

A Cork City Development Plan 2022-2028

Interim plan adoption decision document

The Cork City Development Plan 2022-2028 was adopted by the Elected Members of Cork City Council at a Special Meeting on 27th June 2022. The Plan comes into effect 6 weeks from the date of adoption, on 8th August 2022. A final adopted Cork City Development Plan 2022-2028 is currently being prepared with professional graphic designers and will be available from 8th August 2022.

In the interim period, this interim plan adoption decision document sets out the content of the adopted Plan based on the information published to date and the decisions of Council on 27th June 2022.

The adopted final Cork City Development Plan 2022-2028 is:

- (i) as per the [Draft Cork City Development Plan 2022-2028¹](#), published 26th July 2021,
- (ii) as amended by the [proposed Material Amendments to the Draft Cork City Development Plan 2022-2028²](#), published 1st April 2022,
- (iii) as amended by recommendations contained in The [Chief Executive's Report on the proposed Material Amendments to the Draft Cork City Development Plan 2022-2028 public consultation³](#), published 27th May 2022, and
- (iv) as per the resolutions and decision of Council to make the development plan made at the Special Meeting of Council held on 27th June 2022 (see overleaf).

The Draft Cork City Development Plan 2022-2028, proposed Material Amendments and Chief Executive's Report are available on the [Cork City Council website⁴](#). A document outlining the decision of Council at their Special Meeting held on 27th June 2022 is attached.

Cork City Council
4 July 2022

¹ <https://www.corkcity.ie/en/proposed-cork-city-development-plan-2022-2028/draft-plan-documents/phase-2-draft-development-plan-2022-2028/>

² <https://www.corkcity.ie/en/proposed-cork-city-development-plan-2022-2028/draft-plan-documents/phase-3-proposed-material-alterations-to-the-draft-development-2022-2028/>

³ <https://www.corkcity.ie/en/proposed-cork-city-development-plan-2022-2028/draft-plan-documents/phase-3-proposed-material-alterations-to-the-draft-development-2022-2028/chief-executive-s-report-on-material-alterations/>

⁴ <https://www.corkcity.ie/en/>

Outcome of Special Meeting of Council 27th June 2022

TEXT AMENDMENTS

MA	Council Decision
All ⁵ Except 1.30	As recommended in the Chief Executive's Report of 27th May 2022
1.307	Adopt the amendment and make the following minor modification to MA 1.307: To provide for mixed use development ranging in height from 4 to 10 storeys on Jacob's Island to accommodate the mix of uses set out under the ZO 4 5 Mixed Use Development Zoning Objective to include an hotel and up to 20,000 square metres of business and technology office use.

LAND USE ZONING AMENDMENTS

MA	Amendment	Council Decision
2.1	Change zoning of all ZO 3 Tier 3 Residential Neighbourhoods lands to ZO 21 City Hinterland (unless otherwise amended in this document) and designate all lands zoned ZO 3 Tier 3 Residential Neighbourhoods in the Draft Plan as Longer Term Strategic Development Lands	Adopt amendment (without modification)
2.2	Change zoning of UCC Campus from ZO 1 Sustainable Residential Neighbourhoods to ZO 14 Institutions & Community	Adopt amendment (without modification)
2.3	Change zoning of lands at Inchisarsfield, Douglas, near Douglas GAA Club from ZO 16 Public Open Space and ZO 17 Sports Grounds & Facilities to ZO 2 New Residential Neighbourhoods and ZO 17 Sports Grounds & Facilities	Adopt amendment (without modification)
2.4	Remove Area of High Landscape Value from lands at Windmill Road / High Street	Adopt amendment (without modification)
2.5	Change zoning of lands at Douglas District Centre, Douglas from ZO 7 Urban Town Centre to ZO 8 District Centres	Adopt amendment (without modification)
2.6	Change zoning of single site at Moneygourney, Douglas from ZO 21 City Hinterland to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)

⁵ All text material amendments no. 1.1 to no. 1.368, including the unnumbered material amendment proposed in the Chief Executive's Report (page 270) relating to paragraph 10.301 of Draft Plan

