

Proposed Amendments to the Draft Cork City Development Plan 2015-2021

Council Motions proposed for consideration at the Cork City Council Ordinary Council meeting on 24 November 2014

Resolution number	Councillor(s) who proposed motions	Title	Approved by Council resolution
1	John Buttimer	Local Area Plans / Area Action Plans	Yes
2	John Buttimer	City Markets Strategy	Yes
3	John Buttimer	Coach Parking Strategy	Yes
4	John Buttimer	Objective 5.1 / Sustainable Transport	Yes
5	John Buttimer	Vehicular Bridge to serve North Mall Distillery Site	Yes
6	John Buttimer	Chapter 6: Residential Strategy / Objective 6.6 (p72 of DCDP)	Yes
7	John Buttimer	Objective: Housing for People with Intellectual Disability and Autism (Chapter 7: Inclusive Neighbourhoods)	Yes
8	Paudie Dineen	Special Exemptions for (Inner City) Residential Areas (Chapter 7: Inclusive Neighbourhoods)	No
9	John Buttimer	Chapter 14: Suburban Areas / The Rise, Bishopstown	Yes
10	John Buttimer	The Rise: Volume 2 Mapped Objectives / South-Western Suburbs	No
11	Henry Cremin	Melbourne Business Park (SW)	Yes
12	John Buttimer	Melbourne Business Park (SW)	Yes
13	Chris O'Leary Shane O'Shea Des Cahill Terry Shannon Nicholas O'Keeffe Laura McGonigle	Jacob's Island Land Uses and Specific Objectives (SE)	Yes
14	Des Cahill	Mahon Point Overflow Car Park ("ice rink") site (SE)	Yes
15	Tim Brosnan	Tank Field (NE)	Yes
16	Laura McGonigle	Mahon Industrial Estate (SE)	Yes
17	John Buttimer Des Cahill Chris O'Leary Terry Shannon	Beamish and Crawford (SC)	Yes
18	Terry Shannon	Brighton House (SE)	Yes

Motions 1, 2, 3, 4, 5, 6, 7, 9, 10, 12

Ann Bogan

From: John Buttimer
Sent: 19 November 2014 20:29
To: Ann Bogan; Pat Ledwidge; Jeremy Ward
Subject: resolutions for draft city development plan
Attachments: Resolutions for the Draft City Development Plan.docx

Hi,

Attached please find attached document on resolutions for draft city development plan. You might let me know if this meets the requirement. I also noted from previous correspondence that there is a resolution in relation to the development of a strategy on dereliction.

Regards,

John

Cllr John Buttimer
Cork City Council

087 - 638 4381

Resolution for the City Development Plan

Chapter	Nature of Resolution
<p>Chapter 1.</p>	<p>Resolution: That all Local Area Plans have a life expectancy of five years from their date of publication, that a policy for review and renewal of Local Area Plans will be developed and put into practice by the end of the 2015-2021 City Development Plan, and that a review of outcomes and efficacy will be carried out. Where changes are recommended that these are updated and incorporated into the City Development Plan through the appropriate mechanism.</p> <p>Rationale: This resolution applies to Local Planning 1.17 of the Draft City Development Plan.</p> <p>It would be considered best practice that all Area Plans should have a specified life expectancy and inbuilt review and monitoring system to ensure that they are current, relevant and meaningful in the context of changing conditions and the existing City Development Plan. Given that the City Development Plan supersedes Local Area Plans it is essential that any identified changes to Local Area Plans should be reflected in the City Development Plan to ensure that planning and zoning considerations can be given effect.</p>
<p>4.3 Markets (CEO Report)</p>	<p>4.3 of The CEO's report recommends a change to insert an objective on street markets and the text is provided in page 10 of the Proposed Amendments documents. This should be changed to include a specific time frame for the completion of the Strategy.</p> <p>Rationale: It is essential that action plans identified in the Draft City Development Plan have associated timeframes of reference to ensure that the objective can be tracked and its completion can be measured as an action.</p> <p>Resolution: "Objective 4,14 Markets It is an objective to support and promote the use of on-street / outdoor markets in appropriate city centre locations and the suburban district centres, and to pursue the development of a Market Strategy and this Strategy will be completed by quarter 4, 2015."</p>

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12

4.15
Neighbourhood
Centre
Melbourn Rd
(CEO Report)

Resolution:

"That Melbourn Business Park would continue to having the zoning of Business and technology applied to it."

Rationale:

A unanimous vote of the previous Council voted against the proposed rezoning of this site and that vote should be respected. In addition, there are five commercial units incorporated into the Edenhall residential complex circa two hundred west of this site, also there is a Fuel filling station with associated commercial unit adjacent to the site. Within the five commercial units are a range of local and community services. There area is currently well serviced and there is scope for further development on the Edenhall Site and the Site of the Former Tennis Complex.

4

Chapter 5
5.2, 5.3, 5.5,
5.6

Resolution to effect change in objective 5.1.d and 5.1.e

"That the proposed word change from encouraging to requiring would be not be adopted and that the text would continue to have encouraging."

