

Proposed Amendment to the South Docks Local Area Plan 2008

Marina Park - Pairc Ui Chaoimh

Under Section 20 of the Planning and Development Acts 2000-2010

2nd February 2012

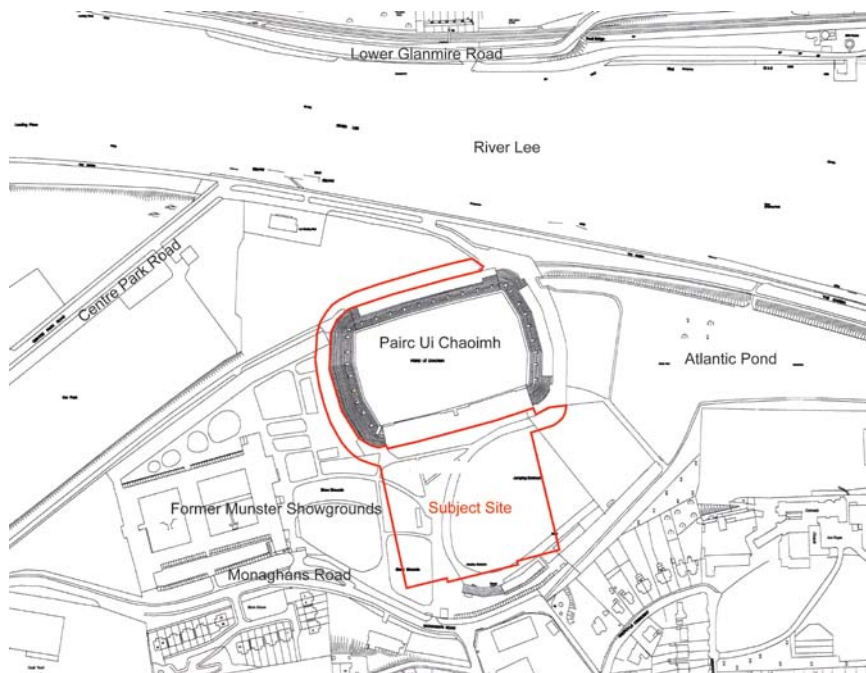


Cork City Council
Comhairle Cathrach Chorcaí

Introduction

Cork City Council proposes to amend the South Docks Local Area Plan under Section 20 of the Planning and Development Acts 2000 - 2010. The proposed amendment involves a change in land-use zoning of 6.82 acres of 'Public Open Space' to 'Sports Grounds' in order to facilitate the redevelopment of Pairc Ui Chaoimh and an all-weather playing pitch on the site of the former Munster Agricultural Showgrounds and the perimeter of Pairc Ui Chaoimh, Marina Park.

Figure 1 Site Location Map



Background

City Council Members at the Ordinary Council Meeting of 10/10/2011 voted in favour to dispose of the said 6.82 acres to An Coiste Chontae Chorcai, Cumann Luth-Chleas Gael in order to facilitate the upgrading of Pairc Ui Chaoimh, (increasing the capacity from 43,000 persons to 50,000 persons) and the development of an all-weather playing pitch and 1,000 seat spectator stand.

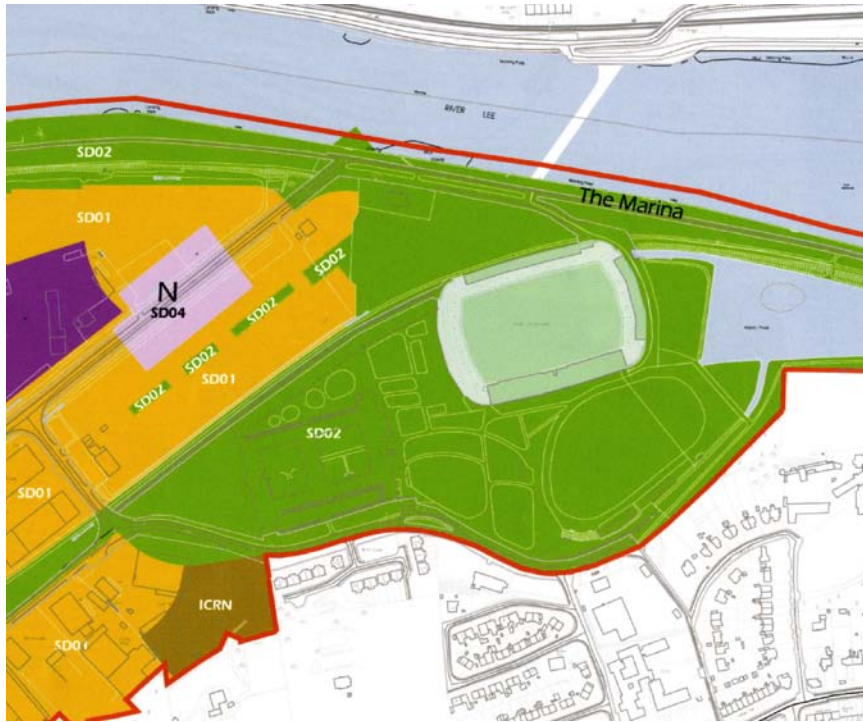
The land is currently zoned *Public Open Space* with the objective *'to protect and provide for recreational uses, open space, natural heritage and amenity features,'* with a view to developing it as part of the proposed Marina Park which would serve Docklands and the wider city. Rezoning to *Sports Grounds* with the objective *'to protect, retain and enhance the range and quality of sports facilities and grounds,'* (as defined in the City Development Plan) is proposed to facilitate the redevelopment of Pairc Ui Chaoimh, as outlined above.