MA	Amendment	Council Decision
2.7	Change zoning of lands at The Marina, Blackrock from ZO 18 Landscape Preservation Zones to ZO 17 Sports Grounds & Facilities	Adopt amendment (without modification)
2.8	Change zoning of single site at Castletreasure, Douglas from ZO 21 City Hinterland to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.9	Change zoning of single site at Castletreasure, Douglas from ZO 21 City Hinterland to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.10	Change zoning of lands at Douglas District Centre, Douglas from ZO 7 Urban Town Centre to ZO 8 District Centres	Adopt amendment (without modification)
2.11	Change zoning of lands adjoining the Douglas Garda Station, Carrigaline Road, Douglas from ZO 16 Public Open Space to ZO 13 Education	Adopt amendment (without modification)
2.12	Change zoning of lands at Centre Park Road / Marquee Road, South Docklands from ZO 13 Education and ZO 17 Sports Grounds and Facilities to ZO 2 New Residential Neighbourhoods and ZO 13 Education	Adopt amendment (without modification)
2.13	Change zoning of lands between Centre Park Road and Monahan Road, South Docklands from ZO 17 Sports Grounds and Facilities to ZO 13 Education	Adopt amendment (without modification)
2.14	Change zoning of lands at between Centre Park Road and Monahan Road, South Docklands from ZO 2 New Residential Neighbourhoods and ZO 13 Education to ZO 17 Sports Grounds and Facilities	Adopt amendment (without modification)
2.15	Change zoning of lands at Douglas District Centre, Douglas from ZO 7 Urban Town Centre to ZO 8 District Centres	Adopt amendment (without modification)
2.16	Change zoning of lands at between Centre Park Road and Monahan Road, South Docklands from ZO 17 Sports Grounds and Facilities to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.17	Change zoning of lands at between Centre Park Road and Monahan Road, South Docklands from ZO 2 New Residential Neighbourhoods to ZO 17 Sports Grounds and Facilities	Adopt amendment (without modification)
2.18	Change zoning of lands at between Centre Park Road and Monahan Road, South Docklands from ZO 2 New Residential Neighbourhoods to ZO 16 Public Open Space	Adopt amendment (without modification)

MA	Amendment	Council Decision
2.19	Change zoning of lands at Horgan's Quay from ZO 2 New Residential Neighbourhoods and ZO 16 Public Open Space to ZO 16 Public Open Space and ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.20	Change zoning of lands between Kennedy Quay and Marina Walk, between Marina Walk and Centre Park Road and between Centre Park Road and Monahan Road, South Docklands from ZO 2 New Residential Neighbourhoods, ZO 5 Mixed Use Development and ZO 16 Public Open Space to ZO 2 New Residential Neighbourhoods, ZO 5 Mixed Use Development and ZO 16 Public Open Space	Partly not adopt amendment, partly adopt amendment and partly make minor modification (as per Chief Executive's Report of 27 th May 2022)
2.21	Change zoning of lands at Carrigaline Road, Castletreasure, Douglas from ZO 2 New Residential Neighbourhoods to ZO 13 Education	Adopt amendment (without modification)
2.22	Change zoning of lands at Kiltegan Crescent, and Delford Drive / Wainsfort, Douglas from to ZO 1 Sustainable Residential Neighbourhoods to ZO 16 Public Open Space	Adopt amendment (without modification)
2.23	Change zoning of lands at Douglas Hall AFC, Moneygourney, Douglas from ZO 1 Sustainable Residential Neighbourhoods to ZO 17 Sports Grounds & Facilities	Not adopt amendment and revert to Draft Plan zoning
2.24	Change zoning of lands at Maryborough, Douglas from ZO 1 Sustainable Residential Neighbourhoods and ZO 21 City Hinterland to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.25	Change zoning of lands at Glenanaar, Boreenmanna Road from ZO 16 Public Open Space to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.26	Change zoning of lands at Centre Park Road, South Docklands from ZO 13 Education to ZO 5 Mixed Use Development	Adopt amendment (without modification)
2.27	Change zoning of lands between Centre Park Road and Monahan Road, South Docklands from ZO 2 New Residential Neighbourhoods and ZO 16 Public Open Space to ZO 5 Mixed Use Development	Partly not adopt amendment, partly adopt amendment (as per Contingency recommendation set out in Chief Executive's Report of 27 th May 2022)

