out:

- A) How land is used**  
(such as for Housing, Employment, Retail or Open Space), and
- B) Objectives and policies to guide proposed development and assess planning applications.**
- C) Development Plans are renewed every six years and Cork City's next Plan is to cover the period 2022-2028**

The Plan includes identification of a land supply to accommodate development growth. An overview of proposed growth for the city is summarised within a

section of the Plan titled 'Core Strategy'. The core strategy includes an illustrative map showing where growth is directed. The strategy provides clarification on;

- A) Housing targets and location,**
- B) Employment targets and location**
- C) Key infrastructure needed to accommodate growth**  
(energy, telecommunications, transport, health, education, water and other services).

The National Planning Framework and the Regional Spatial and Economic Strategy provide strategic direction for the Development Plan. Central Government determine planning

requirements at a national level, the Southern Regional Assembly determine planning requirements for the southern region, and Elected Members of Cork City Council determine planning requirements at the local level through the City Development Plan. Elected Members decide on the Development Plan and are responsible for ensuring proper planning and sustainable development. The Plan balances competing land use requirements to result in a Plan which guides sustainable growth whilst meeting the services and facilities needs of local communities, complementing our important natural and built assets.

## 02. What is the purpose of this Process Overview?

This Development Plan Process Overview provides:

- ▶ a brief summary of what a Development Plan is;
- ▶ its relationship to other Plans at the national, regional and local levels
- ▶ how and when you can get involved in shaping the next Cork City Development Plan 2022-2028.
- ▶ This Process Overview is available online via Cork City Council website along with all other relevant information including a link to the public consultation portal where formal submissions can be made during the eight week consultation.



## 03. Why do we need a new City Development Plan?

There is a legal obligation on Cork City Council to produce a Development Plan every six years. The Development Plan will guide development within Cork City over the short-to-medium term. Plans have to be replaced to meet the changing needs of society which are influenced by various factors including the economy, government guidelines and policies, environment, climate change and the ongoing major loss of biodiversity. There is a change of focus throughout Ireland in moving towards:

- ▶ **more compact development within existing built up areas;**
- ▶ **greater numbers travelling by public transport, walking, running and cycling;**
- ▶ **reduced energy demand, renewables, carbon reduction, and**
- ▶ **quality public realm and open space.**





## 04. How does a Development Plan tie in with other Plans?

Cork City Development Plan relates to other plans at different levels. The national, regional and local plans go through a public consultation process and at public consultation stages everyone has the right to make suggestions on how future growth and development can be accommodated, while respecting Cork city's character and heritage. Greater detail is provided the more local the level of plan is. Each plan should align with those above it.

Framework Plans are a new planning approach to help direct and guide development at a local level. There are several Framework Plans proposed and these will focus on: improving local area and surrounding areas, infrastructure, public realm improvements, regeneration, and delivery and implementation.



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## National level

There are two national plans under the umbrella of 'Ireland 2040: Our Plan'. The National Planning Framework covers a 20 year period up to 2040 and gives a strategic overview of housing and employment targeted growth throughout Ireland. The National Planning Framework projects an increase in Ireland's population of one million people by 2040.

On the other hand, the National Development Plan covers a 10 year period, runs in parallel with the National Planning Framework and ties public investment in with essential infrastructure to accommodate key development. In both of these national plans, Ireland is divided into three regions, with Cork located within the Southern Region.

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## Regional level

The Regional Spatial and Economic Strategy is a 12-year Strategy which gives direction for regional growth in line with the National Planning Framework and National Development Plan. The Strategy targets a population increase of 380,000 people in the southern region up to 2040 and allocates a proportional housing target based on the size of the settlement. For example, Cities would be allocated a higher number of housing and employment growth than towns, and the same again for villages. The strategy covers various topics such as People and Places, Economy, Environment, Connectivity and Water and Energy Utilities. Key components of the strategy include spatial planning strategy, hierarchy of settlements and regional policy objectives.





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There are two plans covering planning and transport for the Cork Metropolitan area:

- ▶ **Cork Metropolitan Area Strategic Plan**  
(is part of the Regional Spatial and Economic Strategy produced by the Southern Regional Assembly), and
- ▶ **Cork Metropolitan Area Transport Strategy**  
(Produced by the National Transport Strategy)

Cork Metropolitan Area Strategic Plan projects a 50% population increase in the city by 2040 based on a compact city and sustainable transport (walking, cycling, bus and train). Cork Metropolitan Area Strategic Plan Objectives guide future development proposals, associated infrastructure and investment.

