

Cork City Development Plan 2015-2021

Extracts and notes by Ray Coughlan, 9th February 2018.

The following are extracts from the Council's Development Plan and relate to the planning objectives to be achieved. They may be found to be useful as references when writing Observations for submission to An Bord Pleanála.

Personal comments are added in italics.

Please note the summary of the Sundays Well area presented in Volume 3. The paragraph below on 'Issues' is of particular importance.

Volume 3 (pages 61-64)

Sunday's Well Proposed Architectural Conservation Area

Boundary of Area

Sunday's Well is an area located on the steep south-facing slope of the north ridge of the city, overlooking the eastern side of the city centre. It can be seen as a full residential suburb with subareas clustered around a linear street running east west, located half way up the slope and containing local village services, church, education, shops and pubs set into a mix of older and newer houses, generally orientated towards the south. It is bounded to the south by the escarpment of the flood plain of the North Channel of the River Lee, on the north by the rear boundaries of houses on Blarney St., to the east by the older streets off Shandon St. and Blarney St. and to the west by the large-scale institutional lands of the Lee Road.

Statement of Character

There are six distinct sub-areas within the ACA. The ACA combines a strong built form with an equally strong landscape character. The landscape character benefits from an "Area of High Landscape Value" designation (see Volume 1/ Chapter Policy 10.5).

Sub-Area A: Village centre

This sub-area of architectural, historical and social significance is located on each side of Sunday's Well Road, above the escarpment overlooking the flood plain of the River Lee. It contains mixed range of house types, from older 18th C houses which predate the expansion of the city to more regular blocks of houses laid out to take advantage of the views south interspersed with shops, pubs, a church and other religious buildings. The development of the area in the later 19th century is associated with staff from the Queen's College moving into the desirable newly-developing suburb.

Sub-Area B: North-east panoramic terraces

This sub-area of architectural and historical significance is clustered around Sunday's Well Avenue, the street which links Blarney St. to Sunday's Well Road, and which was the main access from the east the construction of Wyse's Hill. The buildings, whether individual houses or blocks of terraces are oriented towards the south, generally having gardens on the southern side of the plots independently of whether access is from the north or south.

Sub-Area C: Buckston Hill

Sub-Area D: Former institutional lands

This sub-area of architectural, historical and social interest is located above Sunday's Well Road and to the west of the housing in Subarea C. It contains two large institutions, the former Gaol and the former Good Shepherd convent, laundry and home, both institutions laid out on very large sites at a time when the sub-area was on the edge of the city. Neither remains in its original use, and the Good Shepherd site has been vacant for many years.

Sub-Area E: South-facing gardens

This sub-area of architectural and historical interest is located to the west of Sub-area A, and is similar in character but, as it developed later and is further from the older city centre, many houses have gardens that continue to the edge of the North Channel. The area to the south of the houses is a Landscape Preservation Zone (see Volume 2: Mapped Objectives) and the residual area is an Area of High Landscape Value.

Sub-Area F: Western-edge

The buildings typically consist of terraced houses located at the north side of the road on sites with long front gardens, overlooking the North Channel of the River Lee.

Building typology

The area's buildings range from the large institutional buildings in stone and brick through larger detached houses on their own sites, semidetached and terraced houses of considerable scale to smaller houses and cottages on lanes and backstreets. Houses are typically constructed of painted plastered rubble-stone or brick walls, several with slate-hanging on exposed southern facades. Where they retain original finishes and features, they have roofs of natural stone slate, robust cast-metal rainwater gutters and downpipes and painted timber doors and windows and many good examples of iron railings and gates. Surviving historic street furniture and paving, such as limestone steps and kerbing, iron handrails and guardrails make a significant contribution to the character of this distinctive area

Issues

The principal street in the ACA, Sunday's Well Road, is narrow without sufficient room for two cars to pass along all of its length. Lack of sufficient onstreet parking can be an issue for family occupation of houses, leading to pressure for the creation of offstreet parking with the resultant loss of front gardens. Intensification of vacant and under-used sites, for example in Sub-area D, is problematic because of poor access and integration of the sites with the already narrow surrounding road network.

