

16th October 2026

Strategic Planning,
Economic Development and Heritage Department,
Planning and Integrated Development Directorate,
Cork City Council,
City Hall,
Anglesea Street,
Cork City,
T12 T997.

Re: Variation No.3 to the Cork City Development Plan 2022 – 2028

A chara,

The Office of the Planning Regulator (Office) writes in relation to Variation No.3 (Variation) to the Cork City Development Plan (Development Plan), which was made by members of Cork City Council (Planning Authority) on 13th July 2026.

The Office has carried out an assessment of the adopted Variation pursuant to section 63(1) and is satisfied that, insofar as there is any inconsistency with the National Planning Framework First Revision (2025), Regional Spatial and Economic Strategy for the Southern Regional Assembly or National Planning Policies and Measures, it is not material, having regard to the broad parameters of the relevant objective or policy, and the absence of significant wider implications.

On this basis, the Office has formed the opinion that none of the criteria that would require it to recommend to the Minister that a draft Direction be issued has been met.

In forming this opinion, the Office has given particular consideration to national and regional planning policy, the Cork Metropolitan Area Transport Strategy 2040 submissions made by the Office, the Minister, the National Transport Authority and other prescribed bodies, and the legislative requirements under the Planning and Development Act 2024.

The Office has also considered the Chief Executive's Report, the elected members' reasons for not complying with certain recommendations of the Office contained in the report received on 17th July 2026, and any rationale provided for departing from any relevant guidance or transport strategy.

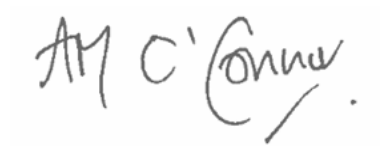
While the Office accepts the Planning Authority's response to the issues raised in its submissions, it wishes to reiterate the importance of taking the opportunity to develop a more detailed and comprehensive strategy for the areas identified for strategic growth. Such an approach would support the coordinated delivery of infrastructure and services, provide greater certainty for future development, and help ensure that strategic growth is planned, phased, and implemented in an integrated and sustainable manner.

In this context, it is particularly important that the Planning Authority progresses the intention to prepare Development Frameworks, Infrastructure Capacity Assessments, and Implementation Plans for strategic growth areas, including Ballyvolane, South Ballincollig, and the Long-Term Strategic Development Area at Carrigrohane. This should be complemented by the delivery of a traffic and transportation framework for SE lands at Moneygurney/Douglas area. Continued and proactive engagement with relevant stakeholders, particularly in relation to the integration of land use and transport, will also be critical to aligning infrastructure investment, supporting timely delivery, and realising the full potential of these strategically important growth locations.

The Office further recommends that any future variation or development plan include high level composite transport maps showing key proposed road and public transport infrastructure, including the Cork Northern Multi Distributor Road, South Ballincollig Sustainable Transport Corridor and the proposed Luas Cork Line, alongside active travel networks. This would clearly demonstrate how existing and proposed transport infrastructure will integrate with current and future residential zonings throughout Cork City, improving transparency and supporting a coordinated approach to sustainable growth.

The Office looks forward to continued engagement with your authority in the implementation of national and regional policy at the local level.

Is mise le meas,

A handwritten signature in dark ink, reading "AM O'Connor." The signature is written in a cursive, slightly slanted style. The "AM" is at the top, followed by "O'Connor." with a period at the end.

Anne Marie O'Connor

Deputy Regulator and Planning Policy Implementation

Designated Public Official under the Regulation of Lobbying Act 2015