Specifically 5.3
of the
Proposed
Amendments
Report pg 13

Rationale:

There word require is too prescriptive and directive relative to the word encouraging. The resolution also recognises that the necessary public transport and systems to support and enable modal shift from car use are not currently available or in place. Continuation of the word encouraging would enable planners to be flexible in their approach to decision making while the word requiring would take away this flexibility.

5

5.15 Mercy
Hospital
Transport
(CEO Report)

Resolution:

"That a proposed bridge crossing from the Distillery Fields should allow for emergency vehicular as well as pedestrian access and that this can be reviewed with regard to the transport policy as outlined by Cork City Council in respect of the City Centre Strategy and designed and positioned so as not to interfere with proposed flood relief measures under Lee – CFRAMS and to protect the visual amenity of the River Lee."

Rationale:

This could be applied to 5.18 of the Draft City Development Plan
This bridge would allow access to the development of a medical campus in the site of the former distillery and would allow for access by emergency vehicles to the acute hospital. Vehicular access may be controlled and restricted and agreed in relation to the City Centre Strategy.

(Note: declaration of potential conflict of interest – I am a Director of Mercy University Hospital).

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3.

5.16 (CEO Report)

That the Draft City Development Plan should specify a date by which the Coach Parking Strategy will be published and reviewed.

Rationale:

It is essential that action plans identified in the Draft City Development Plan have associated timeframes of reference to ensure that the objective can be tracked and its completion can be measured as an action.

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5.20 Proposed Relief Link Rd (CEO Report)

Resolution:

That the existing boundary of the Rise Estate, Bishopstown will be retained and protected from development and no new vehicular or pedestrian access will be allowed.

(See 11.10 in the CEO's report for a method of protection)

Rationale:

This could be included under the provision of a new section 14.32 in the Draft City Development Plan.

The removal of zoning of the Proposed Relief Link Road changes the zoning of this corridor of land and brings it into play for potential development. Part of this landbank corridor borders The Rise Estate in Bishopstown which is a mature and settled estate. It would not be appropriate from a social or planning perspective to allow new developments off of this Estate by the creation of new vehicular or pedestrian access. (See 11.10 in the CEO's report for a method of protection)

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Resolution:

That the landbank created by the removal of the Ardrostig Relief Road would have a restrictive zoning to limit the density and intensity of development.

Rationale:

This landbank has been zoned for the purposes of the road for many years and there has been no expectation of development on or off of it as a result. The value of the land was equal to the value that might have been placed on it at the time of a CPO to progress the land

6.

Resolution:

To add the following bullet point to Objective 6.6 of the Draft City Development Plan

"To work with self-advocates, the HSE and the voluntary sector in the provision

of housing for people with intellectual disability and or autism consistent with the National Disability Act and the policy on Congregated Settings.

7

Resolution

Objective 7.XX

To support the development of a strategy to meet housing and social needs of people with an intellectual disability and or autism.

People with Disability and Autism

With an population of people with an intellectual disability and or Autism, there is a need to ensure a supply of adequate community based services to meet their needs. National and international policy and frameworks recommend that people with intellectual disability and or autism should live in their local community and use in so far as possible generic services and facilities. To this end, Cork City Council will develop a strategy for People with Intellectual Disability and or Autism over the lifespan of the current development plan. The Strategy will be guided by the National Disability Strategy (2013) and will inform future Council policy.

The Strategy will recognise that there is a desire to move away from residential congregated settings to ordinary housing options in local communities. Social housing developments will be assessed for their suitability and ability to include and support people with intellectual disability and or autism. Council will work with self-advocacy groups, the HSE and the voluntary sector to inform and develop this strategy.

Rationale:

Models of service provision for people with intellectual disability and or autism are changing with a greater emphasis on social role valorisation and normalisation. The National Disability Strategy, the Disability Act, the United Nations Bill of Rights for Persons with an Intellectual Disability, the HSE's reports on Congregated Settings and New Directions all point to the need for people with disability to be included more in their local communities in non-congregated settings where they are able to everyday services and facilities. The City Council has been identified as pilot project area for meeting the housing need of people

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P

with intellectual disability and this resolution builds on that project and commitment. People with an intellectual disability and or autism are a very clear and well defined group under DSM-V or ICD-10 diagnostic criteria and therefore the objective can be clearly limited and defined. There is also a need for the City Council to develop a role in this area and is expected under the shared sectoral plans as envisaged by the Disability Act 2005.

Motion 8

Cork City Development plan 2015 to 2021

REF; CHAPTER 7 (INCLUSIVE NEIGHBOURHOODS).

RESOLUTION

That chapter 7 (inclusive neighbourhoods) of the Cork City Development plan 2015 to 2021 be amended to include SEFRA. (Special Exemptions for Residential Areas).

