

Cork City Development Plan 2015-2021

Variation No. 6 (Tramore Road/Kinsale Road Site)

Adopted 11th November 2019



Comhairle Cathrach Chorcaí
Cork City Council

Variation No. 6 (Tramore Road/Kinsale Road Site) Cork City Development Plan 2015-2021

At the Ordinary Council Meeting of 11th November 2019, the Elected Members of Cork City Council adopted a resolution under Section 13 of the Planning and Development Act 2000 (as amended) to make Variation No. 6 (Tramore Road/Kinsale Road Site) to the Cork City Development Plan 2015-2021 .

Variation 6 changes the zoning of the Tramore/Road Kinsale Road site from “Light Industry and Related Uses” to “Residential, Local Services, and Institutional Uses” and materially amends Zoning Map 7 in the *Cork City Development Plan* (Volume 2, page 8). The change to Map 7 is outlined in black in Figure 1 below.

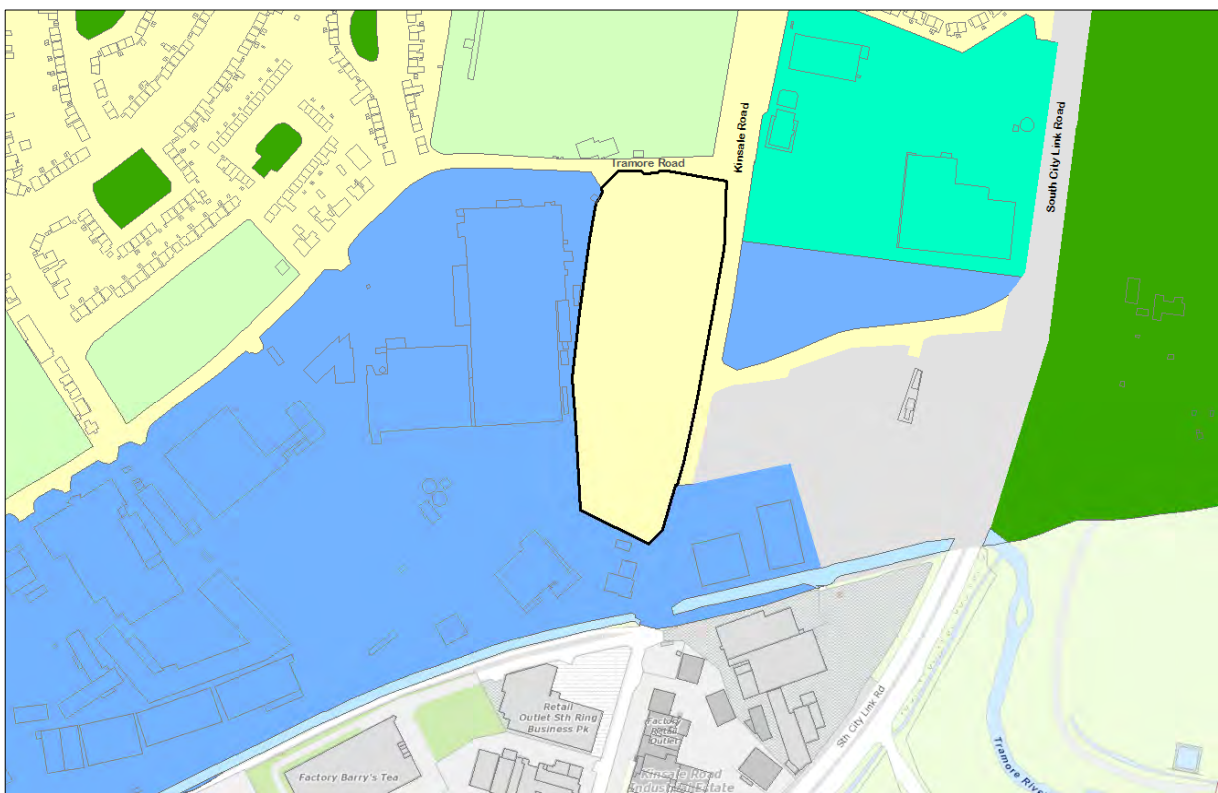


Figure 1. The zoning of the site outlined in black has changed to Residential, Local Services, and Institutional Uses

STRATEGIC ENVIRONMENTAL ASSESSMENT



Decision Statement

Variation No. 6 to the Cork City Development Plan 2015 – 2021 (Tramore Road/Kinsale Road Site)

The Planning and Development Regulations 2001 (as amended) require Strategic Environmental Assessments in the case of Variations of the City Development Plan where they are likely to give rise to significant environmental effects.

Cork City Council, as Planning Authority for the City of Cork, hereby publishes its decision not to undertake a Strategic Environmental Assessment for Variation No. 6 (Tramore Road/Kinsale Road Site) of the *Cork City Development Plan 2015 – 2021*.

The reason for this decision is as follows:

Having completed a screening, Cork City Council has determined that a Strategic Environmental Assessment is not necessary for Variation No. 6, as it is considered that the implementation of the variation would not be likely to have significant effects on the environment. The variation is considered to have a neutral impact on the environment.

This decision CEO/4760/19 has been taken having regard to the EU Strategic Environmental Assessment Directive (2001/42/EC) and the *Guidelines for Regional Authorities and Planning Authorities* (November 2004) from the Department of the Environment, Community and Local Government. Cork City Council consulted the Environmental Authorities (in this case the Environmental Protection Agency; the Minister for Environment, Community and Local Government; the Minister for Culture, Heritage and the Gaeltacht; and Cork County Council) as part of the screening process and received no adverse comment regarding the environmental implications of the proposed plan.

A handwritten signature in black ink, appearing to read 'Fearghal Reidy', written over a horizontal line.

Fearghal Reidy, Director of Services
Strategic & Economic Development

20 November 2019

APPROPRIATE ASSESSMENT



Decision Statement

Variation No. 6 to the Cork City Development Plan 2015 – 2021 (Tramore Road/Kinsale Road Site)

The Planning and Development Act 2000 (as amended) requires Appropriate Assessments in the case of variations to the City Development Plan where they are likely to give rise to significant environmental effects.

Cork City Council, as Planning Authority for the City of Cork, hereby publishes its decision not to undertake an Appropriate Assessment for Variation No. 6 (Tramore Road/Kinsale Road Site) of the *Cork City Development Plan 2015 – 2021*.

The reason for this decision is as follows:

Having completed a screening, Cork City Council has determined that an Appropriate Assessment is not necessary for Variation No. 6, as it is considered that there is no potential for significant effects on Natura 2000 sites/networks.

This decision CEO/44759/19 has been taken having regard to the EU Habitats Directive (92/43/EEC) and the *Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*. Cork City Council consulted the Department of Arts, Heritage and Gaeltacht as part of the screening process and received no adverse comment regarding the environmental implications of the proposed plan.

A handwritten signature in black ink, appearing to read 'Fearghal Reidy'.

Fearghal Reidy, Director of Services
Strategic & Economic Development

20 November 2019

Chief Executive's Report

29 October 2019

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

Issues raised during Public Consultation

(under Section 13(4)(b) of the Planning and Development Acts 2000
(as amended))



Comhairle Cathrach Chorcaí
Cork City Council

0.0 Introduction

Cork City Council has proposed a variation to the Cork City Development Plan 2015- 2021, specifically it is proposed to change the zoning of a site located at Tramore Road and Kinsale Road (see Figure 1 below). National legislation sets out a specific process that must be followed whenever a variation to the Development Plan is proposed. This includes an environmental screening process and a public consultation period. At the end of the public consultation period, a report summarising the submissions or observations received in relation to the proposed variation must be prepared for the consideration of the members.

This report provides the details required as part of the variation process. It is presented in four sections and provides

- 1) Overview of the proposed variation;
- 2) Outcome of the environmental screening process;
- 3) A summary of submissions and observations received in response to the variation; and
- 4) Response to issues and recommendations of the Chief Executive