How we plan our transport is hugely important in how successfully our city grows, and how enjoyable they are to live, work, visit, and experience. Cork Metropolitan Area Transport Strategy 2040 guides transport infrastructure priorities to accommodate sustainable growth. Cork Metropolitan Area Strategic Plan and Transport Strategy complement each other and follow on from the national and regional plans identified above. Travel within Cork City Metropolitan area is increasingly getting congested by vehicular traffic with much of it from single car users. Currently 74% of people travel by car within Cork Metropolitan Area, with the remainder divided up by 20% walking, 5% public transport and 1% cycling (Cork Metropolitan Area Transport Strategy Mode Share).





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In order to accommodate higher growth rates, the numbers travelling by walking, cycling, bus and train throughout Cork City need to significantly improve. This will require a more efficient use of our roads and significant improvements in public transport.

The Transport Strategy proposes to;

- 1. upgrade walking, running and cycling (active travel) infrastructure,**
- 2. better integrate land uses with public transport and active travel.**

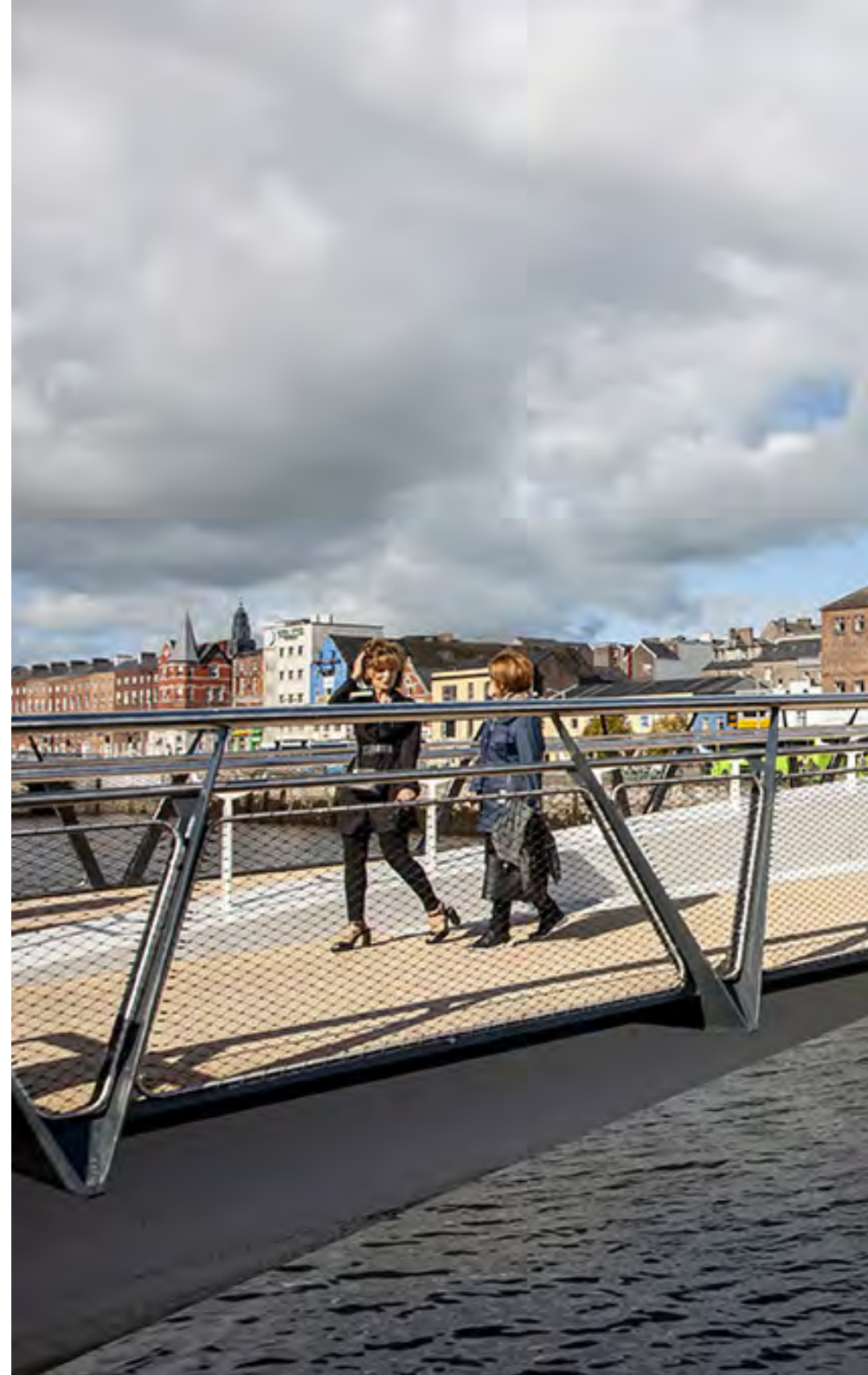
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## Local Level