SEFRA can be the framework within chapter 7 that would allow exemptions to be put in place in residential areas so as to promote inclusiveness and equality and a sense of belonging within certain neighbourhoods and residential areas.

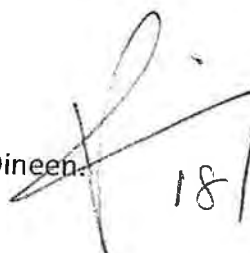
These exemptions can adhere to various issues being raised by each individual area and can vary as each area requires.

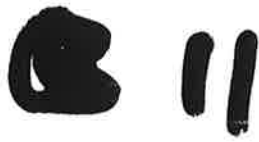
SEFRA can be the framework/platform for local resident groups, local Gardai, local Government representatives, local elected members, local landlords, institutions within the local area and any other local business or company to openly discuss issues of concern and to seek to remedy these localised concerns and promote wellbeing, inclusiveness and equality either by agreement/charter or through enforcement (local bylaws)

Issues that can come in under the SEFRA framework can be wide ranging but should include the following. Parking, litter, anti social behaviour, noise pollution, traffic control, short term letting units (v) long term residential units.

Proposer

Cllr. Paudie Dineen.


18/11/2014



Pat Ledwidge

Director of Services

Planning Directorate

Cork City Council

Cllr Henry Cremin

36 Greenfields

Model Farm Road

Cork

03/11/14

I would like to formally object through this resolution / submission to the Chief Executive's recommendation in relation to the proposed rezoning of Melbourn Business Park in the City Development Plan 2015 – 2021.

(Page 29. 4.15) Re: Neighbourhood Centres

The recommendation to rezone this area from Business and Technology to Residential Local Services and Institutional Uses would be contrary to the proper planning and sustainable development of the area.

This particular area was subject to various appeals to an Bord Pleanala and also a judicial review over the past number of years.

We, as councillors voted unanimously not to support a Material Contravention to grant rezoning to facilitate a planning application in this area.

Subsequently permission was given by An Bord Pleanala for this Development to go ahead but this decision was again overruled through a judicial review, following an appeal lodged by various retailers in the vicinity of this Business Park.

To make a decision now to change the zoning for this area would be detrimental to the businesses and communities of this locality.

If this rezoning goes through the following are the fears that we as local residents would have.

1. Set a precedent for proliferation of convenience retailing in Industrial Parks.
2. Injure established residential amenity.
3. The potential loss of light industrial lands.
4. This would be totally against the success already made in this area in relation to sustainable communities.

Therefore, I am requesting that the Chief Executive's recommendation regarding this subject be deleted from the Draft Cork City Development Plan 2015-2021, and the zoning of this area remains Business & Technology only.

Cllr. Henry Cremin,

Cork City Council.

Motion 13

Place city at
MFC original to SP-PP
P. 12/11/2013

Manager's Report –Key Issues 14.1, 14.2 & 14.3

Jacob's Island Land Uses & Specific Objectives – Office Uses, Tall Building and Neighbourhood Centre

In her report on Submissions to the Draft City Development Plan, the Chief Executive of Cork City Council has recommended that Jacob's Island be developed as a residential location only served by a local centre. This recommendation is based on the view that Jacob's Island is unsustainable location and mixed use development will lead to exclusively private car travel and create unsustainable travel patterns and traffic congestion on the N40. Submissions from various bodies have also suggested that the development of offices on Jacob's Island will undermine the viability of the City Centre as an employment location.

The Chief Executive relies heavily on submissions from the Minister for Environment Community and Local Government, South and Eastern Regional Authority and National Roads Authority to give credence to the recommendations.

History

The proposal to omit office development and the neighbourhood centre objective from Jacob's Island conflicts with the Mahon Local Area Plan which was adopted by the City Council on 24th March 2014 and in accordance with Section 20(4) of the Planning & Development Acts came into effect within 4 weeks of this date, which was April 21st, 2014.

Proposal to omit the Neighbourhood Centre zoning objective from the site also conflicts with Variation No. 11 of the 2009 Cork City Development Plan which zoned the site as a Neighbourhood Centre was adopted on March 24th, 2014 and in accordance with Section 13(11) of the Planning & Development Acts was deemed to have come into effect on that day.

Neighbourhood Centre on Jacob's Island has been identified in the Joint Metropolitan Cork Joint Retail Strategy and Draft Cork City Development Plan 2015-2021.

Procedure

There is no legal obligation on the Members to accept the recommendations of the Chief Executive's Report, but Section 12(5) of the Planning & Development Acts indicates that

Following consideration of the draft plan and the report of the manager under paragraph (a) where a planning authority, after considering a submission of, or observation or recommendation from the Minister made to the authority under this section or from a regional authority made to the authority under section 27B, decides not to comply with any recommendation made in the draft plan and report, it shall so inform the Minister or regional authority, as the case may be, as soon as practicable by notice in writing which notice shall contain reasons for the decision.