Figure 1. The Site and Its Context

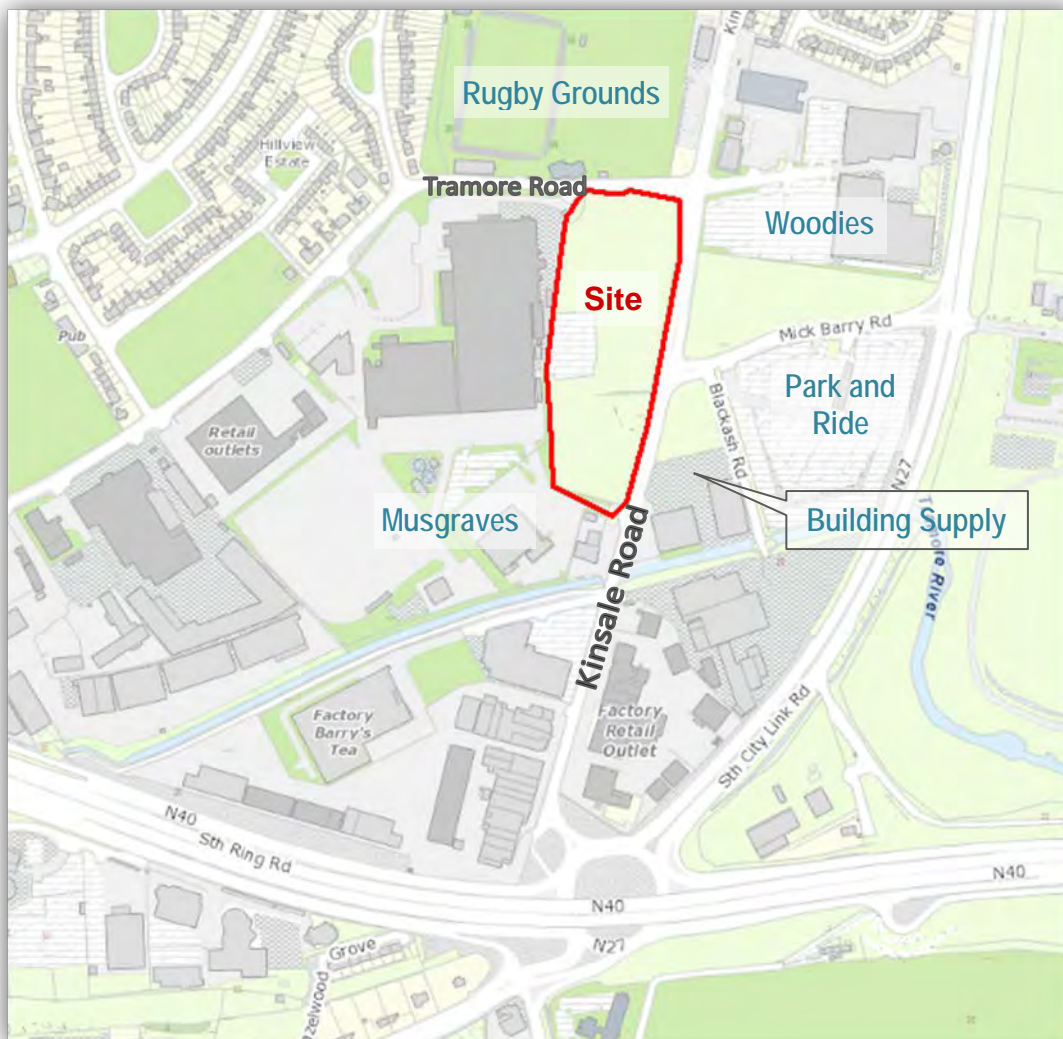
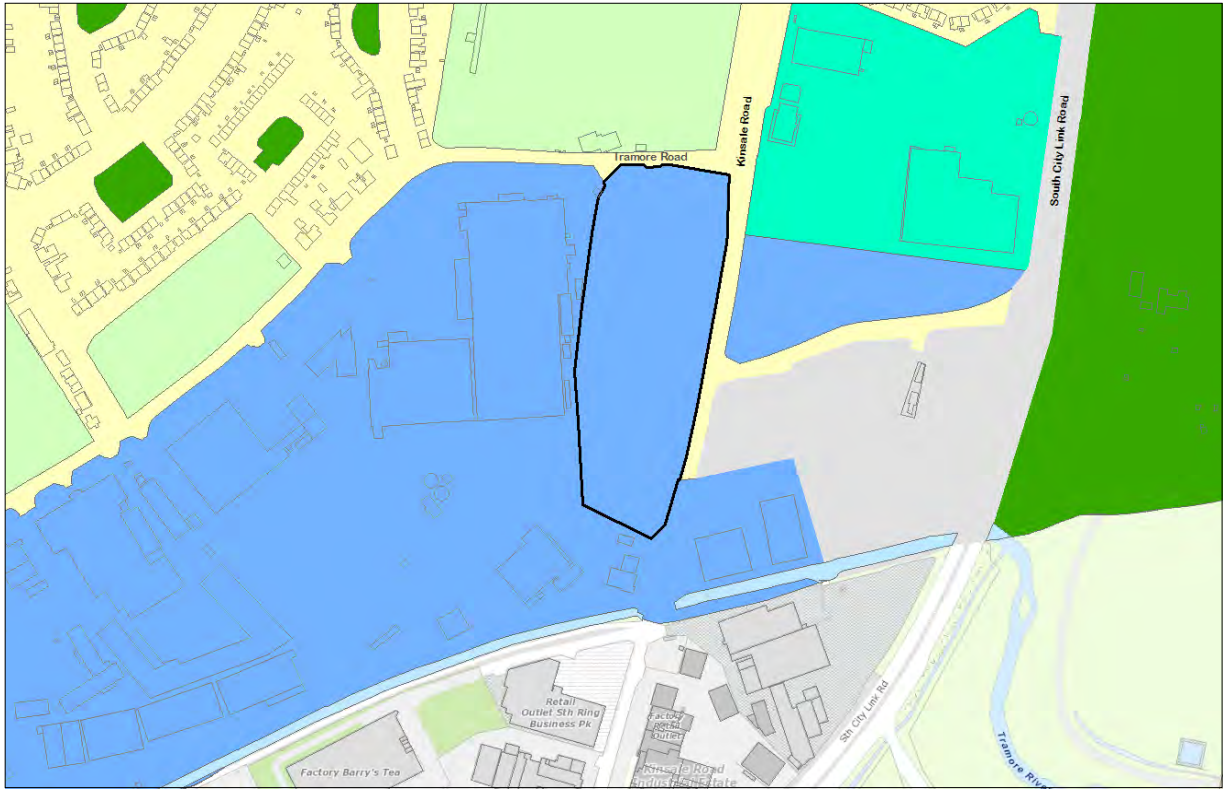
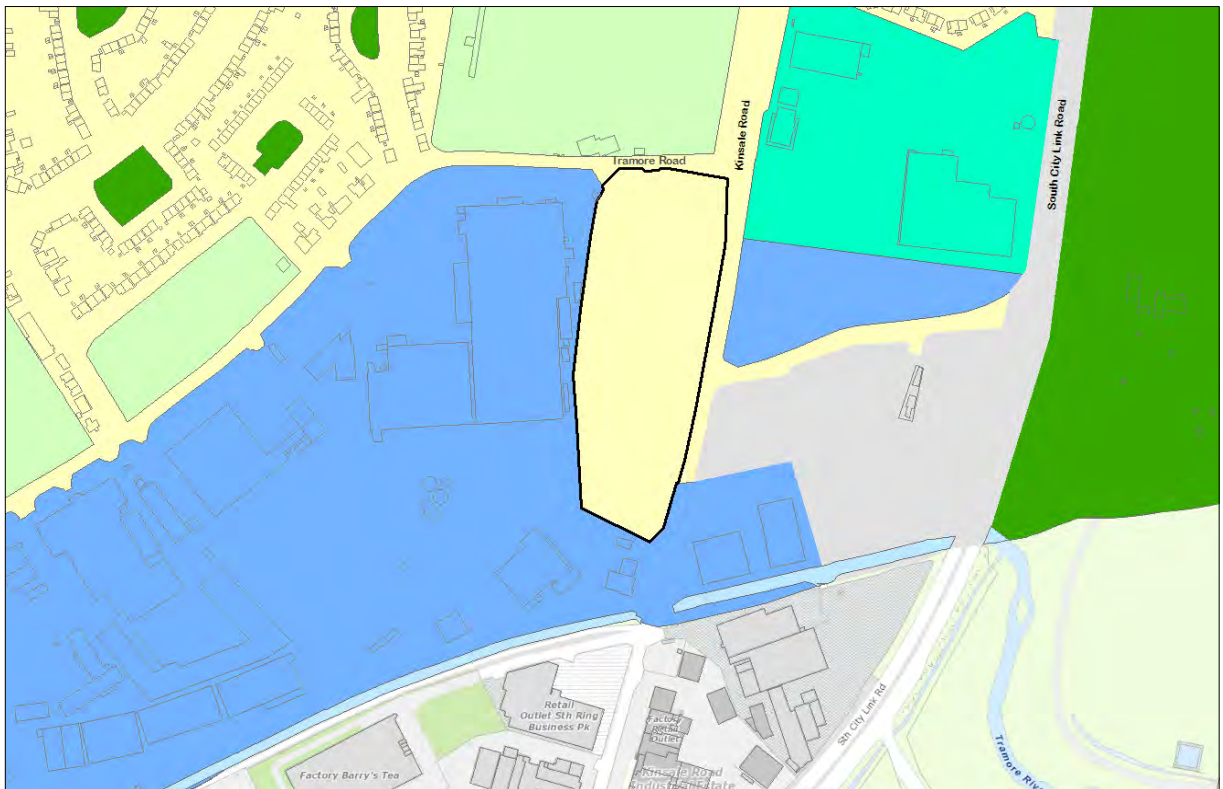


Figure 2. Existing Zoning and Proposed Change to Zoning



Existing Zoning Map 7 (Cork City Development Plan, Volume 2, page 8)



Proposed Change to Zoning Map 7

1.0 Overview of the Proposed Variation

1.1 Site Context and Rezoning Proposal

It is proposed to vary the Development Plan to change the zoning of a c. 3.2 hectare site located at the junction of Tramore Road/Kinsale Road (referred to as “the site” in this report) from “Light Industrial” to “Residential, Local Services, and Institutional Uses.” A map of the site and the proposed rezoning are shown in Figures 1 & 2 on the previous pages. The site was developed as a creamery in the 1950s. However, all buildings associated with this previous use have since been demolished and the site is currently vacant.

1.2 Reasons for Proposed Variation

The proposed rezoning is considered to be in accordance with the proper planning and sustainable development of the area for the following five key reasons:

- 1) The site is currently vacant. Redevelopment of this vacant and underutilised site is desirable in terms of both general planning principles and national policy on brownfield reuse.
- 2) The site is zoned for light industrial use, but there is not a strong demand for new light industrial uses at this location. Chapter 14 of the Development Plan specifically identifies the site for renewal. Given this, the proposed variation would comply with Section 3.35 of the Development Plan:

“There is a need to protect space for these uses due to increasing land values and higher density developments and this can be done effectively through zoning. The general strategy will be to retain existing light industrial areas, apart from those specifically identified for alternative uses or renewal.”

- 3) There is an urgent need for more residential development in Cork City. The site is suitable for residential development with regard to accessibility and proximate amenities. These include:

<i>Access</i>	<i>Well developed footpaths 10-15 minute cycle from the heart of the city centre On a cross-city bus route</i>
<i>Foodshops</i>	<i>3 shops within 500 m of site (Aldi, Mace, Centra). The largest, Aldi, is approximately a ten-minute walk.</i>
<i>Primary Schools</i>	<i>Within 12-20 minute walk</i> <ul style="list-style-type: none">• <i>Gaelscoil an Teaghlaigh</i>• <i>Maria Assumpta National School</i>• <i>Scoil Réalt na Maidaine</i>• <i>Scoil Criost Rí</i>
<i>Amenity Space</i>	<i>Tramore Valley Park (12 minute walk)</i>

- 4) The key uses immediately surrounding the site comprise rugby grounds, light industrial uses, and retail warehousing (see Figure 1). It is not considered that a residential use would be incompatible with these existing uses, subject to appropriate site layout and design at the planning application stage. The site would form an extension of existing residential lands in the vicinity (see Figure 2). It is

further envisioned that other light industrial lands in the surrounding area will transition to other uses in the medium- to long-term.

- 5) Finally, the HSE has established that the development of a primary care centre in the southern part of the city is a high priority and that this is one of the sites that meets HSE criteria, given its location relative to the intended customer base and its location on a bus route. Development Plan policies allow for planning applications for primary care centres to be considered on residentially zoned lands.

2.0 Environmental Screening

Proposed variations to the Development Plan must be screened to determine if “Strategic Environmental Assessment” (SEA) or “Appropriate Assessment” (“AA”) are required.¹

The Strategic Environmental Assessment screening report concluded that a neutral, or even positive, strategic impact on the environment is likely. This report was referred to the Environmental Protection Agency (EPA), who responded with no adverse comments. Appendix A of the Strategic Environmental Assessment report deals with Flood Risk Assessment and concludes that there are no flood risk implications on foot of the proposed variation.

The Appropriate Assessment screening report concluded that there was no potential for significant effects, and no requirement for AA. This screening report was referred to the Department of Culture, Heritage and the Gaeltacht as required, and no comments were received in relation to same.

3.0 Summary of Public Consultation

The public consultation in relation to the proposed variation began on 27th September 2019 when the notice was published in the Irish Examiner and on the City Council website. The consultation period closed for submissions on 25th October 2019.

The Council received seven submissions/observations. Two submissions specifically state support for the variation, with the remaining submissions providing observations and technical guidance. No submissions were against the proposed variation. Copies of submissions received are available on the Cork City Council website; key points can be summarised as follows:

1) The Office of the Planning Regulator states broad support for the variation, finding that the 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.

¹ All variations are assessed for environmental impacts. However, “Strategic Environmental Assessment” is a detailed assessment process set out in legislation. Likewise “Appropriate assessment” (AA) is a specific assessment of the potential adverse effects of a plan on Special Areas of Conservation and Special Protection Areas.

2) The Southern Regional Assembly states that the proposed variation is consistent with the *South West Regional Planning Guidelines 2010-2022*. It further states that the proposed variation is also consistent with the draft *Regional and Spatial Economic Strategy* and with the *Draft Cork Metropolitan Area Strategic Plan*.

3) Dairygold, owner of the site, states support for the rezoning and states that it will facilitate the redevelopment the site to provide "a mixed-use primarily residential development, Primary Care Centre, and associated local services." The submission further states that such proposals would help achieve objectives of the delivery of housing, compliance with the National Planning framework, and the creation of a compact city.

4) The Department of Education and Skills observes that the rezoning, if adopted, could create the need for further school provision and states that existing schools should be protected for expansion where possible.

5) The Environmental Protection Agency provides broad guidelines for assessing the variation, states that service infrastructure should be in place or be required to be put in place to service the site during the lifetime of the plan, and states that the proposed variation should be in alignment with higher-level plans and programmes, including national commitments on climate change mitigation and adaptation. The submission further references resources that can be used in assessing environmental impacts of the variation.

6) The Health Service Executive states there is a need for a Primary Care Centre in the area and notes that residents of the local communities currently have to travel for services that are better suited to be delivered nearer to their homes. The HSE support a proposed primary care centre on the site.

7) The Office of Public Works states that the proposed variation complies with provisions of the *Planning System and Flood Risk Management Guidelines*.

