



CORK CITY COUNCIL

**CORK CITY
DEVELOPMENT PLAN**

VOLUME 1: MAIN STRATEGY

2004

COMHAIRLE CATHRACH CHORCAÍ
PLEAN FORBARTHA CHATHAIR CHORCAÍ

*See reverse for legends for
Zoning and Development Objectives Maps*

CORK CITY COUNCIL

CORK CITY DEVELOPMENT PLAN

VOLUME 1: MAIN STRATEGY

2004

COMHAIRLE CATHRACH CHORCAÍ
PLEAN FORBARTHA CHATHAIR CHORCAÍ

Cork City Council formally made this Development Plan on 8th December 2003. It came into operation on 5th January 2004.

The Plan sets out Cork City Council's planning policies for the City for the next six years and will remain in force until late 2009.



Foreword

Cork City is poised for a major improvement in its economic, social and cultural position. Extensive redevelopment of the City Centre is underway to a value of several hundred million Euro. The public realm of the City is undergoing a major refurbishment ranging from Blackpool Village to Shandon Street to Patrick Street and Oliver Plunkett Street. The Cork Main Drainage Scheme which is the single largest infrastructural project in the City for many years is nearing completion and will deliver a very much improved river environment for the City in the near future.

The City Centre retains its status as the premier shopping destination for the people of Cork and Munster and major retail, office and residential developments are about to commence in the City Centre. The development of the €500m Mahon Point Centre adds significantly to the shopping choice available to the consumer. The development of the business park, hotel and housing in the Mahon area adds to its attractiveness as a centre for employment and residence.

The overall economy of the City is robust and is supporting over 72,000 jobs, an increase of 23,000 from 1996. The City Centre supports almost 30,000 jobs. The Cork area is well placed to take advantage of opportunities for further growth.

The Cork City Development Plan 2004 is the first Development Plan for the City prepared under the Planning & Development Act 2000. The preparation of the Plan involved an extensive process of consultation with the public and the various stakeholders in the City with the active involvement of the Members of the City Council. The Plan was prepared and adopted within the various time limits set out in the Act.

The Development Plan is set within the overall national, regional and sub-regional planning contexts. It has taken account of the *National Spatial Strategy*, the *National Development Plan*, the *Cork Area Strategic Plan* and national and regional policies regarding sustainable development, anti-poverty strategies and transport.

The City Development Plan 2004 is a totally new plan for the City and sets out a new vision for the development of the City. The plan is extremely wide ranging and comprehensive, covering enterprise and employment, transportation, social issues and housing, the built environment and urban design, environmental management, natural heritage and recreation, the City Centre and Docklands, policies for suburban areas, development control standards and environmental appraisal. The detailed policies relating to these issues are set out in the Plan. However, some of the key points in the Plan are:

- A regenerated City Centre, in physical, economic and social terms;
- An integrated and balanced transport system;
- Policies for the Cork City Docklands which set out the potential for the creation of a new city quarter of mixed uses and sufficient scale to bring about an urban renaissance in Cork and elevate it to a city of European significance;
- Policies for landscape protection which seek to conserve and enhance the strongly distinctive landscape character of the City;
- Policies for high quality urban design which provide for conservation and Areas of Special Character but which also encourage high quality contemporary and innovative architecture.

The City Council is committed to promoting social inclusion and will address social inclusion issues through the Development Plan and the ongoing Corporate Planning Process and Service Delivery.

The City has been honoured with the designation of European Capital of Culture for 2005. The cultural life of the City has already benefited significantly from the designation and the year itself is a once-off opportunity to celebrate and promote the culture of the City on an international stage. The benefits of a successful year of Culture will be apparent for many years to come.

The Cork City Development Plan 2004 plots a course for significant physical growth and renewal, high quality employment and economic activity and a socially and culturally inclusive city which is internationally recognised as an excellent place in which to live, work and invest.

We would like to thank all members of staff who have helped in the preparation of this Plan, the elected members of the Council for their valuable input and in particular to acknowledge the contribution of Ms. Ann Bogan, Senior Planner and her team whose expertise and commitment is evident throughout the Plan.



J. Gavin
City Manager



Cllr. Colm Burke
Lord Mayor

Réamhfhocal

Tá Cathair Chorcaí ar tí feabhsú thar cuimse i gcúrsaí Eacnamaíochta, Soisialta agus Cultúir. Tá athfhorbairt fhorleathan ar siúl ar lár na cathrach ar fiú na céadta Milliún Euro é.