Therefore, following consideration of the Draft Plan and the Manager's Report the Members decide not to comply with the recommendations of the Minister for Environment Community and Local Government, South and Eastern Regional Authority the Planning Authority will have to write to inform the Minister and Regional Authority.

Section 12(5) of the Planning & Development Acts indicates that

In making the development plan under subsection (6) or (10), the members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government.

Section 20 (r) and 13 (7) of the Planning & Development Acts confer the same obligations on the Members when making a Local Area Plan and adopting a Material Variation to a Development Plan and neither of these Plans have been challenged by the Minister.

Motion

The Chief Executive's recommendations for alterations to the draft zoning objectives for Jacob's Island and as contained in Section 14.1, 14.2 and 14.3 of the Chief Executive's report are rejected for the reasons outlined below.

In making this decision the Members have had full regard to Section 12(5) of the Planning & Development Acts and considered the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives of the Government and Minister of the Government, only.

Office Use

- Table 2.4 of the Draft City Development Plan allocates employment growth to areas of the City and highlights a target of 3,500 for Mahon. The proposed office zoning objective on Jacob's Island is required to meet this target and is in accordance with the City Council's policy on office location.

Table 2.4 Draft Cork City Development Plan

Location	% share of city Employment growth	Employment growth target to 2011-2021
City Centre and inner docklands	47	7,500
Mahon	22	3,500*
Rest of Southside	12	2,000
Northside	19	3,000
Total	100	16,000

**Plus 2000 to allow for occupation of recently completed office blocks in Mahon*

- The transportation reasons for the changes recommended by the Chief Executive are based on the recommendation of 2 Traffic Assessments prepared for the City Council by MVA Consultants and were the *South Mahon Local Area Plan (LAP) Strategic Transport & Traffic Assessment* and *Jacob's Island Additional Development Assessment Addendum*. The veracity, accuracy and appropriateness of the assumptions, targets and trip rates used to generate the recommendations of the Traffic Assessments were previously rejected by the Members. *(Date)* *-Continued*
- There is evidence that existing office development in Mahon is causing significant traffic congestion and unease amongst existing employers and therefore alternatives are required to deliver the jobs target in the Mahon area.

Neighbourhood Centre

- Neither the submissions from the Minister for Environment Community and Local Government or the South and Eastern Regional Authority makes any reference or recommendation to the Neighbourhood Centre on Jacob's Island.
- The need for a Neighbourhood Centre on Jacob's Island was justified through planning application TP 13/35575, which the City Council granted. Cork City Council's decision on TP 13/35575 was appealed by the NRA and refused by An Bord Pleanala, but this is currently the subject of a judicial review and it is unsafe to speculate the outcome of this case. The only legal planning decision on the case is the decision to grant permission by Cork City Council.
- A Neighbourhood Centre on Jacob's Island is indicated in the Joint Cork Retail Strategy and in the Mahon LAP.

Tall Building

- We support the contention of Ms. Ann Bogan, Senior Planner as outlined in her email of September 1st, 2014 to the Minister for Environment Community and Local Government that the issue of a Tall Building at Jacob's Island was never before raised by the Department and that the omission of the tall building is contrary to the Cork Tall Buildings Study

General

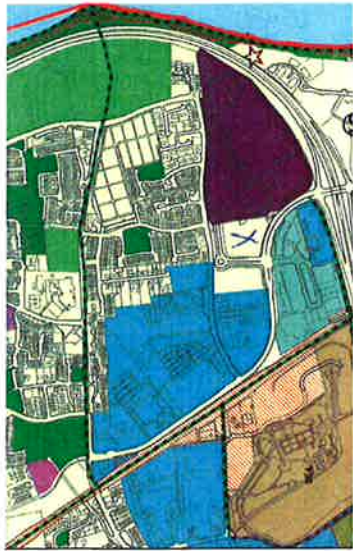
- A residential development alone is contrary to the original designation of the site as an Opportunity Site (Jacob's Island lands was identified as one of 4 *Opportunity Sites* in the Mahon area in the *Cork City Development Plan Review 1998*) and Jacob's Island was never intended to function or identified as a residential area only with limited commercial and retail opportunities to serve its own population.
- Having residential development only on Jacob's Island is not in accordance with sustainable development. It is also contrary to the City Council's stated policy of locating residential development in close proximity to work as the way to reduce car use and encourage more to walk, cycle or take public transport.
- The capacity of the road infrastructure at Jacob's Island was upgraded by the landowners to facilitate significant developments which have yet to be fully built.
- Jacob's Island is unique from an access perspective in that it offers a high standard of access by public transport, foot, bicycle and the private car and residential development only would be contrary to the principles of sustainable development and the proper and sustainable development of the area.