4.0 Response to Issues Raised and Recommendation

No revisions to the proposed variation were proposed in any submission received. Three recommendations were made, which can be responded to as follows:

- The Department of Education and Skills recommends that the potential impact on school provision be taken into account. This is noted and will be addressed in preparation of the new Development Plan (which will commence in 2020).
- The EPA recommends that service infrastructure be in place. The site is located within the existing city and is fully serviced.
- The EPA recommends that the proposed variation align with higher level plans. The Office of the Planning Regulator and the Southern Regional Assembly have confirmed this alignment.

In summary it is considered that the proposed rezoning of 3.2 hectares of "Light Industry and Related Uses" zoned land to "Residential, Local Services & Institutional Uses" would facilitate

an orderly redevelopment of the lands that are the subject of this report for residential and related uses. Providing residential development on this centrally-located brownfield site would be in keeping with policies set out in the *National Planning Framework* and with objectives for redevelopment in the Tramore Road area as set out in the *Cork City Development Plan 2015-2021*. The proposed rezoning could facilitate further housing in the city, close to existing amenities. Given these factors, the proposed rezoning is considered to be in accordance with the proper planning and sustainable development of the area.

Next Steps

Council members are requested to consider this report in detail and having regard to the proper planning and sustainable development of the area, the members may by resolution make the variation with or without modification or they may refuse to make it, not later than six weeks after this report has been furnished to members.

Chief Executive's Recommendation

I ask the Members to consider the report and to recommend to Council to formally make the Variation to the *Cork City Development Plan 2015-2021*.

Ann Doherty
The Chief Executive of Cork City Council

Submissions received in relation to Tramore Road/Kinsale Road Site (Proposed Variation No. 6)

(These submissions are being published in line with requirements of the Planning and Development Act, Section 13(3A)(a))

Date	From
4 October 2019	Environmental Protection Agency
24 October 2019	Office of the Planning Regulator
24 October 2019	Office of Public Works
24 October 2019	Department of Education and Skills
25 October 2019	HSE Office of Head of Primary Care, Cork Kerry Community Healthcare
25 October 2019	Dairygold
25 October 2019	Southern Regional Assembly

Mr Fearghal Reidy
Director of Services
Strategic and Economic Development Directorate
Cork City Council
City Hall
Cork
T12 T997

4th October 2019

Our Ref: 190601.2

Re. SEA Screening for the Proposed Variation No .6 (Tramore Road/Kinsale Road Site) to the Cork City Development Plan 2015-2021

Dear Mr Reidy,

We acknowledge your notice, dated the 27th September 2019, in relation to the Proposed Variation No. 6 (Tramore Road/Kinsale Road Site) to the Cork City Development Plan 2015-2021 (the Variation) and associated Strategic Environmental Assessment (SEA) screening.

The EPA is one of five statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Variation and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the Variation. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans/variations.

Proposed SEA Determination

We note your proposed determination regarding the need for SEA of the Variation. We refer you to our previous submission, the relevant aspects of which should also be taken into account at this time.

Sustainable Development

In proposing and in implementing the Variation, Cork City Council should ensure that the Variation is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required

to be put in place, to service any development proposed and authorised during the lifetime of the Variation.

In considering the Variation, Cork City Council should take into account the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.

Cork City Council should also ensure that the Variation is consistent with key relevant higher-level plans and programmes.

State of the Environment Report – Ireland’s Environment 2016

In preparing the Variation, the recommendations, key issues and challenges described in our most recent State of the Environment Report [Ireland’s Environment – An Assessment 2016](#) (EPA, 2016) should be considered, as relevant and appropriate to the Variation.

Available Guidance & Resources

Our website contains SEA resources and guidance, including:

- SEA process guidance and checklists
- list of relevant spatial datasets
- topic specific SEA guidance, such as how to integrate climate change into SEA.

You can access these resources at: <http://www.epa.ie/pubs/advice/ea/>

EPA SEA Search and Reporting Tool

This tool allows public authorities to explore, interrogate and produce high level environmental summary reports. It is intended to assist in screening and scoping exercises. The tool is available through EDEN www.edenireland.ie

EPA WFD Application

Our WFD Application provides access to water quality and catchment data from the national WFD monitoring programme. The Application is accessed through EDEN <https://wfd.edenireland.ie/> and is available to public agencies. Publicly available data can be accessed via the www.catchments.ie website.

Future amendments to the Variation

Where changes to the Variation are made prior to finalisation, or where modifications to the City Development Plan are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2A of the SEA Regulations (S.I. No. 436 of 2004)

Environmental Authorities

Under the SEA Regulations, you should also consult with:

- The Minister for Housing, Planning and Local Government

- Minister for Agriculture, Food and the Marine, and the Minister for Communications, Climate Action and Environment, where it appears that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment
- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Culture, Heritage and the Gaeltacht, and
- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

As soon as practicable after making your determination as to whether SEA is required or not, you should make a copy of your decision, including, as appropriate, the reasons for not requiring an environmental assessment, available for public inspection in your offices and on your website.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours sincerely,

A handwritten signature in black ink that reads 'David Galvin'.

David Galvin
SEA Section
Office of Evidence and Assessment



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.

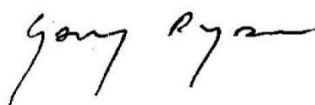
Summary

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

076 100 2747

gary.ryan@OPR.ie



**Fearghal Reidy,
Director of Services,
Strategic & Economic Development Directorate,
Cork City Council,
City Hall
Cork**

Dear Sir,

The Office of Public Works (OPW) welcomes the opportunity to comment on the planning report associated with the Proposed Variation No. 6 (Tramore Road/Kinsale Road Site) to the Cork City Development Plan 2015 – 2021.

OPW have carried out a review of the flood extents in the area which are showing that the area proposed for rezoning is in Flood Zone C. The amendment, to date, appears to have been prepared in line with the 'Planning System and Flood Risk Management Guidelines (2009) and Circular PL02/2014' and this should be continued in future.

OPW have no further comments at this time.

Yours faithfully,

Karen Donovan
Engineering Services Administration Unit
24th October 2019



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

24 October 2019

Re: Variation No. 6 Cork City CDP 2015 - 2021

Dear Sir,

The Department of Education and Skills has examined the contents of the above variation and wishes to make the following submission.

The Department acknowledges the value of the Statutory Planning process. Our continued engagement with the Planning Authority in each case is critical to capturing the aggregated impact of potential/expected population growths on education provision. As such, the Department of Education & Skills works continuously to assess, identify and review the need for school provision nationwide and, where necessary, will acquire suitable sites for new schools and develop the expansion of existing ones.

The Department notes that the Variation No.6 seeks to rezone 3.2 hectares of land to "Residential, Social Services & Institutional Uses". The proposal also states that the *"proposed rezoning could facilitate further housing in the city, close to existing amenities"*. If the proposal is adopted into the plan, a requirement for further education provision at both primary and post-primary level may emerge.

The Department wishes to state that lands adjacent to existing schools should be where possible protected for potential future educational use to allow for expansion of these schools, if required, subject to site suitability and agreement of the various stakeholders.

If you have any queries in relation to the above or require any additional information please do not hesitate to contact me.

Yours sincerely,

Alan Hanlon
Site Acquisitions and Property Management Section



Cork Kerry Community Healthcare
Office of Head of Primary Care
HSE Community Services Building
Rathass
Tralee
Co. Kerry
V92 YA25

Tel: 066-7184516
Email: Teresa.ODonovan2@hse.ie

25 October 2019

Fearghal Reidy
Director of Services
Strategic & Economic Development Directorate
Cork City Council
City Hall

Dear Fearghal,

The proposed Primary Care Centre (PCC) in the Creamfield site will serve a population of 42,573 (census 2016) in the areas of Ballyphenane, Togher, Greenmount, The Lough, Turners Cross, Frankfield and Grange. It is predicted that the population will grow moderately especially in the south inner city. This is 1 of 14 planned CHN for Cork Kerry Community Healthcare (CKCH) and is bounded by the N71 on the west side and South Douglas Road on the east. Togher has a high healthcare need and is classified as disadvantaged.

The demand for primary care services is highly influenced by demographic and population changes. While birth rates are decreasing, the child population (aged 0 to 17 years) represents 25% of our total population, approximately 7% more than the EU average. The population is also ageing. The number of people aged 65 years and over has increased from 11% in 2011 to 13% in 2016. Each year, the population aged 65 years and over increases by almost 20,000 people, and by over 2,500 for those aged 85 years and over. Approximately 65% of people aged 65 years and over currently have two or more chronic medical conditions and the prevalence of age related disease continues to show signs of increase. The increasing demand for expanded primary care services and improved access to mental health and disability services reflects these changes in population and demographic patterns.

In the Community Healthcare Network of Cork City South, between 2011 and 2016, the population has grown by 6.8% (2,705 persons) with 616 people in the area 85 years or older; the number of people over 65 grew by 30%.

The present infrastructure for the delivery of HSE primary care services consists of two small health centres which accommodate limited services, mainly community nursing. The residents of the local communities have to travel into the city to various locations including hospitals for services that are better suited to be delivered nearer to their homes.

Community Health services include primary care teams (PCTs) and mental health teams, all of which will be accommodated in the proposed PCC.



To serve the communities in this area it is proposed that the new PCC will accommodate the following services

- Community Mental Health
- Community nursing (including wound care facility)
- Occupational Therapy
- Physiotherapy
- Speech and Language Therapy
- Dietetics
- Community Medical Doctors
- School Nurses
- Home Support Office
- Dental
- Counselling
- Podiatry

The facilities will also be available for outreach clinics from the acute hospitals.

The new PCC will facilitate integrated care working and it is proposed that as part of the strategic development of Children's Disability services (0-18years) the building will facilitate specialist teams in line with the National Program for Progressing Disability services. The building will accommodate a team of healthcare professionals with the aim of achieving a model of service which provides for equal access for all children with a disability to a geographically based disability team co-located with PCTs.



Teresa O'Donovan
Head of Primary Care

From: [planningpolicy](#)
To: [Erin O'Brien](#)
Subject: FW: Proposed Variation No. 6 (Tramore Road/Kinsale Road Site)
Date: 25 October 2019 15:11:39
Attachments: [Letter to Fearghal Reidy 19.09.19.pdf](#)

From: Aiden O Neill [mailto:aiden@coakleyoneill.ie]
Sent: 25 October 2019 15:11
To: [planningpolicy](#)
Subject: RE: Proposed Variation No. 6 (Tramore Road/Kinsale Road Site)

Dear Mr Reidy

I wish to confirm that the Dairygold submission of 19th September, 2019, copy attached, is to be taken into account in the next stage of the Proposed Variation No. 6.

Kind regards

Aiden O'Neill BSc(Hons) PGDip MIPI
Director
Coakley O'Neill Town Planning Ltd
NSC Campus
Mahon
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T: @CoakleyONeill
L: <https://www.linkedin.com/in/aidenoneill/>

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Having regard to the General Data Protection Regulation ("GDPR"), which came into effect on 25 May 2018, and which governs the collection, storage and processing of personal data, we can advise that any data we have on our clients is securely stored and is not used for any purpose other than for the purpose of updating our clients on relevant planning matters. Should any client no longer wish to receive these communications, he or she can advise us accordingly.

From: Erin O'Brien
Sent: 26 September 2019 20:22
To: 'Aiden O Neill'
Cc: [planningpolicy](#)
Subject: FW: Proposed Variation No. 6 (Tramore Road/Kinsale Road Site)

Aiden,

I am writing on foot of our phonecall yesterday. As I explained, there was a technical error with the consultation process. In order to comply with the provisions set out in legislation, the consultation must take place again and will be advertised in the newspaper tomorrow.