VOLUME 1

Transport

Objective 5.1 Transport Strategic Objectives

d. To encourage and facilitate cycling and walking for short/local trips by providing appropriate infrastructure, promoting "soft-measures" that influence change in transport behaviour, and by encouraging proximate, compact landuses; - *cycle lanes in Sundays Well, 1.5 metres between vehicle and cyclist!!*

- i. To provide new local roads, streets, upgraded streets, and pathways where required to increase connectivity;
- j. To actively manage capacity of the city's street system to reduce the negative impacts of congestion and to maximise the use of the existing street network -
- m. To support actions aimed at improving the fuel efficiency of motorised transport;

Objective 5.2 Transport Assessment Planning applications for substantial developments (i.e. those that Cork City Council considers may have significant travel implications) shall include a Transport Assessment; the assessment shall demonstrate how sustainable transport patterns can be achieved by the development.

Objective 5.3 Travel Plans Planning applications for new and significantly extended developments shall include a Travel Plan or a Travel Plan Statement in accordance with the following:

c. A Travel Plan or Travel Plan Statement may also be required in association for any proposed development that Cork City Council considers may have significant travel implications; this includes non-employment uses such as significant educational and residential development.

Figure 5.1 Map – *Showing officially that Sundays Well lies outside city centre a therefore urban housing density figures should not apply to Sundays Well area.*

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5.18 Designing for the consideration of all users, including those with impaired mobility, is also a key consideration. Cork City Council will continue to work with advocacy groups, such as Cork Access Group, in the review of streetscape design proposals.- *access for persons with disability through Covent Ave and Strawberry Hill*

Objective 5.12 Support Bus Network Improvement

Cork City Council will work with other transport stakeholders to facilitate the delivery of a legible and reliable network of bus services, including actions such as the elimination of pinch points on streets and the provision of footpath to major nodes, as identified in corridor studies (paragraph 5.9) and the City Centre Movement Strategy (paragraph 5.8). – *eliminate traffic pinch points – how? regular public transport through Sundays Well*

Objective 5.16 Design Approach for Local Streets

Both the construction of new local streets as well as works to the existing local network shall be in accordance with principles, approaches, and standards set out in Design Manual for Urban Roads and Streets. – *this requires wide streets and footpaths*

5.47 On-street parking constitutes a significant public asset, which can be managed in a manner that promotes fairness and the achievement of sustainable transportation policies.

Residential

Objective 6.1 Residential Strategic Objectives

- a. To encourage the development of sustainable residential neighbourhoods
- d. To continue to regenerate and maintain existing housing;
- f. To promote high standards of design, energy efficiency, estate layout and landscaping in all new housing developments;
- g. To protect and, where necessary, enhance the amenities and the environment of existing residential areas.

6.19 Home ownership is encouraged as this provides not only a more stable residential environment but also promotes a sense of community and shared responsibility for the residential area. The private rented sector also has an important role in helping to meet accommodation needs which seem likely to increase in line with modern trends such as greater labour mobility, reducing household size and changing lifestyle preferences.

7.1 Good neighbourhoods serve as focal points for the surrounding community with a range of services and facilities, typically in a vibrant and attractive physical environment. The relationships between good health and a sense of community, social interaction and community empowerment, are well studied and accepted. A sense of community and belonging with the places where people live, work and travel is an influential determinant of mental and physical health as is a built environment that facilitates social interaction. Inclusive neighbourhoods have a high level of participation, a strong sense of identity and are socially inclusive. These qualities can be facilitated by planning for healthy, safe, 'liveable' and distinctive neighbourhoods, where people can access the facilities and services that they need in their daily lives without having to travel e.g. shops, health services, community facilities, good quality schools and childcare provision. The availability of suitable community facilities can bring together residents from different backgrounds, with different needs and have a positive impact on local issues and services.

Inclusive Neighbourhoods

Objective 7.1 Inclusive Neighbourhoods Strategic Objectives

- a. To support provision of appropriate community facilities and services for all, young, the ageing population, able-bodied, disabled etc. catchment and accessible by public transport
- k. Continue to encourage active public participation in the Planning process

7.2 Sustainable, inclusive neighbourhoods serve as focal points for the surrounding community with a range of services and facilities, typically in a vibrant and attractive physical environment. Good neighbourhoods must incorporate quality living spaces, amenity areas and green infrastructure, as well as fostering a distinctive sense of place and a safe environment

Objective 7.11 Strategy for Older Persons To support the implementation of the Services and Infrastructure for Older Persons Strategy when completed as a step towards planning for ageing.

Heritage

Preservation of archaeological remains

9.18 Archaeological remains are a non-renewable resource and so it is essential that they are properly safeguarded and managed. Most of these remains are fragile and vulnerable in the face of current construction methods and development proposals (such as bulk excavation for basement excavations).