OLLR Pádraig Ó'Looney. All have been
OLLR John Ó'Leary
OLLR Terry Shannon -
OLLR Nicholas O'Keefe

17/11/14

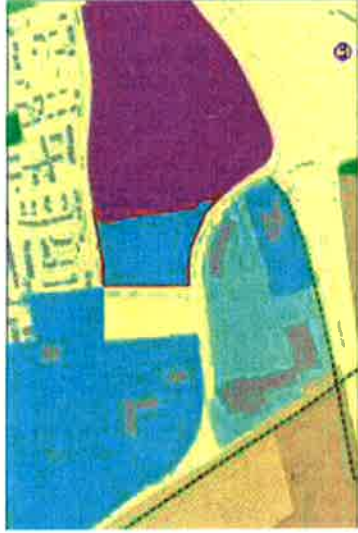
Existing 2009 Cork City Development Plan

Zoned - Residential, Local Services & Institutional Uses



Variation No. 11 2009 Cork City Development Plan

Proposed Change from "Residential, Local Services and Institutional" to "Business and Technology".



Proposed Change not accepted by Members

Draft Cork City Development Plan 2015

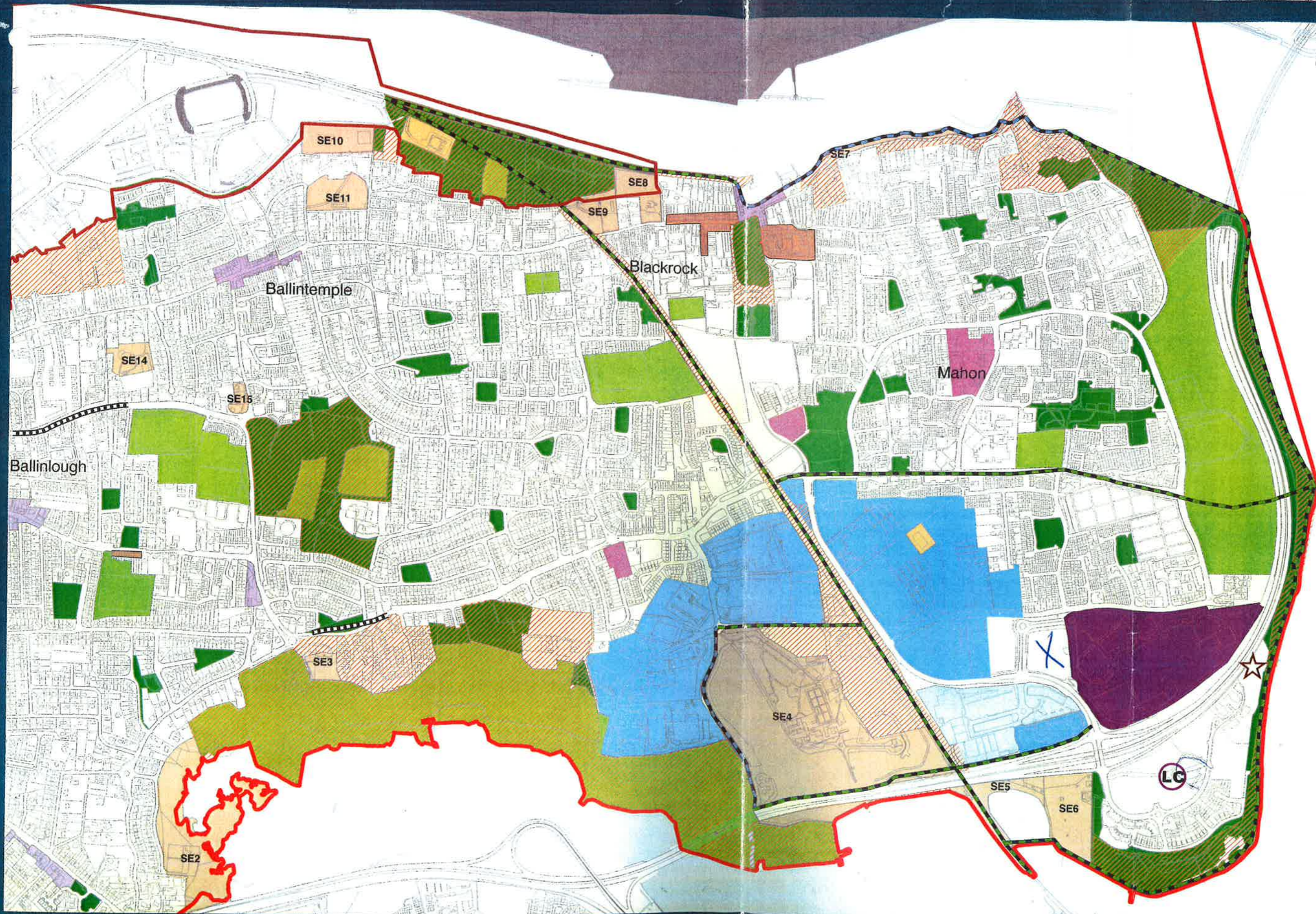
Proposed Change from "Residential, Local Services and Institutional" to "Business and Technology".



'X' site referred to as the Ice Rink site in the Mahan Point Overview (SPARK Site).