Please see attached the submission which you submitted on behalf of Dairygold on 19



19th September 2019

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

Re: Proposed Variation No. 6 (Tramore Road/Kinsale Road Site), Cork City Development Plan 2015-2019 - Creamfields (Former CMP Dairy Site), Tramore Road/Kinsale Road, Cork

Dear Fearghal,

I am writing to you in relation to Dairygold Co-operative Society Limited (“Dairygold”) Creamfields Site (“the Site”), a 3.18 hectares brownfield site, which has been vacant since the closure of CMP Dairies in 2005, after 50 years of liquid milk production. In the intervening period Dairygold has explored various options to redevelop the Site but has been restricted by its current zoning.

Dairygold believes the Site, with its urban location at the junction of Kinsale Road and Tramore Road presents a significant regeneration opportunity. The Site is within a 5 minute walk of Black Ash Park and Ride, 10 minute walk to the 203 and 219 bus routes and a 10 minute cycle to Cork City Centre. See Figure 1 below.



Figure 1: Creamfields site, Tramore Road/Kinsale Road, Cork (generally identified in red)

Dairygold with 7,000 shareholders, fully supports the Proposed Variation No. 6, to rezone the Site from Light Industry and Related Uses, to Residential, Local Services and Institutional Uses. This rezoning will facilitate the redevelopment the Site to provide a mixed-use primarily residential

Reply to: Clonmel Road, Mitchelstown, Co. Cork, P67 DD36, Ireland. T +353 (0)25 24411

DAIRYGOLD CO-OPERATIVE SOCIETY LIMITED

Registered Office: Clonmel Road, Mitchelstown, Co. Cork, P67 DD36, Ireland. Registered No.: 4621R info@dairygold.ie www.dairygold.ie

development, with associated local services, including a Primary Care Centre to serve the southern part of the city.

As you are aware, the delivery of housing remains a priority at national level, with output significantly below the required demand, which is also true for Cork City and its environs.

In the context of the provisions of the National Planning Framework (NPF), Cork City and suburbs population is expected to grow by up to 125,000 people by 2040. The draft Regional Spatial and Economic Strategy (RSES) for the Southern Region, suggests currently a potential residential yield of circa 4,000 units in the City's suburban areas, which it is acknowledged will grow further as additional windfall sites emerge.

To accommodate this anticipated increase in population and to achieve the compact city goals these strategies emphasises, the uptake of infill and brownfield development and targeting the potential of sites in key locations that are, or can be, accessible by public transport, serviced and have access to, and can enhance, community facilities must be a priority.

If we are to truly deliver on the ambition of the NPF and provide accommodation to support the additional supply of office space and Dairygold's transaction with UCC for Trinity Quarter, in the City, efforts must be accelerated to deliver additional housing in sustainable locations, such as the Creamfields Site.

The Site presents the opportunity to deliver a significant quantum of high-quality housing for the City in the short-term, in addition to Primary Care services. The residential development will be appeal to the Private Rental Sector (PRS), to meet the needs of Cork's employers in a strategic, accessible location, as well as owner-occupation and step-down/downsizing apartments.

Dairygold will partner with a reputable(s) developer to deliver the proposed development, when planning permission is received.

I would be very appreciative if Cork City Council would continue to support the Proposed Variation No. 6 to rezone the Site, to facilitate the redevelopment of the Site to provide a mixed-use primarily residential development, Primary Care Centre and associated local services.

If you would like to discuss this further, or require further details, please do not hesitate to contact me.

Thank you for your continued support of this project.

Yours sincerely

Jim Woulfe
Chief Executive
Dairygold Co-operative Society Limited



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

25th October 2019

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

A Chara,

Further to your correspondence of 27th September 2019, the Southern Regional Assembly (SRA) sets out below its observations on Proposed Variation No.6 (Tramore Road/Kinsale Road Site) of the Cork City Development Plan 2015-2021, in accordance with Section 27C of the Planning and Development Act 2000 (as amended).

Policy and Legislative Context for Observations of the SRA

Proposed Variation No.6 (Tramore Road/Kinsale Road Site) has been reviewed, relative to the South West Regional Planning Guidelines (SW RPGs) 2010-2022 and relevant national policy. It should be noted that the SW RPGs 2010-2022 remain in force until such time as a Regional Spatial and Economic Strategy has been adopted by the Regional Assembly.

The observations of the SRA are issued in accordance with the provisions of Section 27C of the Planning and Development Act 2000 (as amended) on the role of a regional assembly in the variation of a development plan.

Purpose of the Proposed Variation

The proposed variation seeks to rezone a 3.2ha site at the corner of Tramore Road and Kinsale Road from "Light Industry" to "Residential, Local Services and Institutional Uses".

The SRA note the proposed variation facilitates the regeneration of a vacant brownfield site in a central urban location, within walking, cycling and public transport accessibility of the city centre, local services and recreational amenities. The site is already identified as suitable for renewal under the City Development Plan. The re-zoning will facilitate the provision of residential use and a primary care centre.

Consistency with the SW RPGs 2010-2022

Regional Settlement Strategy Objective RSS-02 promotes the sustainable development of the Cork Gateway as the economic driver of the region and a location of strong population growth.

Specifically, the SW RPGs state the priority for population growth in the region will be in the Cork Gateway with a primary focus on brownfield sites in Cork City.

The SRA note the proposed variation and re-zoning is consistent with the Core Strategy of the CCDP 2015-2021.

The proposed variation is consistent as far as practicable with the regional level objective and Core Strategy of the CCDP which implements these objectives.

2.0 Variation No 6 in the Context of Project Ireland 2040, the National Planning Framework (NPF)

The proposed variation enables the regeneration of a vacant brownfield site in a strategic urban location for potential residential and health uses, which is consistent with the implementation of National Policy Objective 3b (deliver 50% of all new homes targeted in Cork City within the existing built-up footprint). The delivery of residential units will assist achievement of targeted population growth for Cork City (Table 2.1 of the NPF).

The proposed variation is consistent with the key future growth enablers for Cork identified in the NPF which supports the identification of infill and regeneration opportunities to intensify housing development in the inner city and inner suburban areas, supported by public realm and urban amenity projects.

The proposed variation is also consistent with National Policy Objectives for making stronger urban places, including NPO 4, 5 and 6.

By enabling a potential primary health care facility, the proposed variation is consistent with National Policy Objectives supporting quality of life and place and healthy communities including NPO 26.

3.0 Variation No 6 in the Context of the Draft RSES

The SRA have commenced the process of making a Regional Spatial and Economic Strategy (RSES) for the whole of the Southern Region and published a Draft RSES in December 2018. Currently, the RSES process is at Material Amendment stages, with adoption of the RSES anticipated by December 2019.

The purpose of the RSES is to support the implementation of the National Planning Framework (Ireland 2040 Our Plan) and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the region over a period of between 12 years and 20 years.

Although the RSES process is not yet completed, the SRA have noted that proposed Variation No 6 is consistent with Draft RSES Regional Planning Objectives and the Draft Cork Metropolitan Area Strategic Plan as far as practicable which seeks the achievement of compact growth and achievement of population growth targets. The proposed variation is

consistent with draft objectives seeking brownfield and infill development (Draft RSES RPO 31), compact growth in metropolitan areas (Draft RSES RPO 8) and initiatives to deliver progress on strategic housing and regeneration areas in the Cork Metropolitan Area (Draft RSES Cork MASP Section 5.1 City Centre Consolidation and Regeneration). The proposed variation is also consistent with Draft Cork MASP Objective 2 which seeks to strengthen the consolidation and regeneration of Cork City and to drive its role as a vibrant living, retailing and working city at the heart of the metropolitan area and region.

By enabling the residential consolidation of the city centre and provision of health services, the proposed variation supports the effective integration of landuse and transport planning (Draft Cork MASP Objective 7), supports the viability for improved public transport networks and sustainable movement under the Cork Metropolitan Area Transport Strategy (Draft Cork MASP Objective 8) and supports a healthy city and health infrastructure (Draft Cork MASP Objective 21).

Conclusion

It is considered Proposed Variation No.6 (Tramore Road/Kinsale Road Site) to the CCDP 2015-2021 is consistent with the SW RPG's 2010-2022 and the National Planning Framework as far as it is practicable.

Mise le meas



David Kelly

Director

Irish Examiner
Friday, 27.09.2019

Public Notices

Public Notices

Public Notices

Public Notices

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Public Notices



CORK COUNTY COUNCIL

COMHAIRLE CONTAE CHORCAI

PLANNING

NOTICE OF PROPOSED MATERIAL CONTRAVENTION OF DEVELOPMENT PLAN PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED)

MATERIAL CONTRAVENTION OF BLARNEY MACROOM MUNICIPAL DISTRICT LOCAL AREA PLAN OF 2017 (incorporating the Macroom Town Development Plan 2009 -2015)

Ref. No. in register 19/4856

Notice is hereby given in accordance with section 34(6) of the Planning and Development Act 2000, as amended, that Cork County Council intends to consider deciding to grant a permission for:-

The demolition of existing commercial unit and construction of new 14 unit housing development consisting of 8 number 3 bed semi-detached dwellinghouses, 2 number 3 bed townhouses, 2 number 2 bed semi-detached dwellinghouses and 2 number 2 bed townhouses, entrance and estate driveway, storm and surface water sewers including attenuation system, public lighting, boundary walls, footpath together with all other ancillary site works.

At: Millstreet Road, Gurteenroe, Macroom, Co Cork.

The development would contravene materially the zoning objective of the Macroom Town Development Plan 2009-2015 as the site is zoned for Industrial use only and such zonings have been incorporated into the Blarney Macroom Municipal District Plan 2017.

Particulars of the development may be inspected or purchased at the offices of the Planning Authority during its public opening hours. Any submission or observation as regards the making of a decision to grant permission received not later than 4 weeks after 21/09/2019 will be duly considered by the Planning Authority.

Signed: - Michael Lynch, Director of Services

ROADS

ROADS ACT, 1993

TEMPORARY CLOSING OF PUBLIC ROADS

Pursuant to Section 75 of the Roads Act, 1993, & Article 12 of the Roads Regulations 1994, notice is hereby given that Cork County Council proposes to temporarily close the following road for the period and reason specified below:-

Road Subject of Proposed Closure
Section of L-2474- Glen Road, Monkstown.

Period of Proposed Closure
From 07.00hrs Monday 21st October, 2019 to 07.00hrs Sunday 24th November, 2019 (24hr Closure).

Reason for Proposed Closure
To facilitate installation of Pipework as Part of the Lower Harbour Sewerage Scheme.

Alternative Routes

Traffic on the R610 wishing to access locations west of the closed section of roadway should divert on to Castle Terrace. (L-2486-0) head in a westerly direction and rejoin the L-2474-40.

ROADS (CONT'D)

ROAD TRAFFIC ACT 1994

PROPOSED TRAFFIC CALMING

R613 BALLEA ROAD CARRIGALINE, SOCCER CLUB PEDESTRIAN CROSSING

Pursuant to the provisions of Section 38 of the Road Traffic Act, 1994, Cork County Council hereby gives notice of its intention to introduce the following road works on the R613 on Ballea Road, Carrigaline, Co. Cork:

- install a new pedestrian crossing,
- and all associated works

The works will involve the construction and installation of build-outs, road markings and associated works.

Drawings and particulars of the proposed project are available for inspection at Cork County Council, Municipal District Engineering Office, Church Road Carrigaline, Co. Cork and may be inspected during normal office hours from 27th September to 25th October, 2019 inclusive.

Submissions regarding the proposal may be made in writing to the above office on or before 5 pm on Friday 25th October, 2019.

ROAD TRAFFIC ACT 1994

PROPOSED TRAFFIC CALMING

R610 PASSAGE WEST PEDESTRIAN CROSSING

Pursuant to the provisions of Section 38 of the Road Traffic Act, 1994, Cork County Council hereby gives notice of its intention to introduce the following road works on the R610 in Passage West, Co. Cork:

- install a new pedestrian crossing,
- and all associated works

The works will involve the construction and installation of build-outs, road markings and associated works.