9.19 Preservation in-situ and preservation by record are the two approaches applied in the protection of the archaeological heritage. 9.20 Preservation in-situ refers to the actual physical preservation of archaeological sites and monuments (which include archaeological deposits, features and structures). 9.21 In the absence of standing buildings from the earlier periods of Cork's history the buried archaeological remains take on increased significance. where it is possible to retain the greater part of existing structures without the need for new foundations.

Objective 9.7 Preservation of archaeological remains in-situ

In accordance with national policy (and in the interests of sustainability) impacts on the buried archaeological environment should be avoided where possible.

Objective 9.9 The Value of Archaeological Knowledge The acquisition and dissemination of knowledge is a core principle for the protection of the archaeological heritage of the city. All appropriate archaeological excavation should be undertaken to the highest possible standards and the information made publicly available.

Burial Grounds

9.26 Outside of the historic core, numerous sites, especially church sites and burial grounds, are also of important archaeological significance.

Objective 9.17 Development on burial grounds Cork City Council will seek to preserve and enhance historic burial grounds and their settings. Where former burial grounds are in use as amenity spaces then their retention for passive recreational use will be required. Development in and adjacent to

Historic Landscapes

9.40 Historic landscapes and gardens associated with Protected Structures are also an important amenity and contribute to the setting and character of Protected Structures. It will be the policy of the City Council to protect these unique historic gardens (including walled gardens), landscapes and settings from inappropriate development.

Designated Architectural Conservation Areas

9.48 The City Council as planning authority has a legal duty to seek the conservation and enhancement of Architectural Conservation Areas designated in the city by the Development Plan. The current and proposed Architectural Conservation Areas are set out in Volume 3 of this plan, including their Statements of Character. Thirty-two Architectural Conservation Areas were protected in the Cork City Development Plan 2009-2015. This plan includes an additional seven areas at Sunday's Well, The Mardyke, University College Cork, North Mall, Blackrock Road, Albert Quay and the Ford Factory

Objective 9.29 Architectural Conservation Areas To seek to preserve and enhance the designated Architectural Conservation Areas in the City

Objective 9.32 Development in Architectural Conservation Areas Development in ACAs should take account of the following: - Works that impact negatively upon features within the public realm such as paving, railings, street furniture, kerbing etc. shall not be generally permitted; - Acceptable design, scale, materials and finishes for new developments; - Original materials and methods of construction should be retained. For example, timber barge boards, windows and doors should not be replaced with PVC, original roofing material types should be retained along with original forms and locations of openings etc.; - Features of historic or architectural value should not be removed.

Landscape Protection

10.14 The Cork City Council will seek to preserve and enhance the landscape character of the city by protecting the significant landscape elements that are intrinsically important to, or contribute to the general amenity of Cork City. The Cork City Council seeks to achieve this through the designation of Areas of High Landscape Value (AHLV) and Land Preservation Zones (LPZ).

10.15 Planning applications within areas / sites benefiting from such landscape protection must demonstrate that there is no resulting adverse impact on the landscape assets and character of the area, by means of a design statement that includes a landscape assessment and visual impact assessment the impact. The City Council will seek discretionary Environmental Impact Assessments on all development proposals that it considers would be likely to have a negative impact on the landscape.

Landscape Preservation Zones

10.20 Landscape Preservation Zones (LPZs) are areas in need of special protection as their character and amenity value is considered to be highly sensitive to development and as such have limited or no development potential. Typically, the landscape character of LPZs combines distinctive landscape assets such as topography / slope, tree cover, setting to historic structures / other types of open spaces and other landscape assets.

10.21 The objective of LPZs is to preserve and enhance the landscape character and assets of the sites. There will be a presumption against development within LPZs. Development in LPZs is limited in scope and character to the respective site specific objectives, outlined in Table 2. In exceptional circumstances, there may be limited scope for development to enable existing occupiers to adapt existing buildings to their evolving requirements, providing that the form or nature of development is compatible with the landscape character of the area. This might include a change of use and/or minor extensions.

Table 10.2 includes

NW4 Sunday's Well (1) / Old Jail G

Objective 10.5 Landscape Preservation Zones To preserve and enhance the character and visual amenity of Landscape Preservation Zones through the control of development. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape and achieves the respective site specific objectives, as set out in Table 10.2.