MA	Amendment	Council Decision
2.28	Change zoning of land at Hop Island, Rochestown from ZO 21 City Hinterland to ZO 1 Sustainable Residential Neighbourhoods	Not adopt amendment and revert to Draft Plan zoning
2.29	Change zoning of lands at Cleve Quarter and Cleve Business Park, Monahan Road, South Docklands from ZO 2 New Residential Neighbourhoods to ZO 5 Mixed Use Development	Adopt amendment (without modification)
2.30	Change zoning of lands at Fernwood Crescent, Lehenagh More, Togher from ZO 1 Sustainable Residential Neighbourhoods to ZO 16 Public Open Space	Adopt amendment (without modification)
2.31	Change zoning of lands at Togher Road, Lehenagh More, Togher from ZO 1 Sustainable Residential Neighbourhoods to ZO 13 Education	Partly not adopt amendment, partly adopt amendment (as per Chief Executive's Report of 27 th May 2022)
2.32	Change zoning of lands at Change zoning of lands Change zoning of lands Upper Glanmire from ZO 21 City Hinterland to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.33	Change zoning of lands at Leghenaghmore from ZO 21 City Hinterland to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.34	Change zoning of lands at Marymount Campus, Curraheen Road from ZO 21 City Hinterland to ZO 14 Institutions & Community	Adopt amendment (without modification)
2.35	Change zoning of lands at Vicars Road, Togher from ZO 10 Light Industry & Related Uses to ZO 9 Neighbourhood & Local Centre	Adopt amendment (without modification)
2.36	Change zoning of lands at Lidl Food store, Innishmore Road, Ballincollig from ZO 1 Sustainable Residential Neighbourhoods to ZO 9 Neighbourhood & Local Centre	Adopt amendment (without modification)
2.37	Change zoning of lands at Maglin, South Ballincollig from ZO 3 Tier 3 Residential Neighbourhoods to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.38	Change zoning of lands at Melbourne Business Park, Model Farm Road from ZO 10 Light Industry & Related Uses to ZO 9 Neighbourhood & Local Centre	Adopt amendment (without modification)

MA	Amendment	Council Decision
2.39	Change zoning of lands at Maglin, South Ballincollig from ZO 3 Tier 3 Residential Neighbourhoods to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.40	Change zoning of lands at Farranlea Road, Cork from ZO 17 Sports Grounds & Facilities to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.41	Change zoning of lands at Cork International Airport from ZO 21 City Hinterland to ZO 22 Cork Airport Infrastructure	Adopt amendment (without modification)
2.42	Change zoning of lands at Cork International Airport from ZO 11 Business & Technology to ZO 10 Light Industry & Related Uses	Adopt amendment (without modification)
2.43	Change zoning of lands at Inishmore Industrial Estate, Ballincollig from ZO 1 Sustainable Residential Neighbourhoods to ZO 10 Light Industry & Related Uses	Adopt amendment (without modification)
2.44	Change zoning of lands at the Stables, Coolroe, Ballincollig from ZO 17 Sports Grounds & Facilities to ZO 16 Public Open Space	Adopt amendment (without modification)
2.45	Change zoning of lands at the Old Quarter, Ballincollig from ZO 1 Sustainable Residential Neighbourhoods to ZO 16 Public Open Space	Adopt amendment (without modification)
2.46	Change zoning of lands at Wood Road, Ballincollig from ZO 21 City Hinterland to ZO 10 Light Industry & Related Uses	Adopt amendment (without modification)
2.47	Change zoning of lands at Killydonoghue, Glanmire from ZO 21 City Hinterland and ZO 10 Light Industry & Related Uses to ZO 10 Light Industry & Related Uses and ZO 21 City Hinterland	Adopt amendment (without modification)
2.48	Change zoning of lands at St Stephen's Hospital campus, Glanmire from ZO 21 City Hinterland to ZO 14 Institutions & Community	Adopt amendment (without modification)
2.49	Change zoning of lands at John Barleycorn site, Glanmire from ZO 16 Public Open Space to ZO 7 Urban Town Centre	Adopt amendment (without modification)
2.50	Change zoning of lands at Kilbarry Enterprise Centre, Dublin Hill from ZO 10 Light Industry & Related Uses to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.51	Change zoning of lands near Dublin Pike / Whites Cross from ZO 21 City Hinterland to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)