Drawings and particulars of the proposed project are available for inspection at Cork County Council, Municipal District Engineering Office, Church Road Carrigaline, Co. Cork and may be inspected during normal office hours from 27th September to 25th October, 2019 inclusive.

Submissions regarding the proposal may be made in writing to the above office on or before 5 pm on Friday 25th October, 2019.

ROADS ACT, 1993

TEMPORARY CLOSING OF PUBLIC ROADS

Pursuant to Section 75 of the Roads Act, 1993, & Article 12 of the Roads Regulations 1994, notice is hereby given that Cork County Council will close the following road for the period and reason specified below:-

Road Subject of Closure
R624 West Beach/East Beach, Cobh.

Period of Closure
From 08.00hrs on Monday, 7th October 2019 to 18.00hrs on Saturday, 30th November 2019 (24hr Closure).

Reason for Closure
To facilitate the installation of a Foul Sewer, Rising Main and Manhole chambers for the Lower Harbour Sewerage Scheme.

Alternative Routes

Traffic approaching the site along the R624 from the west will take the left onto Pearse Square L-9619, turn right onto Harbour Hill L-299 at the junction with Harbour Row R624 turn right.

On the Approach from the east traffic will be diverted up Harbour View L-9621 continue along this road to Cathedral



Comhairle Cathrach Chorcaí
Cork City Council

PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) NOTICE OF PROPOSED VARIATION NO. 6 (TRAMORE ROAD/KINSALE ROAD SITE) OF THE CORK CITY DEVELOPMENT PLAN 2015 - 2021

Notice is hereby given that Cork City Council, in accordance with Section 13(2) of the Planning & Development Act 2000 (as amended), has prepared the Proposed Variation No. 6 (Tramore Road/Kinsale Road Site) of the Cork City Development Plan 2015-2021.

The proposed variation relates to the re-zoning of a 3.2 hectare site of the former creamery at the corner of Tramore Road and Kinsale Road, from "Light Industry and Related Uses" to "Residential, Local Services & Institutional Uses" in order to facilitate an orderly redevelopment of the subject lands for residential and related uses.

Copies of the proposed variation may be inspected at the following locations from 27th September to 25th October 2019, inclusive.

City Hall, Anglesea Street	
Monday - Friday	10.00am - 4.00pm
Central Library, Grand Parade	
Monday - Saturday	10.00am - 5.30pm
Tory Top Library, Ballyphehane	
Tuesday - Saturday	10.00am - 5.30pm

The proposed variation can also be viewed online:
<https://www.corkcity.ie/councilservices/planning/developmentplan/citydevelopmentplan>

Written submissions received at City Hall by not later than 5.00 pm, 25th October 2019 will be taken into consideration before the making of the Proposed Variation.

Submissions should be addressed to:
Fearghal Reidy, Director of Services, Strategic & Economic Development Directorate, Cork City Council City Hall; or email planningpolicy@corkcity.ie.

Dated: 27th September 2019

CORK CITY COUNCIL GRANTS 2020 UNDER THE ARTS ACT 1973 AND 2003 AND CORK CITY COUNCIL ARTS OFFICE SCHEMES 2020

Cork City Council invites applications to the following schemes:

Arts Grants 2020 under the Arts Act 1973 and 2003 Grants are available to community, voluntary and professional arts organisations throughout the Cork city area.

- Project Scheme 2020
- Individual Artist Bursary Awards 2020
- Arts in Context 2020

The above three schemes are designed to create opportunities for artists, arts organisations and communities to create new work and to support the

**Proposed Variation No. 6
(Tramore Road/Kinsale Road Site)
to the Cork City Development Plan 2015 – 2021**

Appropriate Assessment Screening

4 June 2019



**Planning Policy
Strategic and Economic Development Directorate**

Appropriate Assessment Screening Report

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

1. Introduction and Terms of Reference

1.1 Introduction

This is an appropriate assessment screening of the proposed Variation No.6 to the Cork City Development Plan 2015 - 2021 in accordance with the requirements of Articles 6 (3) of the EU Habitats Directive (Directive 92/43/EEC). The relevant provisions of the Directive are set out in Section 1.2 of this report. This report evaluates the proposed variation to determine if it needs to be subject to an appropriate assessment.

1.2 Terms of Reference

Appropriate assessment is an assessment carried out under Articles 6(3) of the Habitats Directive. Article 6 (3) of the Habitats Directive states:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications of the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”

Article 6(4) of the Habitats Directive states:

“If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of economic or social nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.”

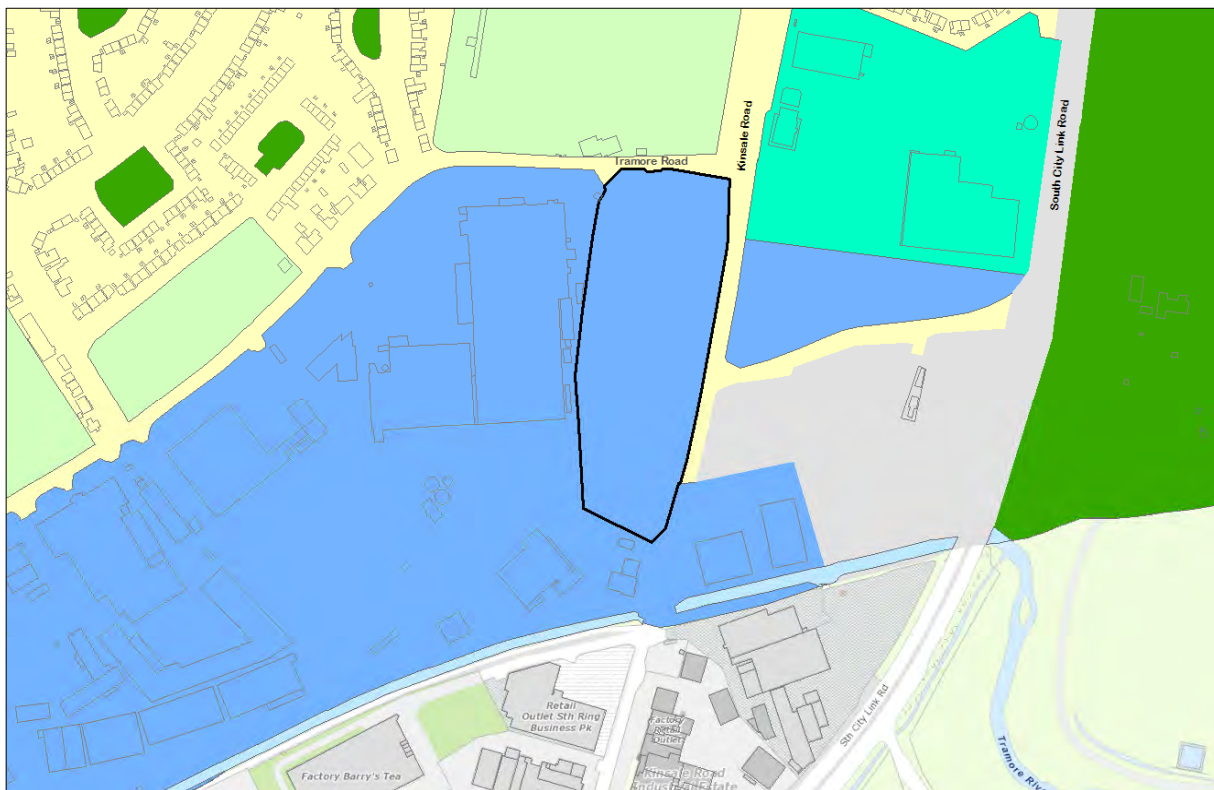
2. Screening Matrix

2.1 Brief description of the variation

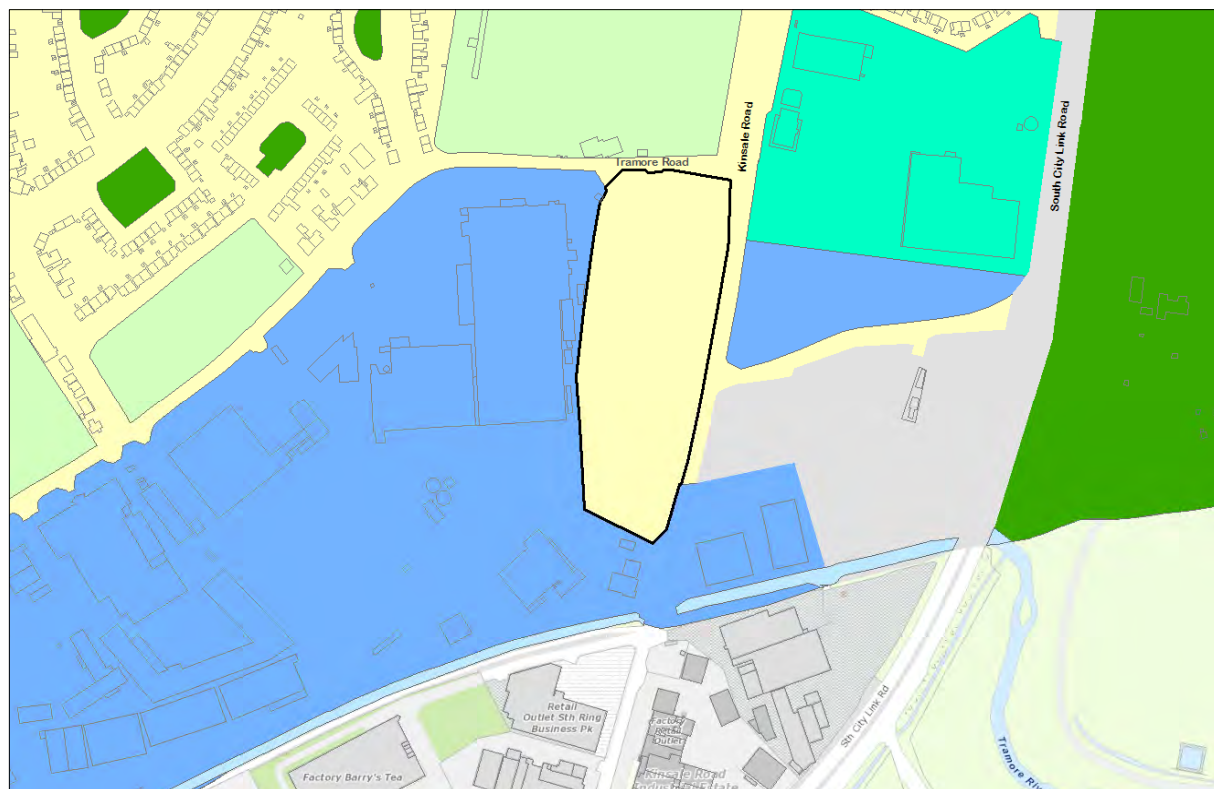
It is proposed to rezone circa 3.2 hectares of ““Light Industry & Related Uses,” zoned lands at the corner of Tramore Road and Kinsale Road; with the stated objective, “to provide for light industry (and related uses),” to “Residential, Local Services and Institutional Uses,” with the stated objective “to protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3 [of the Cork City Development Plan 2015-2021].”

The proposed variation will therefore consist of a land use mapping amendment to Map 7, South Central Suburbs, (page 8) of Volume 2 to rezone the subject site from “Light Industry & Related Uses” to “Residential, Local Services and Institutional Uses” as shown below.

Existing Map 7



Proposed Amendment to Map 7



The proposed variation does not propose any intensification of development or population increase for the city over and above that prescribed in the adopted Cork City Development Plan 2015 - 2021 which has already been the subject of Appropriate Assessment Screening (by RPS Environmental Consultants) prior to its adoption. It is estimated that the said lands may accommodate an increased residential population of up to a maximum of 980 persons in the area, (based on the site owner's estimate of a capacity up to 400 dwellings and the citywide average household size of 2.45 persons) resulting in a reduced number of employees and potential reduced traffic demands on local road network and transport infrastructure.