Proposed Variation

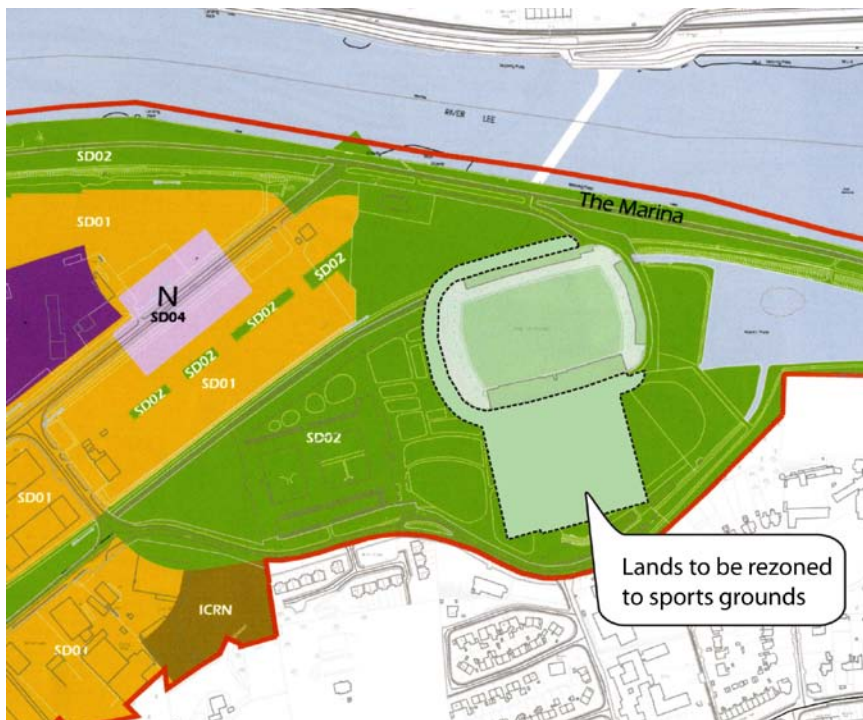
'To rezone 6.82 acres of land currently zoned 'Public Open Space' to 'Sports Grounds' on the site of the former Munster Showgrounds.' and consequent changes to text.

The proposed amendment relates to a material changes to

(a) Existing Figure 4.4 South Docks Zoning Objectives (page 25)



(b) Proposed Figure 4.4



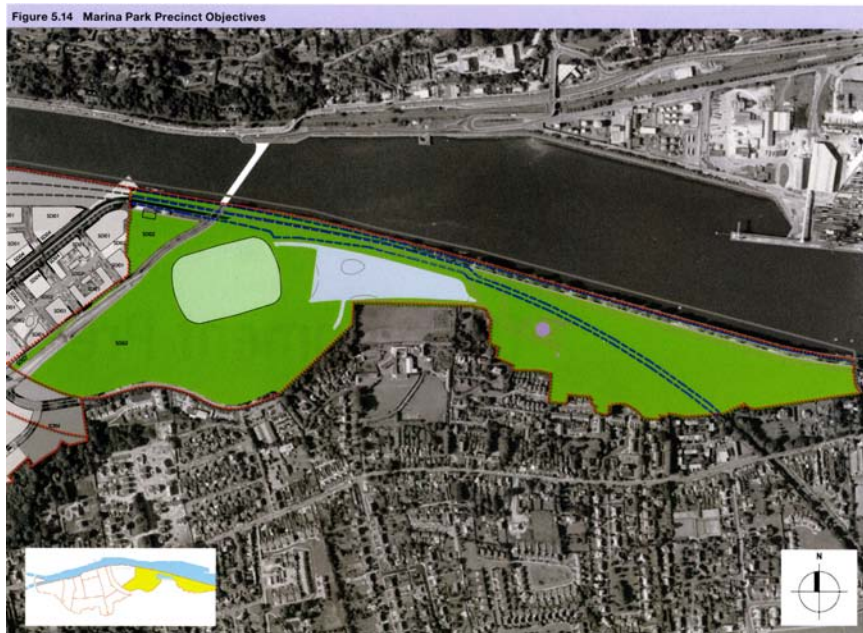
(c) Existing Figure 4.4a Precinct Objectives (page 26)