I wish to propose that the 'Ice Rink' site in Mahan Point remains Zoned as it did in 2009. The Mahan Rep was voted on earlier this year and it was agreed not to change the zoning as is yet again proposed.

When all traffic issues are resolved a variation may be brought to Council to consider in the future. Cllr Des Cahill



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|--|-------------------------------------|--|-------------------------|----------------------------------|-------------------------------------|----------------------|
| LC Indicative Locations for Local Centres | New Traffic Management System | Residential, Local Services & Institutions | Retail Warehousing | General Industry | Street Improvement Area | Waterways Protection |
| Proposed Primary Schools | Seveso Site | District Centre | Mixed Use | Areas of High Landscape Value | Sports Grounds | Road Improvements |
| Proposed Railway Station | Proposed-upgrade Walkways-Cycleways | Neighbourhood Centre | Light Industry | NW1 Landscape Preservation Zones | Public Open Space | |
| Proposed Tall Buildings Location | Existing Walkways | Local Centres | Business and Technology | Architectural Conservation Areas | Public Infrastructure and Utilities | |

Motion 15

7, St Christopher's Road,

Montenotte, Cork. 28/Nov/2014

Dear Pat, re / Draft City Development Plan 2015-2021

I wish to submit the following amendment to the Draft as reviewed to date.

“ That the zoning of the Tank Field revert to the situation as agreed in the Cork City Development Plan 2009-2015 as shown in the attached photocopy of the zoning from the 2009 – 2015 Plan.”

The rationale for this proposal is “ To safeguard the Tank Field as an amenity available to the general public in the North East Ward”.

It may be appropriate to include a note in the Development Plan 2015-2021 which recognises the Planning Permission in existence for Gaelscoil an Ghoirt Alainn at the Tank Field though this wasn't considered necessary in the 2009-2015 Plan as the material contravention granted overrides the zoning.