MA	Amendment	Council Decision
2.52	Change zoning of lands at Knocknahorgan, Sallybrook, Glanmire from ZO 3 Tier 3 Residential Neighbourhoods to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.53	Change zoning of lands at Knocknahorgan, Sallybrook, Glanmire from ZO 2 New Residential Neighbourhoods to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.54	Change zoning of lands near Delaney Rovers GAA Club / Old Whitechurch Road, Cork from ZO 10 Light Industry & Related Uses to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.55	Change zoning of lands near Delaney Rovers GAA Club / Old Whitechurch Road, Cork from ZO 16 Public Open Space to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.56	Change zoning of lands near Delaney Rovers GAA Club / Old Whitechurch Road, Cork from ZO 17 Sports Grounds & Facilities to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.57	Change zoning of lands Upper Glanmire from ZO 21 City Hinterland to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.58	Change zoning of lands at Sarsfield Court Industrial Estate, Killydonoghoe from ZO 21 City Hinterland to ZO 10 Light Industry & Related Uses	Adopt amendment (without modification)
2.59	Change zoning of lands at Old Youghal Road, Banduff from ZO 2 New Residential Neighbourhoods to ZO 18 Landscape Preservation Zones	Partly not adopt amendment, partly adopt amendment (as per Chief Executive's Report of 27 th May 2022)
2.60	Change zoning of lands at Knocknahorgan, Glanmire from ZO 21 City Hinterland to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.61	Change zoning of lands Upper Glanmire from ZO 21 City Hinterland to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.62	Change zoning of lands at Sallybrook / Riverstown, Glanmire from ZO 18 Landscape Preservation Zones to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.63	Change zoning of lands at Ard na Laoi, Montenotte, Cork from ZO 1 Sustainable Residential Neighbourhoods to ZO 16 Public Open Space	Adopt amendment (without modification)

MA	Amendment	Council Decision
2.64	Change zoning of lands at Ballyhooly Road, Balyvollane from ZO 2 New Residential Neighbourhoods, ZO 13 Education and ZO 16 Public Open Space to ZO 2 New Residential Neighbourhoods, ZO 10 Light Industry & Related Uses, ZO 13 Education and ZO 16 Public Open Space	Adopt amendment (without modification)
2.65	Change zoning of lands between Rosemount cul-de-sac and the River Bride Valley from ZO 16 Public Open Space to ZO 1 Sustainable Residential Neighbourhoods	Not adopt amendment and revert to Draft Plan zoning
2.66	Change zoning of lands at Barnavara Hill Road, Glanmire from ZO 16 Public Open Space to ZO 2 New Residential Neighbourhoods	Not adopt amendment and revert to Draft Plan zoning
2.67	Change zoning of lands at Barnavara Hill Road, Glanmire from ZO 16 Public Open Space to ZO 2 New Residential Neighbourhoods	Not adopt amendment and revert to Draft Plan zoning
2.68	Change zoning of lands at Poulacurry, Glanmire from ZO 16 Public Open Space to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.69	Change zoning of lands Upper Glanmire from ZO 21 City Hinterland to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.70	Change zoning of single site Ballincrossig, Rathcooney from ZO 21 City Hinterland to ZO 2 New Residential Neighbourhoods	Not adopt amendment and revert to Draft Plan zoning
2.71	Change zoning of lands fronting Ballyhooly Road, between Mayfield and Glanmire from ZO 21 City Hinterland to ZO 14 Institutions & Community	Not adopt amendment and revert to Draft Plan zoning
2.72	Change zoning of lands at Hyde Park House, Montenotte from ZO 18 Landscape Preservation Zones to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.73	Change zoning of lands at Clifton Convalescent Home, Montenotte ZO 18 Landscape Preservation Zones to ZO 1 Sustainable Residential Neighbourhoods	Not adopt amendment and revert to Draft Plan zoning

