

12th October 2022

Senior Planner,
Strategic & Economic Development Directorate,
Cork City Council,
Anglesea Street,
City Hall,
Cork

Re: Adopted Cork City Development Plan 2022 - 2028

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Cork City Development Plan 2022-2028 (the Plan) by the members of Cork City Council on 27th June 2022.

The Office also acknowledges receipt of your notice letter dated 5th July 2022, further to section 31(AM)(6) of the *Planning and Development Act 2000*, as amended (the Act).

The Office has reviewed the adopted Plan, and notes the decision of the planning authority not to comply, in whole or in part, with some of the recommendations included in its submissions.

Where the recommendations of the Office were not complied with, the Office carefully considered elected members' reasons and, with the exception of certain specific matters, accepted that these reasons addressed the matters raised by the Office.

However, in relation to recommendations of the Office concerning:

- Recommendation 7 in relation to the preparation of a Joint Retail Strategy with Cork County;
- MA Recommendation 1 in relation to residential lands at Ringwood, Blarney;
- MA Recommendation 2 in relation to a number of residential land use zonings;
and

- MA Recommendation 3 in relation to educational land use zoning,

the Office has made a recommendation to the Minister regarding a proposed draft direction in accordance with section 31(AM) of the Act.

The Office's recommendation to the Minister of a proposed draft direction and notice letter pursuant to section 31(AM), has been made available on the [Office's website](#). This correspondence will also be published on the Office's website in the coming days.

As you will be aware, the Minister has issued a draft Direction under section 31 of the Act.

With the exception of the specific matters raised in the 31AM(8) notice, the Office welcomes the making of a Plan which promotes the rebalancing of regional development in a sustainable manner through driving economic growth, employment and prosperity and in providing access to services and cultural facilities.

The Office acknowledges the significant challenges faced by the planning authority in devising a six-year plan for a newly expanded planning authority area to meet highly ambitious population targets for the city. In this regard the Office welcomes the manner in which the Plan provides a clear approach to the growth of the city over this plan period and beyond, and a focus on sustainable growth and quality of life for existing and future communities.

The Plan provides a strong emphasis on the 15-minute neighbourhood, supported by a strategic and evidence-based approach to the distribution of future development, residential density and the provision of a transport strategy that reflects many of the key elements of the Cork Metropolitan Area Transport Strategy (CMATS). This alignment of planning with the roll out of a high quality public transport system and improved options for walking and cycling will be critical to reducing carbon emissions from transport in line with the *Climate Action Plan 2021*.

In particular, the Plan recognises the strategic importance of the docklands, and appropriately prioritises the regeneration of these areas in addition to infill and brownfield development across the city. The Office welcomes the active land management approach set out in the Plan, which will support regeneration initiatives in these areas through a range of measures, such as use of strategic funding initiatives to provide key

enabling infrastructure, and enabling partnerships with State supported institutions with financial expertise to unlock strategic regeneration sites.

The Office also strongly commends the proposal to retrofit pedestrian and cycle infrastructure in existing neighbourhoods, and the aim to provide enhanced provision of public transportation, cyclists and pedestrians in all roads projects.

In relation to car parking, however, the Office remains concerned that the inclusion of inappropriately high car parking standards will facilitate more car-based traffic on city streets and roads. This will make the road network less safe for pedestrians and cyclists and will reduce the street-space available for walking and cycling, for public transport and for environmental improvements to roads and streets. The Office encourages the planning authority to review these standards in light of the objectives in the Plan to reduce carbon emissions and address climate change.

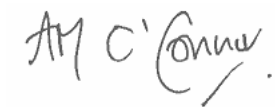
The Office welcomes the replacement of 'Tier 3 Residential Neighbourhood' zoning objective with 'ZO 21 City Hinterland and Longer Term Strategic Residential', which aligns with the provisions of the *Development Plans, Guidelines for Planning Authorities* (2022) and provides clear strategic direction beyond the next six years.

Finally, the Office would like to, again, commend the extensive work undertaken by your authority in responding to the many issues raised by the Office in its submissions, which were undertaken in a very positive and constructive manner.

With the exception of the specific issues detailed in the section 38AM(8) notice, the Office is generally satisfied with the manner in which its recommendations and observations have been addressed during the Plan preparation process.

In conclusion, the Office generally welcomes the adoption of the Cork City Development Plan 2022-2028 and looks forward to continued positive engagement with the planning authority into the future.

Is mise le meas,

A handwritten signature in black ink that reads "AM O'Connor". The signature is written in a cursive style with a diagonal slash through the letter 'O'.

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluations