



24th October 2019

Mr. Fearghal Reidy,
Director of Services,
Strategic & Economic Development Directorate,
Cork City Council,
City Hall,
Co. Cork

**Re: Proposed Variation No. 6 (Tramore Road/Kinsale Road Site) of the Cork City
Development Plan 2015-2021**

A Chara,

Thank you for your authority's work in preparing Variation No. 6 of the Cork City Development Plan 2015 – 2021.

The Office of the Planning Regulator (OPR) has assessed the proposed Variation No.6 (the proposed variation) to the Cork City Development Plan (the Plan) under the relevant provisions of the Planning and Development Act 2000, as amended (the Act) and under which the OPR was established on 3rd April last.

As your authority will be aware, one of the key functions of the OPR includes assessment of statutory plans and strategies, as well as variations to such plans to ensure consistency with legislative and policy requirements relating to planning.

1. Consistency with the Hierarchy of Statutory Plans

Statutory observations and recommendations from the OPR are aimed at ensuring broad policy consistency between national, regional and local levels of the statutory planning policy hierarchy, which in the case of the proposed variation will include the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Southern Regional Assembly area.

The Office notes that Proposed Draft Variation No. 6 to the Cork City Development Plan 2015-21 seeks to change the zoning of the subject site from an Objective 'Light Industry and Related Uses' to 'Residential, Local Services and Institutional Uses'.

The Office has evaluated and assessed the proposed variation within the context of the provisions of Section 31AM(2) of the Act.

The subject site is situated in an area identified for redevelopment and adjacent to a main arterial route to the City. The location is suitable for a mixture of uses as advocated by Policy Objective 14.5 (a) of the Cork City Development Plan and the Sustainable Residential Development in Urban Areas, Planning Guidelines (2009), and is consistent with NPO 3(a) of the National Planning Framework which requires 'the delivery of 40% of residential development within built-up footprints of existing settlements'.

Given the vacant nature, limited size, and the strategic location of the subject site, this Office would be supportive of the regeneration of this brownfield site which would accommodate new more intensive development, including residential development, close to existing local services and amenities. Such an approach would be in accordance with established national planning objectives, and legislation encouraging redevelopment of vacant sites and efficient use of well serviced urban land in built-up areas.

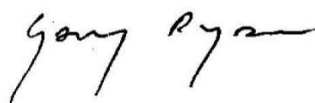
Summary

Accordingly, the Office broadly supports the proposed variation and urges your authority to finalise same and has no specific recommendations to make under the provisions of Section 31AM(3)(a) of the Act above.

Your authority is required to notify this Office within 5 working days of the making of the variation and send a copy of the written statement and maps as made.

Please feel free to contact the staff of the OPR in the context of any queries in relation to the above, which we would be happy to facilitate. Contact can be initiated through the undersigned or at plans@opr.ie.

Is mise le meas,



Gary Ryan

Director, Office of the Planning Regulator

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