MA	Amendment	Council Decision
2.74	Change zoning of a single site at Kilcully from ZO 21 City Hinterland to ZO 1 Sustainable Residential Neighbourhoods	Not adopt amendment and revert to Draft Plan zoning
2.75	Change zoning of lands at Ballyvolane district centre, Ballyhooly Road from ZO 1 Sustainable Residential Neighbourhoods to ZO 8 District Centre	Adopt amendment (without modification)
2.76	Change zoning of lands at Ballyvolane district centre, Ballyhooly Road from ZO 16 Public Open Space to ZO 8 District Centre	Adopt amendment (without modification)
2.77	Change zoning of lands at Ellis's Yard, Ballyvolane Road from ZO 10 Light Industry & Related Uses to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.78	Change zoning of lands at Kilcully from ZO 21 City Hinterland to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.79	Change zoning of lands at Kerry Pike from ZO 16 Public Open Space to ZO 21 City Hinterland	Adopt amendment (without modification)
2.80	Change zoning of lands at St Mary's Health Care Campus Hospital, Gurrabraher from ZO 1 Sustainable Residential Neighbourhoods to ZO 14 Institutions & Community	Adopt amendment (without modification)
2.81	Change zoning of lands at Carrig Mor Centre, Shanakiel from ZO 1 Sustainable Residential Neighbourhoods to ZO 14 Institutions & Community	Adopt amendment (without modification)
2.82	Change zoning of lands at Former Blarney Hotel, Blarney from ZO 21 City Hinterland to ZO 14 Institutions & Community	Adopt amendment (without modification)
2.83	Change zoning of lands at Shean Lower, Blarney from ZO 3 Tier 3 Residential Neighbourhoods to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.84	Change zoning of lands at Blarney GAA club, Shean Lower, Blarney from ZO 17 Sports Ground and facilities to ZO 5 Mixed Use Development	Adopt amendment (without modification)
2.85	Change zoning of lands at Knockasuff, Waterloo, Blarney from ZO 21 City Hinterland to ZO 2 New Residential Neighbourhoods	Adopt amendment (without modification)
2.86	Change zoning of lands at Rathpeacon from ZO 21 City Hinterland to ZO 10 Light Industry and Related Uses	Adopt amendment (without modification)

MA	Amendment	Council Decision
2.87	Change zoning of lands at Kerry Pike from ZO 16 Public Open Space to ZO 17 Sports Grounds & Facilities	Adopt amendment (without modification)
2.88	Change zoning of lands at Hollyhill from ZO 10 Light Industry & Related Uses to ZO 11 Business & Technology	Adopt amendment (without modification)
2.89	Change zoning of lands at Old Whitechurch Road from ZO 2 New Residential Neighbourhoods to ZO 13 Education	Adopt amendment (without modification)
2.90	Change zoning of lands at Nash's Boreen / Upper Fairhill, Cork from ZO 10 Light Industry & Related Uses to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.91	Change zoning of lands adjacent to St Anthony's Park, Hollyhill, Cork from ZO 10 Light Industry & Related Uses to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.92	Change zoning of lands at Clogheen Cross, Cork from ZO 10 Light Industry & Related Uses to ZO 21 City Hinterland	Adopt amendment with minor modification (as per Chief Executive's Report of 27 th May 2022)
2.93	Change zoning of lands at Nash's Boreen, Cork from ZO 1 Sustainable Residential Neighbourhoods and ZO 10 Light Industry & Related Uses to ZO 17 Sports Grounds & Facilities	Adopt amendment (without modification)
2.94	Change zoning of lands at Kilmore Park, Kilmore Heights, Knocknaheeny from ZO 16 Public Open Space to ZO 5 Mixed Use Development	Adopt amendment (without modification)
2.95	Change zoning of lands at Hollyhill / Nash's Boreen from ZO 21 City Hinterland to ZO 1 Sustainable Residential Neighbourhoods	Adopt amendment (without modification)
2.96	Change zoning of lands at Hollyhill / Nash's Boreen from ZO 21 City Hinterland to ZO 14 Institutions & Community	Adopt amendment (without modification)
2.97	Change zoning of lands from ZO 21 City Hinterland to ZO 2 New Residential Neighbourhoods	Not adopt amendment and revert to Draft Plan zoning
2.98	Change zoning of lands from ZO 21 City Hinterland to ZO 18 Landscape Preservation Zone	Not adopt amendment and revert to Draft Plan zoning

MA	Amendment	Council Decision
2.99	Change zoning of lands Stoneview / Ringwood, Blarney from ZO 2 New Residential Neighbourhoods, ZO 3 Tier 3 Residential Neighbourhoods and ZO 16 Public Open Space, to ZO 2 New Residential Neighbourhoods, ZO 7 Urban Town Centre, ZO 13 Education, ZO 16 Public Open Space and ZO 21 City Hinterland and designated as Longer term Strategic Development Land.	<p>Partly not adopt and partly adopt, as per tabled modified proposal:</p> <ul style="list-style-type: none"> • “Stoneview” as per Draft Plan. • “Ringwood” as per Amendment EXCEPT FOR 3 areas to revert to Draft Plan.