At the local level, there are four types of key plans:

- 1. Cork City Corporate Plan**
- 2. Cork City Development Plan**
- 3. Local Economic and Community Plan**
- 4. Local Area Plan**

Cork City Council's Corporate Plan up to 2024, provides a strategic framework for the provision of all Council services in support of the local economy, community needs, identity and environment.



The Corporate Plan holds six high level goals:

- 1. An environmentally sustainable city**
- 2. A city valuing its people**
- 3. A city promoting culture, heritage, learning, health and well being**
- 4. A city of engaged neighbourhoods and communities**
- 5. A city supporting the delivery of homes and infrastructure**
- 6. A city driving economic and sustainable development**

The Cork City Development Plan covers projected growth over a six year period. The final two years of a Development Plan is the period within which the process of replacing the Plan takes place. The City Development Plan provides direction on future development growth within the City area.

Cork City's current Local Economic and Community Plan is titled '*Pure Cork – An Action Plan for the City' 2016-2021* and is a framework in how best to deliver public services throughout Cork City based on the principle of sustainable development. The Action Plan for the City was produced through engagement with local businesses, community and voluntary organisations. The Action Plan for the City contains goals, objectives and actions delivered by economic and community development stakeholders. This Plan is replaced every six years.

Local Area Plans provide detailed planning direction for areas which are expected to grow significantly. Local communities are able to influence these plans through the two public consultation stages: initial Pre-Plan Issues Paper and Draft Plan stages. Such plans identify what measures are needed to deliver quality development on the ground. Local Area Plans must:

- A. be agreed by elected members before being used,**
- B. contain policies to direct planning applications for proposed development, and**
- C. comply with the Development Plan**

## 05. Main stages in producing a new Cork City Development Plan

- ▶ During the Pre- Plan **public consultation** stage (8 weeks) people are invited to offer their suggestions and ideas on how the city should develop and respond to the Issues Paper. The focus at this stage is on strategic issues and people cannot make submissions on land zonings for individual sites;
- ▶ Chief Executive submits a report summarising Pre-Plan consultation submissions to the full Council and the Elected Members provide strategic direction on what they want the Plan to contain in line with proper planning and sustainable development. A Draft City Development Plan is then prepared and made available for **Public consultation** (10 weeks);
- ▶ Chief Executive submits a report summarising Draft Plan consultation submissions to the full Council and her recommendation on the key issues arising;
- ▶ Members decide on suggested amendments to Draft Plan;
- ▶ **Public consultation** on City Development Plan Amendments (4 weeks);
- ▶ New City Development Plan adopted thus replacing previous Plan;
- ▶ City Development takes effect 6 weeks after it is made.

The City Development Plan process should be completed within a 2 year period.



## 06. Timescales for a new Cork City Development Plan 2022-2028

The current Cork City Development Plan covers the period April 2015 to April 2021. Normally the two year period for replacing Cork City Development Plan would start in April 2019. However, this has been delayed as there is a requirement to commence this process within 13 weeks following the adoption of the Regional Spatial and Economic Strategy which came into effect on 31 Jan 2020. The 13 week period ended on 1 May 2020. However, the decision was made to postpone the public consultation due to public health challenges.

The initial public consultation is closed and was held on 26 June 2020 until 21 August 2020.

The Draft Plan consultation is closed and was held on 26 July 2021 until 4 October 2021.