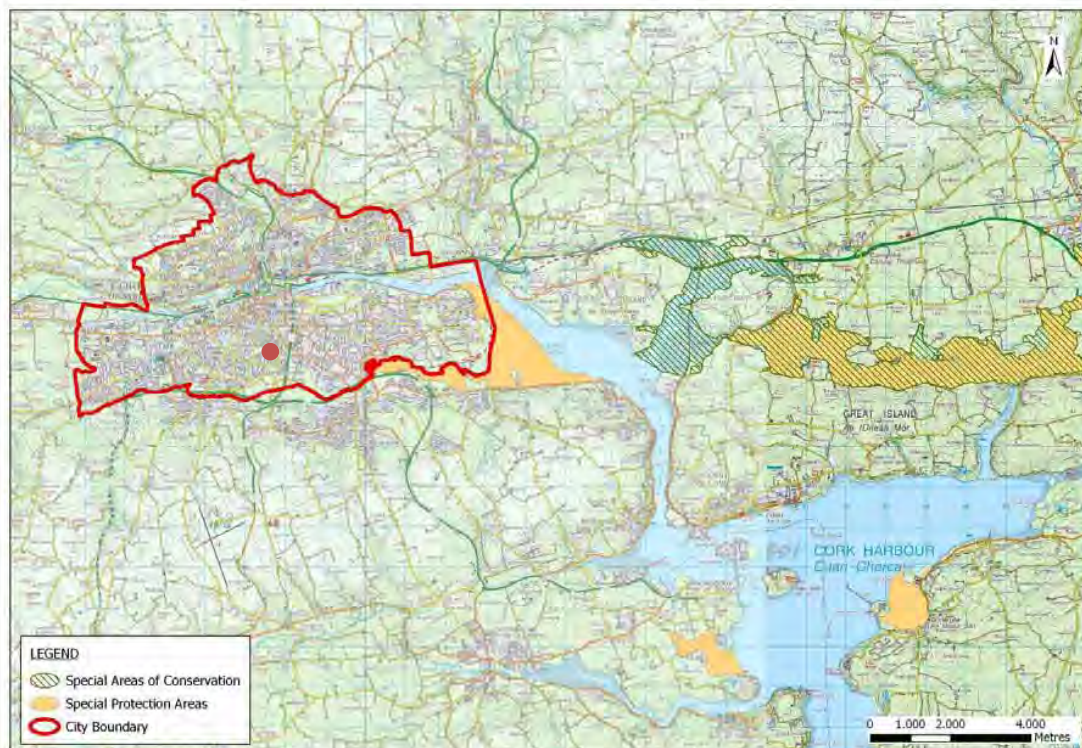
2.2 Brief Description of the Natura 2000 sites

There are no designated Natura 2000 sites within the boundary or within the immediate vicinity of the subject lands. The closest Natura 2000 site is the Cork Harbour SPA, (Site Code 040403) approximately 2.4 km metres east to the Douglas Estuary. The nearest candidate Special Areas of Conservation is 9km east of the subject lands.

Cork Harbour SPA (Site Code: 004030) covers much of the large sheltered, bay system into which the River Lee, which passes through Cork City, flows, including several river estuaries, principally those of the Rivers Lee, Douglas and Owenacurra. The zonings in the area of overlap are for open space and sports grounds. These zonings provide for sports grounds and open space. The SPA abuts the south & south-east boundary of the city, namely, the Mahon Peninsula, stretching from the Douglas Estuary to the Blackrock Observatory.

Great Island Channel cSAC (Site Code: 001058) is located 9 km east of the subject lands. The site stretches from Little Island to Midleton, with its southern boundary formed by Great Island. These Natura sites are identified in the figure below.

Figure 4 Natura 2000 sites downstream of Cork City



2.3 Assessment Criteria

Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to the Natura 2000 sites.

The plan will ensure that uses, developments and effects arising from permissions based upon this plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 sites.

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 sites by virtue of:

- **Size and Scale**

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their size and scale shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- **Land Take**

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their land take shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- **Distance from the Natura 2000 site or key features of the site**

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites or their key features arising from their proximity shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- Emissions (Disposal to land, water or air)

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their emissions (disposal to land, water or air) shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- Excavation Requirements

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their excavation requirements shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- Transportation Requirements

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their transportation requirements shall be permitted on the basis of the Plan (either individually or in combination with other plans or projects).

- Duration of construction, operation, decommissioning, etc.

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their duration of construction, operation, decommissioning etc. shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- Other

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

Describe any likely changes to the sites arising as a result of:

- Reduction of habitat area

No projects giving rise to reduction of habitat areas for Natura 2000 sites shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- Disturbance of key species

No projects giving rise to significant disturbance to key species in Natura 2000 sites shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- Habitat or species fragmentation

No projects giving rise to significant habitat or species fragmentation of Natura 2000 sites shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- Reduction in species density

No projects giving rise to significant reduction of species on Natura 2000 sites shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- Changes in key indicators of conservation value (water quality etc.)

No projects giving rise to significant changes in key indicators of conservation value for Natura 2000 sites shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- Climate Change

No projects giving rise to significant adverse changes in climatological conditions affecting Natura 2000 sites shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

Describe any likely impacts on Natura 2000 sites as a whole in terms of:

- Interference with the key relationships that define the structure of the site:

No projects giving rise to significant, adverse interference with the key relationships that define the structure of Natura 2000 sites shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

Provide indicators of significance as a result of the identification of effects set out above in terms of:

- Loss: Not applicable
- Fragmentation: Not applicable
- Disruption: Not applicable
- Change to key elements of the sites (e.g. water quality etc.): Not applicable

Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known: Not applicable.

3. Finding of No Significant Effects Report Matrix

Name of project or plan

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

Name and Location of Natura 2000 sites

Cork Harbour SPA. Site Code: 004030
Great Island Channel cSAC Site Code: 001058

Description of the project

The proposed variation consists of the rezoning of circa 3.2 hectares of ““Light Industry & Related Uses,” zoned lands at the corner of Tramore Road and Kinsale Road; with the stated objective, to provide for light industry (and related uses),” to “Residential, Local Services and Institutional Uses,” with the stated objective “to protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3 [of the Cork City Development Plan 2015-2021].”

Description of the nearest Natura 2000 site to proposed project area

Cork Harbour SPA (Site Code 004030). Cork Harbour is a large, sheltered bay system, with several river estuaries – principally those of the Rivers Lee, Douglas and Owenacurra. The SPA

site comprises most of the main intertidal areas of Cork Harbour, including all of the North Channel, the Douglas Estuary, inner Lough Mahon, Lough Beg, Whitegate Bay and the Rostellan inlet. The SPA is 180metres south of the site, at its closest, and 1.3 km to the north and 1.3km to the east. Cork Harbour is an internationally important wetland site, regularly supporting in excess of 20,000 wintering waterfowl, for which it is amongst the top five sites in the country. Several of the species which occur regularly are listed on Annex I of the E.U. Birds Directive, i.e. Whooper Swan, Golden Plover, Bar-tailed Godwit, Ruff and Common Tern. The site provides both feeding and roosting sites for the various bird species that use it.

As Cork Harbour is adjacent to a major urban centre and a major industrial centre, water quality is variable, with the estuary of the River Lee and parts of the Inner Harbour being somewhat eutrophic. However, (as noted by the site synopsis from the National Parks and Wildlife Service), the polluted conditions may not be having significant impacts on the bird populations.

Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site

The City Development Plan was formulated to ensure that uses, developments and effects arising from permissions based upon the Plan (either individually or in combination with other plans or projects) would not give rise to significant adverse impacts on the integrity of the Natura 2000 site. The policies and provisions of the Plan were devised to anticipate and avoid the need for developments that would be likely to significantly and adversely affect the integrity of and Natura 2000 sites. Furthermore, such developments as will be permitted on foot of the provisions of the plan and the proposed variation shall be required to conform to the relevant regulatory provisions for the prevention of pollution, nuisance or other environmental effects likely to significantly and adversely affect the integrity of the any Natura 2000 sites.

4. Conclusion

Following the review of the proposed plan in accordance with the 'Methodological guidance on the provision of Article 6(3) and 6(4) of the Habitats Directive 92/43' a Screening Matrix and Findings of No Significant Effects Matrix have been completed.

This screening process was carried out to ascertain if the Proposed Variation to the City Development Plan would be likely to have significant effects on a Natura 2000 site. The subject site does not contain any Natura 2000 sites nor is located directly adjacent to a Natura 2000 site.

The proposed text amendments are minor in nature, and do not alter the quantum / densities of residential development or population increase over and above that prescribed in the adopted Cork City Development Plan and does not have the potential to significantly impact on the Natura 2000 sites. The proposed variation may result in reduced demands on the said lands and local road and transport infrastructure. Furthermore, the City Development Plan policies relating to drainage systems, storm water management, surface water drainage and sustainable urban drainage systems, the Lee catchment management plan, and flood risk as set in *Chapter 12 -Environmental Infrastructure and Management*, mitigate against potential adverse impacts.

The proposed variation is formulated to ensure that developments and effects arising from the Plan (either individually or in combination with other plans or projects) shall not give rise to

significant adverse impacts on the integrity of the nearest Natura 2000 site i.e. Cork Harbour SPA. The changes proposed in the variation are set within the context of a development framework already established by the adopted Cork City Development Plan 2015 - 2021. The impact of the implementation of the variation in terms of the environment and sustainable development is likely to be neutral.

Decision:

There is no potential for significant effects. AA is not required.

Appendix SITE SYNOPSIS

CORK HARBOUR SPA. SITE CODE: 004030

Source: National Parks and Wildlife Service Ireland

Cork Harbour is a large, sheltered bay system, with several river estuaries – principally those of the Rivers Lee, Douglas and Owenacurra. The SPA site comprises most of the main intertidal areas of Cork Harbour, including all of the North Channel, the Douglas Estuary, inner Lough Mahon, Lough Beg, Whitegate Bay and the Rostellan inlet.

Owing to the sheltered conditions, the intertidal flats are often muddy in character. These muds support a range of macro-invertebrates, notably *Macoma balthica*, *Scrobicularia plana*, *Hydrobia ulvae*, *Nephtys hombergi*, *Nereis diversicolor* and *Corophium volutator*. Green algae species occur on the flats, especially *Ulva lactuca* and *Enteromorpha* spp. Cordgrass (*Spartina* spp.) has colonised the intertidal flats in places, especially where good shelter exists, such as at Rossleague and Belvelly in the North Channel. Salt marshes are scattered through the site and these provide high tide roosts for the birds. Salt marsh species present include Sea Purslane (*Halimione portulacoides*), Sea Aster (*Aster tripolium*), Thrift (*Armeria maritima*), Common Saltmarsh-grass (*Puccinellia maritima*), Sea Plantain (*Plantago maritima*), Laxflowered Sea-lavender (*Limonium humile*) and Sea Arrowgrass (*Triglochin maritima*). Some shallow bay water is included in the site. Cork Harbour is adjacent to a major urban centre and a major industrial centre. Rostellan lake is a small brackish lake that is used by swans throughout the winter. The site also includes some marginal wet grassland areas used by feeding and roosting birds.