Tá cuid an Phobail den chathair ag dul i bhfeabhas go mór ó bhaile Linn Dubh go Sráid Seandúin go Sráid Phádraig agus Sráid Oilibhéir Pluincéid. Tá Príomh Chóras Draenála Chorcaí, arbh é an tionscnamh infrostruchtúir is mó sa chathair le blianta fada é, geall le bheith críochnaithe agus cuirfidh sé feabhas gan mhoill ar thimpeallacht na habhann sa chathair.

Tá a stádas mar phríomhionad siopadóireachta do mhuintir Chorcaí agus na Mumhan á choimeád ag Lár na Cathrach agus tá mórthorbarthaí díolacháin, oifigí agus tithíochta ar tí tosú i Lár na Cathrach. Cuireann forbairt an Mahon Point Centre ar fiú 500 Milliún Euro é go mór le rogha siopadóireachta an chustaiméara. Cuireann forbairt na páirce gnó, ostán agus tithíocht i gceanntar Machan le meallacht na cathrach d'fhostaíocht agus chun cónaithe.

Tá eacnamaíocht na cathrach go ginearálta fíor láidir agus é ag tacú le 72,000 post, méadú 23,000 ó 1996. Tacaíonn Lár na Cathrach le beagnach 30,000 post. Tá ceanntar Chorcaí in áit mhaith chun buntáiste a bhaint as breis forbartha.

Is é Plean Forbartha Chathair Chorcaí 2004 an chéad Plean Forbartha don Chathair, ullmhaithe faoin Acht um Pleanáil agus Fhorbairt 2000. Bhí próiseas comhairlithe forleathan leis an bpobal agus le scarshealbhóirí éagsúla na Cathrach i gceist maraon le baill de Chomhairle na Cathrach. Ullmhaíodh agus glacadh leis an bPlean laistigh den tréimhse ama atá luaite san Acht.

Tá an Plean Forbartha suite laistigh de chomhthéacs uile Pleanála Náisiúnta, Réigiúnda agus Fo-Réigiúnda. Tá áireamh déanta ann ar an Straitéis Spáis Náisiúnta, an Plean Náisiúnta Forbartha, Plean Straitéiseach Cheanntar Chorcaí agus polasaithe Náisiúnta agus Réigiúnda maidir le Forbairt Marthanach, Straitéisí Frith-Bhochtahais agus Iompar.

Is Plean nua ar fad don Chathair é Plean Forbartha na Cathrach 2004 agus leagann sé amach fis nua d'fhorbairt na Cathrach. Tá an Plean féin uileghabhálach agus fairsing agus cuimsíonn sé fiontar agus fostaíocht, iompar, cúrsaí soisialta agus tithíochta, an timpeallacht ar a bhfuil tógaint agus an gréasán



uirbeach, ríoradh na timpeallachta, an oidhreacht nádúrtha agus caitheamh aimsire, Lár na Cathrach agus na Dugaí, polasaithe do cheanntair fhobhailteacha, caighdeán stiúrtha forbartha agus measúnacht na timpeallachta. Tá na mionpholasaithe a bhaineann leis an na nithe seo leagtha amach sa Plean. Seo iad cuid de na príomhphointí atá sa Plean, áfach:

- Athghiniú ar Lár na Cathrach, go fisiciúil, go heachnamaíoch agus i dtéarmaí sóisialta;
- Córas iompair iomlán agus cothrom;
- Polasaithe do Dhugaí Chathair Chorcaí a leagann amach féidreachtaí maidir le cruthú ionaid nua cathrach le húsáid measctha agus é mór a dhóthain d'fhonn renaissance uirbeach a thabhairt i gcrích i gCorcaigh a bheadh ar chaighdeán Eorpach;
- Polasaithe ar chosaint taobh tíre a chuireann rompu cur go mór le tírdhreach ar leith na cathrach agus a character a chosaint;
- Polasaithe ar ghréasán ardchaighdeán uirbeach a chuireann caomhnú agus Áiteanna le Carachtar Specialta san áireamh ach a spreagann ailtireacht nua agus úr.

Tá an Chomhairle Cathrach faoi cheangal comháireamh sóisialta a chur chun cinn agus tabharfaidh aghaidh ar chuimsiú sóisialta tríd an bPlean Forbartha agus an Proiséas Pleanála Corparáide agus an Fuascailt Seirbhíse.