The final public consultation on the material amendments is from 1 April 2022 until 28 April 2022.



| Cork City Development Plan stages   | Duration           | Indicative Timeframe               |
|---|--------------------|------------------------------------|
| Public notice plus Pre-Plan public consultation – high level discussion                             | Eight weeks        | 26 June 2020 to 21 August 2020     |
| Prepare Chief Executive's Report to full Council summarising submissions made                       | Eight weeks        | 21 August 2021 to 16 October 2020  |
| Report with full Council  | 10 weeks + 9 days  | 16 October 2020 to 2 January 2021  |
| Prepare Draft Development Plan and Environmental Report   | 19.5 weeks         | 2 January 2021 to 18 May 2021      |
| Draft Plan and Environmental Reports submitted to full Council                                      | Eight weeks        | 18 May 2021 to 12 July 2021        |
| Public notice of Draft Plan and Environmental Report  | Two weeks          | 12 July 2021 to 26 July 2021       |
| Public consultation on Draft Plan and Environmental Report  | 10 weeks           | 26 July 2021 to 4 October 2021     |
| Prepare Chief Executive's Report to full Council summarising submissions made                       | 11 weeks           | 4 October 2021 to 20 December 2021 |
| Council Members make or amend Draft Plan  | 12 weeks           | 20 December 2021 to 14 March 2022  |
| Public notice of amendments   | Two weeks +4 days  | 15 March 2022 to 2 April 2022      |
| Public consultation of Amendments   | Four weeks         | 1 April 2022 to 28 April 2022      |
| Prepare Chief Executive's Report summarising submissions made on amendments                         | Four weeks -1 day  | 28 April 2022 to 25 May 2022       |
| Issue Chief Executive's Report to full Council to consider and make plan with or without amendments | Four weeks +5 days | 25 May 2022 to 27 June 2022        |
| Development Plan takes effect   | Six weeks          | 27 June 2022 to 8 August 2022      |

## 07. Participation... How and when you can get involved in shaping the Cork City Development Plan 2022-2028?

Cork City Development Plan 2022-2028 will go through a two year process prior to adoption. There are three public consultations when you can get involved and feed in your suggestions on how best to accommodate sustainable growth over the short-to-medium term. This Development Plan Process Overview will be updated at key stages in the process and we will keep you posted on progress and consultation dates on Cork City Council website and through social media.

The Development Plan is a land use document which guides how Cork City will grow. Written Statement and Built Heritage Objectives along with Mapped Objectives are used to guide various development proposals including planning applications and Part 8 Developments.





## Process Overview

Throughout the Development Plan process, we will keep you posted through:

- **Cork City Council website:**  
[www.corkcitydevelopmentplan.ie](http://www.corkcitydevelopmentplan.ie)
- **Newspaper advertisements**
- **Cork City Council twitter page**
- **Cork City Council facebook page**

In the meanwhile, should you have any questions please get in touch with the Planning Policy Team by:

- **emailing** [citydevplan@corkcity.ie](mailto:citydevplan@corkcity.ie)  
or
- **calling us on (021) 492 4757**

Further information can be found online at  
[www.corkcitydevelopmentplan.ie](http://www.corkcitydevelopmentplan.ie)



## How to make a submission?

Everyone is welcome to make submissions or observations at each public consultation stage of the Development Plan including youth groups and children. The first two public consultation stages are closed and gave people an opportunity to put forward ideas and suggestions on the future development of Cork City. The final consultation concerns the proposed material amendments to the draft plan.

You can make your submissions or observations online, by post or by email via:

- ▶ **the Cork City Council online consultation portal at <https://consult.corkcity.ie/>**

- ▶ **Writing your comments and sending them to:**

**Development Plan Submissions,  
Strategic and Economic Development,  
City Hall,  
Anglesea Street,  
Cork,  
T12 T997**

### **Please note:**

- ▶ Submissions need to include your name and address;
- ▶ All submissions will be posted on the Cork City Council website within 10 days of receipt and will include the

name of the individual or organisation submitting. Any other personal details will be removed in line with General Data Protection Regulations;

- ▶ Please include a summary of the key points of your submission and keep your submissions succinct and relevant to planning;
- ▶ Full details of the current Plan and each stage of the future Plan will be available on [www.corkcitydevelopmentplan.ie](http://www.corkcitydevelopmentplan.ie)
- ▶ Public Consultation on Amendments closing date is 28 April 2022 i.e. deadline for people to make submissions / observations

## Suggestion on how to make a submission relevant?

It is recommended to:

- ▶ Focus submissions on wide ranging Draft Plan Objectives
- ▶ Write succinctly on what planning can effectively achieve
- ▶ Avoid non-plan matters such as civil matters
- ▶ Spell out the specific sub-sections of Plan, Maps and Tables that you would like to see altered

[www.corkcitydevelopmentplan.ie](http://www.corkcitydevelopmentplan.ie)



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