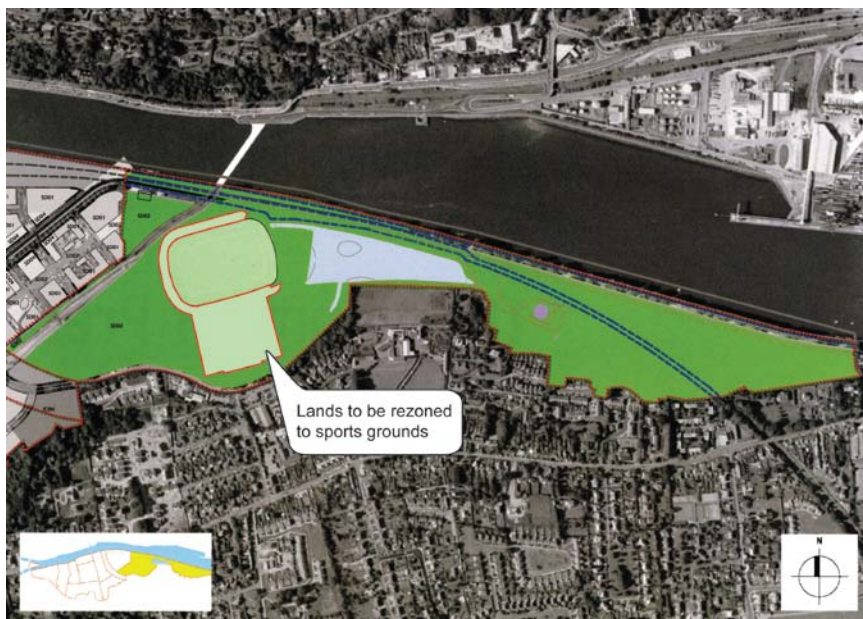
(d) Proposed Figure 4.4a



(e) Existing Figure 5.14 Marina Park Precinct Objectives (page 114)



(f) Proposed Figure 5.14



(d) Section 5.2.12 Marina Park (page 115)

(**Bold** text denotes new text)

5.2.12 Marina Park

This area will represent a significant amenity area for residents, workers and visitors in the South Docks and the wider city. Marina Park will extend east from the Showgrounds including the Atlantic Pond, lands to the east of the pumping station at Atlantic Pond and the

underutilized parklands north of the old rail line and south of the Marina. Pairc Ui Chaoimh lies to the north of the Showgrounds and west of the Atlantic Pond. The Marina itself is a wonderful resource for the City with its tree-lined embankment, footpaths and views up and down the river to the City and Blackrock Castle. There is potential to upgrade and extend rowing facilities on the Marina. Public access to the slipways and water will be encouraged and supported by Cork City Council.

*The area is largely underutilised with occasional events taking place at the stadium and in the Showgrounds. The recent Compulsory Purchase Order (CPO) by the Council to acquire the Showgrounds will see the area retained and developed as public open space **and the upgrading of Pairc Ui Chaoimh and a centre of excellence as outlined in Objective SD 64: Marina Park**. An improvement in access and provision of high quality transport corridor to the area will facilitate the redevelopment and enhancement of the area as an amenity resource to the residents and workers in the Docklands, surrounding communities and also to the wider city and region.*

Environmental Issues

A Strategic Environmental Assessment (SEA) screening report, an Appropriate Assessment (AA) screening report and a Flood Risk Assessment (FRA) has been undertaken in conjunction with the variation. The SEA screening report has been referred to Environmental Agencies, for comment. The AA screening report has been referred to the National Parks & Wildlife Service for consultation / advice. The Flood Risk Assessment report concludes that sports ground development is appropriate at this location.

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