Is onóir don Chathair é a bheith ina Príomhchathair Chultúrtha na hEorpa don bhliain 2005. Tá saol cultúrtha na Cathrach go mór chun sochair de bharr an teidil agus is deis í an bhliain chun ceiliúradh a dhéanamh ar chultúr na Cathrach agus í a chur chun cinn ar an stáitse idirnáisiúnta. Beidh tairbhe dea-bhliana Cultúir le feiscint go ceann i bhfad.

Leagann Plean Forbartha Chathair Chorcaí 2004 cúrsa amach d'fhorbairt suntasach fisiciúil, fostaíocht d'ardchaighdeán agus gníomhaíocht eacnamúil agus Cathair ina mbeadh comháireamh sóisialta agus cultúrtha a mbeadh aitheantas idirnáisiúnta aici ar a feabhas chun cónaithe, chun oibre agus chun infheistíochta.

Ba mhaith linn ár mbuíochas a ghabháil le gach ball den fhoireann a chabhraigh le hullmhúchán an Phlean seo, le baill tofa na Comhairle as ucht a ndúthracht agus ba mhaith linn buíochas ar leith a ghabháil le Ms. Ann Bogan, Pleanadóir Sinsir agus lena foireann a raibh a ndúthracht agus a saineolas le feiscint tríd an bPlean.

S. O'Gabhain

Bainisteoir na Cathrach

An Comhairleoir C. de Burca

Ardmhéara

Contents

CHAPTER 1: INTRODUCTION

Introduction	2
Overall Goals	2
Strategic Aims	3
Structure of the Development Plan	4
Local Planning	4

CHAPTER 2: STRATEGIC CONTEXT

National Spatial Strategy and Cork Area Strategic Plan	6
The CASP Strategy: Key Concepts	6
Population Growth	8
Employment Growth	9
CASP Economic Strategy	9
The Strategy for the City	10
The City: Strengths and Opportunities	10

CHAPTER 3: ENTERPRISE AND EMPLOYMENT

Introduction	14
Employment Activity in Cork City	14
Offices	16
Business and Technology (Office-based Industry)	19
Light Industry (and Related Uses)	20
General Employment Policies	20
Retail Policy	23
Commercial Leisure	33
Tourism	33
The Arts	34
Education and Health Sectors	36

CHAPTER 4: TRANSPORT

Introduction	38
Land Use and Transportation	38
Public Transport	39
Cycling	43
Walking and Pedestrianisation	44
Road Transport	45
Traffic Management	46
Car Parking	47
Park and Ride Strategy	49
Mobility Management Plans	49
Cork Port	50
Cork Airport	50

CHAPTER 5: SOCIAL ISSUES AND HOUSING

Introduction	52
Social Inclusion	52
Housing Policy	55
Special Needs Housing	63
Provision of Community Facilities (including Childcare and Healthcare)	66

Contents

CHAPTER 6: BUILT ENVIRONMENT & URBAN DESIGN

Introduction	70
Archaeology	71
Conservation of the Built Heritage	73
Areas of Special Character	76
Urban Design	83

CHAPTER 7: ENVIRONMENTAL MANAGEMENT

Introduction	92
Sustainability and Energy Efficiency	92
Surface Water Quality	96
Waste Water Collection and Treatment	98
Solid Waste Management Strategy	99
Litter	102
Air Quality	102
Noise Pollution	103
Contaminated Lands/Seveso Sites	103

CHAPTER 8: NATURAL HERITAGE AND RECREATION

Introduction	106
Integration of Natural Heritage and Recreation	106
Natural Heritage	107
Landscape Protection	108
Nature Conservation Designations	111
Recreation	114
Strategic Projects	118

CHAPTER 9: CITY CENTRE AND DOCKLANDS

Introduction	122
City Centre Commercial Core Area	124
Inner City Residential Neighbourhoods	130
Access to the City Centre, Traffic Management, the Public Realm	131
City Centre Implementation Policies	137
Cork City Docklands	138
<i>Figure 9.1: City Centre Zoning Objectives (fold-out map)</i>	137
<i>Figure 9.2: City Centre Development Objectives (fold-out map)</i>	139
<i>Figure 9.4: Docklands Zoning Objectives (fold-out map)</i>	145
<i>Figure 9.5: Docklands Development Objectives (fold-out map)</i>	147