Regards,

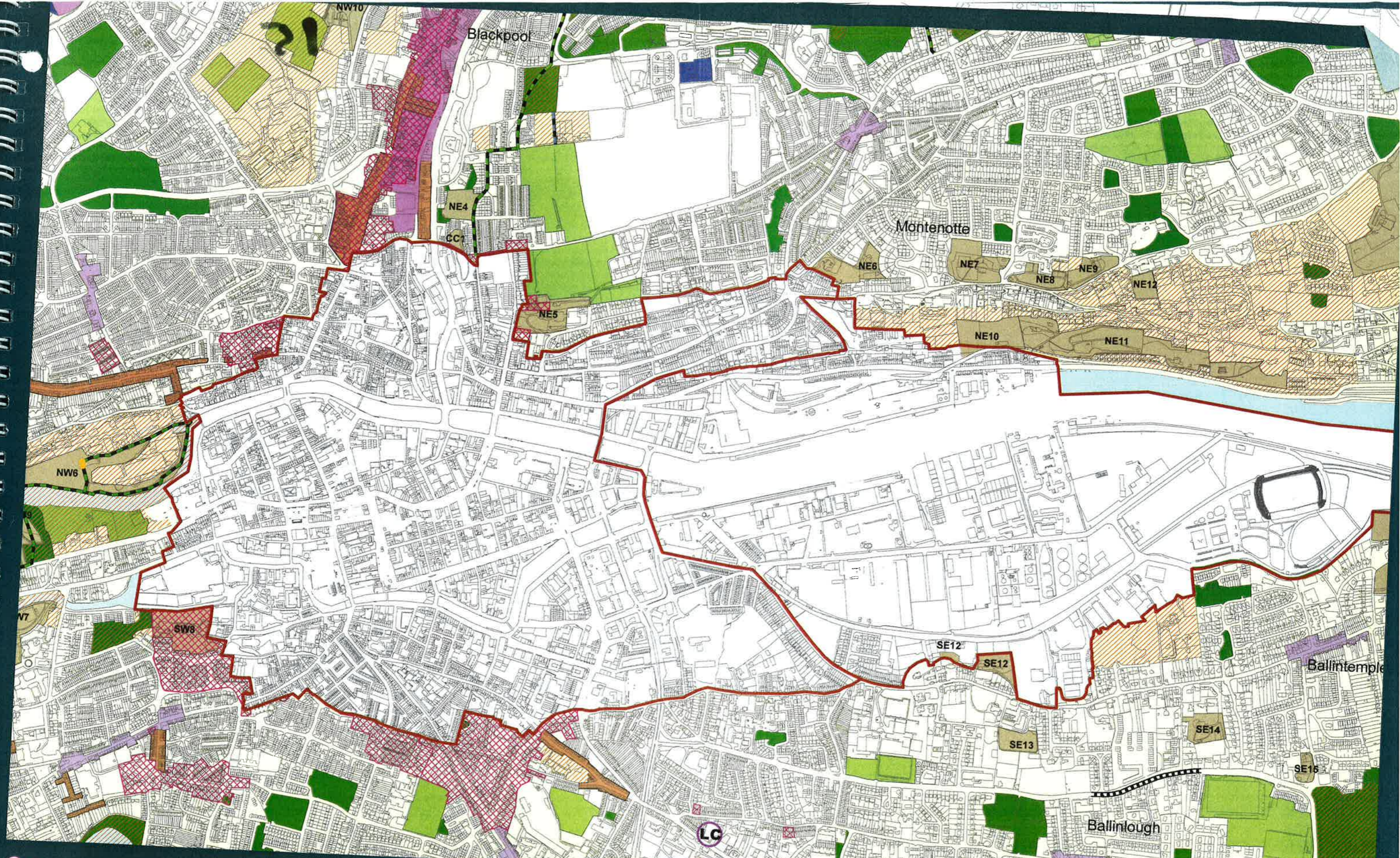

Cllr Tim Brosnan

*in the
sent original to
SP-PP and
City to me
Pat
DJS-SP-PP
18/11/2014*

Report of members of Council 2009 - 2015
 Issues arising from submissions on Draft Plan
 m.d.w. S.1.2 (4) of DC P+D Act 2000
 Jan 2009

Motion 15

<p>6.6 Schools The Department of Education requests that 21.57 hectares over and above the lands previously outlined be reserved for educational purposes. It is also requested that the site proposed for "Gaelscoil an Ghoirt Alainn" in Mayfield be zoned as a "Proposed Primary School". The Department should be consulted in terms of assessing specific sites.</p>	<p>108</p>	<p>been sufficiently covered in the Development Plan.</p> <p>Recommendation: No change.</p> <p>The Development Plan fully supports the policy of the Department of Education in relation to the need for new schools in the City. The requirements for new schools were discussed with the Department prior to the preparation of the Draft Plan and with reference to the South Docks area. The Cork South Docks Local Area Plan 2008 identified the need for two new primary schools and one post primary school in the South Docks area. These proposals have been included in the Development Plan. A new site for a primary school has also been identified on the Old Whitechurch Road as part of a possible new development area. The plan identifies how there has been a trend towards falling school numbers in some schools within the City. It is therefore considered that sufficient provision has been made in the Development Plan for new schools and that it is not necessary to zone further lands for such purposes at present. <u>Planning Permission has already been granted for the Gaelscoil in Mayfield, therefore it is not necessary to zone it as such.</u></p>
<p>6.7 Health Care Services There is a need to recognise the limited nature of the Cork University Hospital site and to have balanced provision of healthcare across the City</p>	<p>85, 89, 143</p>	<p>Recommendation: No change.</p> <p>The Development Plan supports the Health Service Executive (South) and other agencies in the sustainable development of hospitals and other healthcare facilities within the City (Policy 7.13 Healthcare Facilities). It also aims to facilitate the provision of healthcare facilities which will develop the system of healthcare and to facilitate provision of appropriate community based care facilities, subject to proper planning considerations (Policy 7.14 Community Based Care Facilities). Under adopted Variation No. 9 of current Development Plan, a site on Farranlea Road which was formerly used as a sports ground has been given a "Residential, Community and Local Services" zoning objective. This site shall be used solely for the provision of a public "Step-down" Community Health Facility.</p>
<p>6.8 Third Level Education Amend Section 13.36 to include specific reference to Farranferris as a possible site for a lifelong learning campus</p>	<p>99</p>	<p>Recommendation: To amend paragraph 7.29 to include reference to adopted Variation No. 9 to rezone site at Farranlea Road formerly used as a sports ground to "Residential, Community & Local Services" to regularise the zoning for the provision of a public "Step-down" Community Health Facility.</p> <p>Paragraph 7.27 Third Level Education refers to the importance of Third Level education to the City and that a third level educational facility should be provided on the north side of the City. Paragraph 13.36 refers to Blackpool and the possible location of a third level institute and/or educational facility for lifelong learning or continued learning in the Northern City Suburbs. It states that land within a mixed use site at Blackpool may provide the opportunity to meet this requirement. The Draft Local Area Plan for the Farranferris area this supports Farranferris College's development as a centre for Lifelong Learning. It is considered that reference should be made in Paragraph 7.27 of the Development Plan to Farranferris and Blackpool.</p>



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| LC Indicative Locations for Local Centres | New Traffic Management System | Residential, Local Services & Institutions | Retail Warehousing | General Industry | Street Improvement Area | Waterways Protection |
| Proposed Primary Schools | Seveso Site | District Centre | Mixed Use | Areas of High Landscape Value | Sports Grounds | Road Improvements |
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| Proposed Tall Buildings Location | Existing Walkways | Local Centres | Business and Technology | Architectural Conservation Areas | Public Infrastructure and Utilities | |

Mahon Industrial Estate – Draft Resolution under Section 12 (6)

Having considered the draft City Plan 2015 – 2021 and the report of the Chief Executive under Section 12 (4), it appears that the zoning objective for the Mahon Industrial Estate as proposed in the draft City Plan 2015 – 2021 should be amended. It is therefore resolved:

- (a) to change the zoning objective for the Mahon Industrial Estate from “Residential, Local Services and Institutional” as proposed in the draft City Plan 2015 – 2021 to “Business and Technology” as an amendment to the draft Plan;

Reasons and Considerations for the Proposed Amendment to the Draft Zoning Objective

Mahon Industrial Estate has long been established as an employment area within the city. Planning permission was recently granted by Cork City Council on the former Motorola site for 26,000 m² of additional office floorspace with significant potential for new employment generation. The draft City Plan proposes to dezone the established business and technology sites in the Mahon Industrial Estate. This will discourage investment in new job creation by the established employers in the Mahon area.