Cork Harbour is an internationally important wetland site, regularly supporting in excess of 20,000 wintering waterfowl, for which it is amongst the top five sites in the country. The five-year average annual core count for the entire harbour complex was 34,661 for the period 1996/97-2000/01. Of particular note is that the site supports an internationally important population of Redshank (1,614) – all figures given are average winter means for the 5 winters 1995/96-1999/00. A further 15 species have populations of national importance, as follows: Great Crested Grebe (218), Cormorant (620), Shelduck (1,426), Wigeon (1,750), Gadwall (15), Teal (807), Pintail (84), Shoveler (135), Red-breasted Merganser (90), Oystercatcher (791), Lapwing (3,614), Dunlin (4,936), Black-tailed Godwit (412), Curlew (1,345) and Greenshank (36). The Shelduck population is the largest in the country (9.6% of national total), while those of Shoveler (4.5% of total) and Pintail (4.2% of total) are also very substantial. The site has regionally or locally important populations of a range of other species, including Whooper Swan (10), Pochard (145), Golden Plover (805), Grey Plover (66) and Turnstone (99). Other species using the site include Bat-tailed Godwit (45), Mallard (456), Tufted Duck (97), Goldeneye (15), Coot (77), Mute Swan (39), Ringed Plover (51), Knot (31), Little Grebe (68) and Grey Heron (47). Cork Harbour is an important site for gulls in winter and autumn, especially Common Gull (2,630) and Lesser Black-backed Gull (261); Black-headed Gull (948) also occurs. A range of passage waders occur regularly in autumn, including Ruff (5-10), Spotted Redshank (1-5) and Green Sandpiper (1-5). Numbers vary between years and usually a few of each of these species over-winter. The wintering birds in Cork Harbour have been monitored since the 1970s and are counted annually as part of the I-WeBS scheme.

Cork Harbour has a nationally important breeding colony of Common Tern (3-year mean of 69 pairs for the period 1998-2000, with a maximum of 102 pairs in 1995). The birds have nested in Cork Harbour since about 1970, and since 1983 on various artificial structures, notably derelict steel barges and the roof of a Martello Tower. The birds are monitored annually and the chicks are ringed. Extensive areas of estuarine habitat have been reclaimed since about the 1950s for industrial, port-related and road projects, and further reclamation remains a threat. As Cork Harbour is adjacent to a major urban centre and a major industrial centre, water quality is variable, with the estuary of the River Lee and parts of the Inner Harbour being somewhat eutrophic. However, the polluted conditions may not be having significant impacts on the bird populations. Oil pollution from shipping in Cork Harbour is a general threat. Recreational activities are high in some areas of the harbour, including jet skiing which

causes disturbance to roosting birds. Cork Harbour has is of major ornithological significance, being of international importance both for the total numbers of wintering birds (i.e. > 20,000) and also for its population of Redshank. In addition, there are at least 15 wintering species that have populations of national importance, as well as a nationally important breeding colony of Common Tern. Several of the species which occur regularly are listed on Annex I of the E.U. Birds Directive, i.e. Whooper Swan, Golden Plover, Bar-tailed Godwit, Ruff and Common Tern. The site provides both feeding and roosting sites for the various bird species that use it.

GREAT ISLAND CHANNEL CANDIDATE SPECIAL PROTECTION AREA.

SITE CODE: 001058

Source: National Parks and Wildlife Service Ireland

The Great Island Channel stretches from Little Island to Midleton, with its southern boundary being formed by Great Island. It is an integral part of Cork Harbour which contains several other sites of conservation interest. Geologically, Cork Harbour consists of two large areas of open water in a limestone basin, separated from each other and the open sea by ridges of Old Red Sandstone. Within this system, Great Island Channel forms the eastern stretch of the river basin and, compared to the rest of Cork Harbour, is relatively undisturbed. Within the site is the estuary of the Owennacurra and Dungourney Rivers. These rivers, which flow through Midleton, provide the main source of freshwater to the North Channel.

The main habitats of conservation interest are the sheltered tidal sand and mudflats and Atlantic salt meadows, both habitats listed on Annex I of the EU Habitats Directive. Owing to the sheltered conditions, the intertidal flats are composed mainly of soft muds. These muds support a range of macro-invertebrates, notably *Macoma balthica*, *Scrobicularia plana*, *Hydrobia ulvae*, *Nephtys hombergi*, *Nereis diversicolor* and *Corophium volutator*. Green algal species occur on the flats, especially *Ulva lactuca* and *Enteromorpha* spp. Cordgrass (*Spartina* spp.) has colonised the intertidal flats in places, especially at Rossleague and Belvelly. The salt marshes are scattered through the site and are all of the estuarine type on mud substrate.

Species present include Sea Purslane (*Halimione portulacoides*), Sea Aster (*Aster tripolium*), Thrift (*Armeria maritima*), Common Saltmarsh-grass (*Puccinellia maritima*), Sea Plantain (*Plantago maritima*), Greater Sea-spurry (*Spergularia media*), Sea Lavender (*Limonium humile*), Sea Arrowgrass (*Triglochin maritimum*), Mayweed (*Matricaria maritima*) and Red Fescue (*Festuca rubra*).

The site is extremely important for wintering waterfowl and is considered to contain three of the top five areas within Cork Harbour, namely North Channel, Harper's Island and Belvelly-Marino Point. Shelduck are the most frequent duck species with 800-1000 birds centred on the Fota/Marino Point area. There are also large flocks of Teal and Wigeon, especially at the eastern end. Waders occur in the greatest density north of Rosslare, with Dunlin, Godwit, Curlew and Golden Plover the commonest species. A population of about 80 Grey Plover is a notable feature of the area. All the mudflats support feeding birds; the main roost sites are at Weir Island and Brown Island and to the north of Fota at Killacloyne and Harper's Island. Ahanesk supports a roost also but is subject to disturbance. The numbers of Grey Plover and Shelduck, as given above, are of national importance.

The site is an integral part of Cork Harbour which is a wetland of international importance for the birds it supports. Overall, Cork Harbour regularly holds over 20,000 waterfowl and contains Internationally important numbers of Black-tailed Godwit (1,181) and Redshank (1,896) along with Nationally important numbers of nineteen other species. Furthermore, it contains the large Dunlin (12,019) and Lapwing (12,528) flocks. All counts are average peaks, 1994/95 – 1996/97. Much of the site forms part of Cork Harbour Special Protection Area, an important bird area designated under the EU Birds Directive.

While the main land use within the site is aquaculture (Oyster farming), the greatest threats to its conservation significance come from road works, infilling, sewage outflows and possible marina developments.

The site is of major importance for the two habitats listed on the EU Habitats Directive that it contains, as well as for its important numbers of wintering waders and wildfowl. It also supports a good invertebrate fauna.



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

**Draft Strategic Environmental Assessment (SEA)
Screening Report**

4 June 2019



**Planning Policy
Strategic Planning and Economic Development Directorate**

Strategic Environmental Assessment (SEA) Screening Report

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

Introduction

The purpose of carrying out this screening statement is to consider whether the proposed variation to the City Development Plan 2015 - 2021 requires a Strategic Environment Assessment under the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 as amended.

Section 13(K)(1) of the Regulations states that *“where a Planning Authority proposes to make a variation of a development plan under section 13 of the Act, it shall, before giving notice under section 13(2) of the Act consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A”*.

Where a planning authority considers that there are significant effects on the environment and that there is a prima facie case for SEA, it should proceed to the scoping stage of the SEA. If the planning authority is uncertain as to the need for SEA the designated environmental authorities as set out in section 13A (4) of the Regulations should be formally consulted during the screening process.

Proposed Variation

Cork City Council intends to make a variation to the Cork City Development Plan 2015 - 2021 under Section 13 of the Planning and Development Act, 2000 as amended. The proposed variation (copy attached) relates to material changes in the Cork City Development Plan 2015 - 2021 as follows:

It is proposed to rezone 3.2 ha of **“Light Industry & Related Uses,”** zoned lands at the corner of Tramore Road and Kinsale Road, with the objective *“to provide for light industry (and related uses),”* to **“Residential, Local Services and Institutional Uses,”** with the stated objective *“to protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3 [of the Cork City Development Plan 2015-2021].”*

Background to the Variation

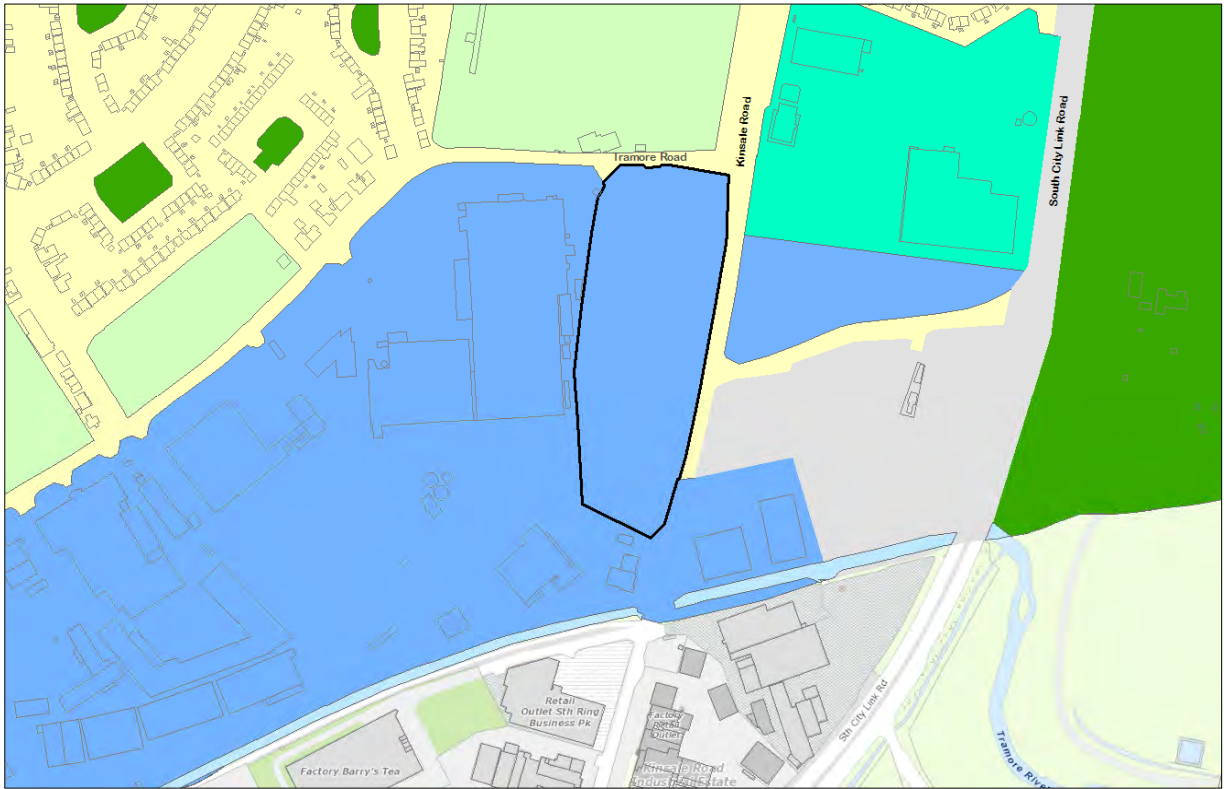
There is both an urgent need to increase housing supply in the Cork Metropolitan area and an excess of now redundant lands zoned for light industry within central areas of the metropolitan area. The subject lands were developed as a creamery in the 1950’s; however, all buildings associated with this previous use have since been demolished and the site is currently vacant. The land owner has approached Cork City Council with a proposal to redevelop the site for residential use and for a primary care centre.

The Cork City Development Plan 2015-2021 identifies the Tramore Road Area (in which the site is located) as a “Future Development Area.”