CHAPTER 10: SUBURBAN AREAS

Introduction	150
Land Use Zonings	150
Northern Suburbs	153
North West	153
North East	157

Contents

CHAPTER 10: SUBURBAN AREAS

Southern Suburbs	161
South East	161
South Centre	166
South West	167
<i>Figure 10.1–10.5: Suburban Zoning (fold-out maps)</i>	171

CHAPTER 11: DEVELOPMENT CONTROL STANDARDS

Introduction	178
The Design and Planning Process	178
New Residential Development	179
Design and Layout of Residential Development – Controls and Safeguards	180
Changes of Use and Alterations to Dwellings	185
Commercial Development – General Considerations	186
Commercial Development other than Shopping and Office Developments	187
Signage	189
Telecommunications	191
Environmental Issues	191
Conservation and Archaeology	192
Community Development	193
Access for All	194
Accessibility	194
Development Contributions	196

CHAPTER 12: ENVIRONMENTAL APPRAISAL

Introduction	198
Environmental Appraisal Approach	198
Appraisal Process to Date	198
Review and Monitoring	200

Index	201
List of Abbreviations	205
Glossary	206

The *Cork Joint Housing Strategy*, which is part of this plan, is unchanged from that adopted by the Cork Local Authorities in 2001, apart from the changes outlined in Chapter 5: Social Issues and Housing. It comes in a separate two-volume document.

The *Record of Protected Structures* forms Volume 2 of this Plan.

Contents

TABLES

Table 2.1	CASP Population Projections	8
Table 2.2	Population Change – Cork City Sectors	9
Table 2.3	CASP Employment Projections	9
Table 3.1	Employment Change by City Sector	15
Table 3.2	Cork Retail Centres Hierarchy	24
Table 3.3	Existing Neighbourhood Centres	26
Table 3.4	Additional Retail Floorspace 2001-2011 (Comparison: sq.m. rounded to nearest 500 sq.m.)	27
Table 3.5	Additional Retail Floorspace 2001-2011 (Comparison: sq.m. rounded to nearest 500 sq.m.)	27
Table 4.1	Suburban Road Transport Measures	45
Table 5.1	Number of dwelling units required within the City to 2011	57
Table 5.2	Private House Completions for Cork City and Environs 1996–2001	57
Table 5.3	Indicative Targets for Housing Size and Distribution	59
Table 5.4	Average price of new Houses in Cork 1996–2002	59
Table 8.1	Landscape Protection Zones	108
Table 8.2	New/Upgraded Amenity Routes	117
Table 9.1	Potential Extensions to the CCRA	127
Table 9.2	Programme of Proposed Public Realm Improvement Projects	137
Table 9.3	Key Pedestrian Junction Improvements	137
Table 11.1	Indicative Plot Ratios	181
Table 11.2	Private Open Space Standards	182
Table 11.3	Residential Car Parking Standards	182
Table 11.4	Areas for which One Parking Space is Required	195
Table 12.1	Policy Appraisal Matrix	199

FIGURES

Fig. 2.1	CASP Area	7
Fig. 2.2	Structure Diagram for Metropolitan Cork	8
Fig. 3.1	Employment Change in Cork City by Activity 1996-2001	15
Fig. 4.1	Schematic Public Transport Map for Cork 2020	39
Fig. 4.2	Modal Shift In Transport	39
Fig. 4.3	Green Routes with Park and Ride Sites	41
Fig. 5.1	Special requirements for social housing balance in certain city wards	60
Fig. 6.1	Zone of Archaeological Potential	72
Fig. 6.2	Landmark Buildings	85
Fig. 8.1	Proposed Natural Heritage Areas	112
Fig. 9.1	City Centre Zoning Objectives	see separate PDF
Fig. 9.2	City Centre Development Objectives	see separate PDF
Fig. 9.3	Docklands Precincts	140
Fig. 9.4	Docklands Zoning Objectives	see separate PDF
Fig. 9.5	Docklands Development Objectives	see separate PDF
Fig. 10.1	Northwest Sector Zonings	see separate PDF
Fig. 10.2	Northeast Sector Zonings	see separate PDF
Fig. 10.3	Southeast Sector Zonings	see separate PDF
Fig. 10.4	South Centre Sector Zonings	see separate PDF
Fig. 10.5	Southwest Sector Zonings	see separate PDF