



24th January 2020

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

Re: Proposed Variation No. 7 of the Cork City Development Plan 2015-2021

A Chara,

Thank you for your authority's work in preparing Variation No. 7 of the Cork City Development Plan 2015 – 2021. The Office of the Planning Regulator (the Office) notes and fully endorses the overall reasoning behind the proposed variation, being the renewal of well-serviced but under-utilised brownfield and infill lands in accordance with national and regional planning policy.

The Office has evaluated and assessed the proposed variation under the provisions of Section 31AM(1) and (2) of the Planning and Development Act 2000, as amended (the Act).

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

The Office is currently developing an overall evaluation and assessment methodology for statutory plans. The submission below has been prepared to provide a high-level input to your authority in finalising the proposed variation of the plan.

1. Matters within the scope of section 10 and section 10(2)(n)

The Office is satisfied that no material issues arise within the scope of section 10 of the Act and that the proposed variation has the potential to have a positive impact in terms of climate action under section 10(2)(n) by virtue of enabling more compact and sustainable urban development.

2. Consistency of proposed variations with the hierarchy of statutory plans

The Office notes that Proposed Variation No. 7 to the Cork City Development Plan 2015 - 2021 seeks to change the zoning of the following four sites:

- 7(a) and (b), Bessboro Road, Mahon - 5.38ha site (in two parts) currently zoned '*Business and Technology - to provide for high technology related office based industry*';
- 7(c) Sunview, South Douglas Rd - 0.456ha site currently zoned '*Sports Grounds - To protect, retain and enhance the range and quality of sports facilities and grounds*';
- 7(d) Westside, Model Farm Road - 0.25ha site (former Melbourne Motor Centre car showrooms) currently zoned '*Business and Technology - to provide for high technology related office based industry*';
- 7(e) Former Boland's Mills, Old Mallow Road - 1.55ha site (former Boland Mills site) currently zoned '*Light Industry and Related Uses - to provide for light industry (and related uses)*';

to '*Residential, Local Services and Institutional Use - To protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3.*'

The proposed variation will facilitate infill and brownfield development and the regeneration and revitalisation of urban areas consistent with National Strategic Outcome (NSO) 1 of the National Planning Framework (NPF). This approach is consistent with National Policy Objective (NPO) 2a to focus 50% of population growth on the five cities and their suburbs and with NPO3b to deliver at least half of all new homes in Cork City within its existing built up footprint, under the NPF.

The proposed variation is supported by the objectives of the draft Regional Spatial and Economic Strategy for the Southern Region (the draft RSES). In particular, the Office notes draft RSES objective Regional Policy Objective (RPO) 8 *Compact Growth in Metropolitan Areas*, to prioritise housing and employment development in locations within and contiguous to existing city footprints where it can be served by public transport, walking and cycling. Objective Cork MASP 1 *Cork Metropolitan Area*, promoting continued regeneration of the city and suburban areas, is also relevant in this regard.

The Office welcomes the approach taken by your planning authority, which demonstrates a strong commitment to the pursuit of compact growth, in accordance with national policy, and to the proper planning and sustainable development of the expanded city council area.

3. Consistency of proposed variations with relevant section 28 guidelines

The Office is satisfied that the proposed variation is not materially inconsistent with relevant section 28 guidelines.

4. Policy directives issued under section 29

The Office has no comment in this regard.

5. Other legislative and policy matters as the Minister may communicate

The Office has no comment in this regard.

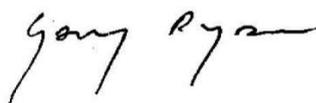
Summary

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 Office 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

076 100 2747

gary.ryan@OPR.ie