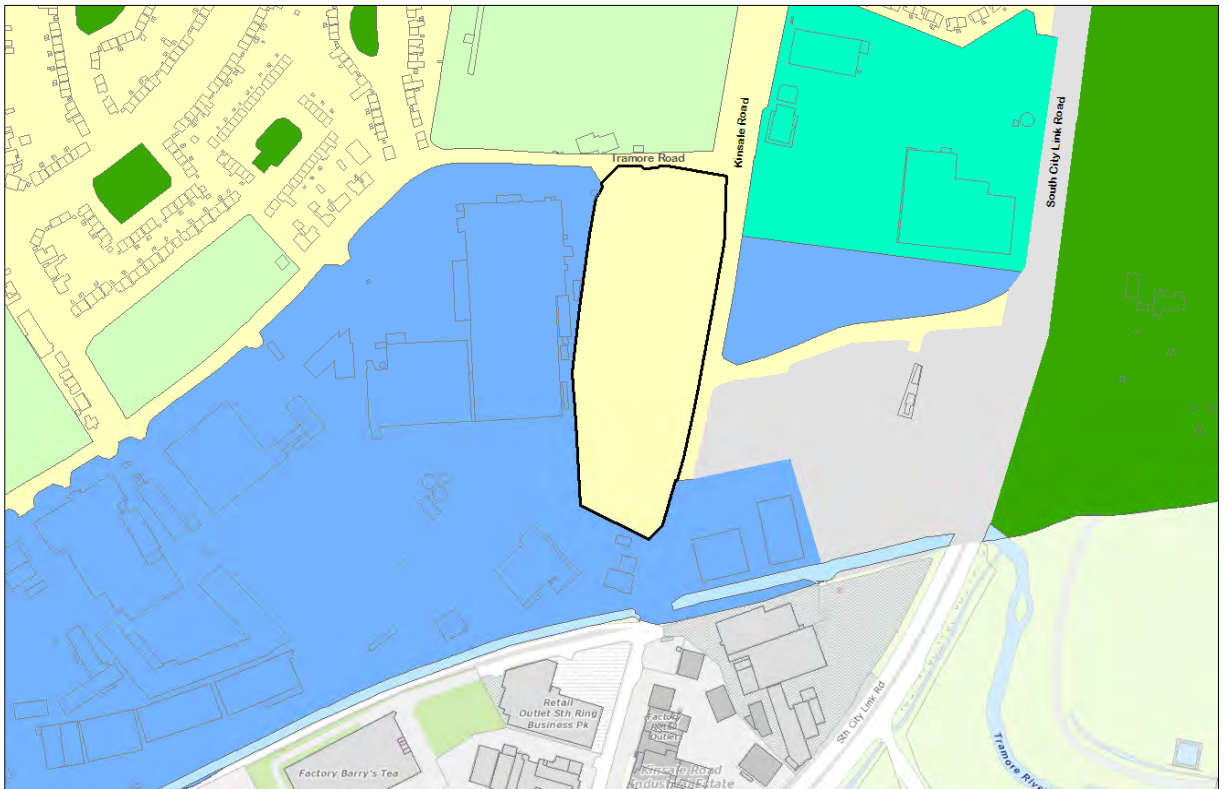
Amendment

The specific variation proposed will therefore consist of a land use mapping amendment to Map 7, South Central Suburbs, (page 8) of Volume 2 to rezone the subject site from **“Light Industry & Related Uses”** to **“Residential, Local Services and Institutional Uses”** as shown on the following page.

Existing Map 7



Proposed Amendment to Map 7



Screening Report

It is considered that the proposed variation represents a minor modification to the Cork City Development Plan and that it is unlikely to have significant environmental effects. The proposed rezoning could result in the redevelopment of the subject site as housing, a primary care centre, or potentially other “local services” or “institutional uses”. It is considered that should such redevelopment occur, it would have a beneficial impact on the natural environment, primarily due to facilitating the reuse of a vacant brownfield site (reducing greenfield land take) and by providing housing (or related development) in a central location near existing public transport, employment, and local community infrastructure. The details leading to this assessment are set out below within a framework provided by the criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations, 2004:

1. The characteristics of the plan or programme, or modification to a plan or programme, having regard, in particular, to

(a) the degree to which the plan or programme, or modification to a plan or programme, sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.

The subject variation (i.e. proposed modification to the plan) would only affect the plan to a small degree, by establishing new potential uses for one particular brownfield site. The variation does not set a framework, but rather is being proposed to implement the broad policy framework that has been set by the Cork City Development Plan and by higher-level plans (i.e. the draft Regional Spatial and Economic Strategy and the National Planning Framework).

(b) the degree to which the plan or programme, or modification to a plan or programme, influences other plans including those in a hierarchy,

The proposed variation would not influence other plans in a hierarchy but rather responds to higher-level policies set out in the current City Development Plan and higher-level strategies.

(c) the relevance of the plan or programme, or modification to a plan or programme, for the integration of environmental considerations in particular with a view to promoting sustainable development,

The proposed modification of the Development Plan (i.e. rezoning this site) would represent the integration of environmental considerations, in particularly aligning with higher-level policies that call for a reduction in land take and the siting of residential development in areas where sustainable transport is possible, thereby potentially reducing emissions, noise, and traffic congestion.

(d) environmental problems relevant to the plan or programme, or modification to a plan or programme,

There are no significant environmental problems to the plan or programme resulting from the proposed variation. The subject site is not subject to flooding (Lee CFRAMS) and is categorised as suitable for development, but an assessment of surface water discharge from the site will be undertaken as part of the design process of any future scheme.

(e) the relevance of the plan or programme, or modification to a plan or programme, for the implementation of European Union legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

There is no relevance of the proposed variation in relation to the implementation of European Legislation.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

(a) the probability, duration, frequency and reversibility of the effects,

It is considered that the proposed variation will not have any significant effects. The potential delivery of residential development may lower the overall capacity or quantum of development and result in a decrease in traffic at peak times, in particular. Residential development should result in environmental improvements to the area.

(b) the cumulative nature of the effects,

It is considered that there will not be any cumulative effects resulting from the proposed variation.

(c) the transboundary nature of the effects,

It is considered that there will be no transboundary effect resulting from the proposed variation.

(d) the risks to human health or the environment (e.g. due to accidents),

It is considered that the proposed variation will not create any direct risks to human health or the environment, subject to appropriate road design standards being adhered to within any future application.

(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),

The absolute number of persons who will be affected by the variation in the City areas is not known at this time. However, the site owner has submitted that the lands would have the capacity for up to 400 no. dwellings. Assuming a citywide average of 2.45 persons per household, we can estimate that a maximum of 980 no. persons could be accommodated in these strategically located brownfield lands, within walking distance of schools and convenience shops and a fifteen-minute cycle from the city centre.

(f) the value and vulnerability of the area likely to be affected due to:

(i) special natural characteristics or cultural heritage,

Any adverse impacts will be mitigated through the development management process following adherence to the overriding policies and objectives contained in the City Development Plan.

(ii) exceeded environmental quality standards or limit values,

The variation will not affect environmental quality standards or limit values

(iii) intensive land-use,

The proposed variation does not in itself represent an intensification of land-use, but represents a potential decrease if measured in terms of traffic generated strategically, and a potential increase in residents as opposed to employees as envisaged for industrial use.

(g) the effects on areas or landscapes which have a recognised national, European Union or international protection status.

The site is not subject of any recognised national, European Union or international protection status, and therefore the variation is unlikely to have any effect on any such designated areas or landscapes.

Conclusion

The changes proposed in the variation are set within the context of a development framework already established by the adopted Cork City Development Plan 2015 - 2021.

The impact of the implementation of the variation in terms of the environment and sustainable development is likely to be neutral/ positive from a strategic perspective. Therefore, it does not appear that there is a need for a SEA in this instance as the proposed variation is unlikely to result in development which would have significant effects on the environment.

It is therefore recommended that Cork City Council does not proceed to SEA scoping in this case.

Erin O'Brien
Executive Planner

Appendix A

Flood Risk Assessment

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

The Planning System and Flood Risk Management Guidelines for Planning Authorities, November 2009. DEHLG & OPW

The Guidelines advocate a *sequential approach* that is:

Avoid or choose lower risk flood zones for new development;

Substitute or ensure type of development is not especially vulnerable to adverse impacts of flooding;

Justify, ensure the development is strategic;

Mitigate, ensure flood risk is reduced to acceptable levels; i.e. prepare detailed proposals for surface water management

Proceed where justification test is passed.

The *sequential approach* requires that mitigation measures such as surface water management proposals are prepared as part of a decision to grant permission.

Flood Risk Assessment

(1) Identify flood zones and classify vulnerability

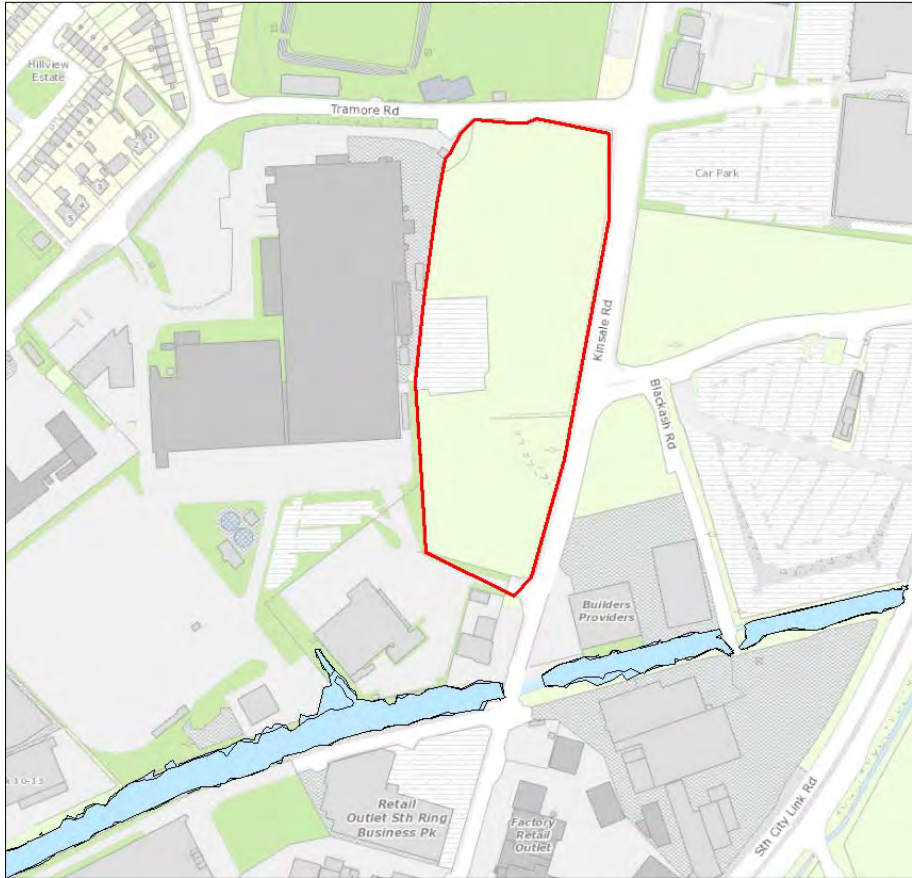
The Lee CFRAMS does not classify the subject lands as Flood Zone A or B and as such is classified as Flood Zone C, having a low probability of flooding. A small flood event occurred in December 2009 in the vicinity of the site at the bridge over the Tramore River in the vicinity of the site, due to a blockage. However, this event was not significant in the context of the site, and development in the C Flood Zone is considered appropriate.

(2) Classify the vulnerability of types of development

Although residential dwellings are a highly vulnerable class of development and light-industrial employment (commercial buildings) are a less vulnerable class of development, their location within Flood Zone C is considered appropriate. A Justification Test is not warranted.

Conclusion

The subject lands are classified with a low probability of flooding, namely, Flood Zone C (Lee CFRAMS / Lee CFRAMP) and as such development is considered appropriate. It is considered that in accordance with the sequential approach advocated by the Guidelines, that mitigation measures in the form of a surface water management plan be prepared as part of any decision to develop.



The site in context of Flood Zones A & B (floodzones shown in blue)



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