The proposed rezoning is contrary to the Development Plan Guidelines for Planning Authorities as it undermines the principle of supporting existing permissions and providing opportunities for the expansion of established business and employment uses. The rezoning also conflicts with the CASP strategy and with the Core Strategy of the City Plan, both of which encourage the “*significant intensification in existing business and technology locations including at Mahon*”.¹

The rationale for the proposed rezoning of Mahon Industrial Estate from business and technology use to residential use, is based on the unrealistic assumption that traffic congestion in Mahon would be improved by redeveloping Mahon Industrial Estate from a business park into a housing neighbourhood. Experience has shown that Mobility Management Plans are far more effective when introduced by established businesses rather than when imposed on new residential neighbourhoods.

Rezoning of itself will never achieve the intended effect of transforming an established industrial estate to a new housing neighbourhood. Infill housing provided on a piecemeal basis between established business and technology premises will never be attractive to house purchasers and would offer an unsuitable environment for family living.

In summary Section 15 of the Planning and Development Act states that it is the duty of the planning authority to take such steps within its powers as may be necessary for securing the objectives of the development plan. The objective to redevelop the existing Mahon Industrial Estate as a housing neighbourhood is inconsistent with Section 15 as it cannot and will not be achieved and will have no effect within the lifetime of the new city development plan.

¹ Cork Area Strategic Plan Update (2008), p.xxv; see also Draft Cork City Development Plan 2015 - 2021, Section 2.20

Resolution:

To change the zoning objective for the former Beamish and Crawford site from “Commercial Core Area” as proposed in the Draft City Development Plan 2015-2021 to “City Centre Retail Area” in the amended Draft City Plan 2015-2021, in text and associated maps;

To amend the paragraph 13.52 of the Written Statement of the Draft City Development Plan 2015-2021 by adding the following “The percentage of total floorspace allocated to comparison retailing in future planning permissions will be limited to a maximum of twenty percent (20%).”

Rationale:

The proposed resolution is consistent with the current City Council site-specific Development Brief which is referenced in paragraph 13.52 of the Written Statement of the Draft City Development Plan. The site has a valid planning permission and there is no need to exclude the Beamish and Crawford site from the City Centre Retail Area if paragraph 13.52 in the Draft City Development Plan is amended to clarify that the retail content of any future development on the site will be restricted to twenty percent. The Beamish and Crawford site is a key site along the proposed heritage and tourism route between Shandon/North Main Street and Elizabethan and Fort, St Finbarr’s Cathedral/UCC which also incorporates Christchurch Triskel and proposed redevelopment of the South Presentation Complex. There will be a requirement for retail opportunities to support the development of this infrastructure and the visitors/tourists which will be attracted to the area.

Signed:

Cllr John Buttimer
Cllr Des Cahill
Cllr Chris O’Leary
Cllr Terry Shannon



Resolution

Having considered the draft City Plan 2015 – 2021 and the report of the Chief Executive under Section 12 (4), it appears to the members that the zoning objective for Brighton House, Blackrock in the draft City Plan 2015 – 2021 should be amended by reverting to the zoning objective for the site in the current City Plan 2009 – 2015.

Reasons and Considerations for the Resolution

When the draft City Plan 2015 – 2021 was prepared by the Chief Executive in accordance with Section 11 (5) the members were advised that the entire Brighton House site was located in a flood risk area and that the residential zoning should therefore be changed to a flood compatible landuse. The extent of the flood risk area was reviewed in more detail during the processing of the recent planning application TP 14/35972 for a dwelling on the Brighton House site. The Councils Senior Executive Engineer found that the flood risk only applied to the part of the property along the quay and a decision was therefore made to grant permission for a dwelling. As the current zoning of the Brighton House site in the City Plan 2009 – 2015 is compatible with the flood risk maps there is no need to remove the residential zoning as proposed in the Draft City Plan 2015 – 2021.

The members have also considered the additional issues raised in Section 10.4 of the Chief Executives report of 5th September 2014. In each case the members found that the issues had been resolved to the satisfaction of the Director of Service before the decision to permit a dwelling under TP 14/35972. As the construction of a dwelling on the Brighton House site has been shown to be consistent with the proper planning and sustainable development of the area, there is no planning justification for the site to be removed from the residential zone.



Cllr Terry Shannon