

# Introduction

- **15.1** The purpose of land use zoning is to indicate the land use planning objectives of the City Council for all lands in its administrative area. Twenty three zoning objective types are indicated in this plan. These zoning objectives should be read in association with the policies set out in earlier chapters and with the area based objectives in Chapters 13 and 14. The zonings described in this chapter are indicated on the Zoning Maps in Volume 2 of this Plan.
- **15.2** The overall approach as regards zoning is based on the following:
  - To use zoning as a tool to shape the future orderly development of the city and not just to reflect existing land uses;
  - To reflect the development needs of the city over the plan period and for a reasonable period beyond;
  - To promote particular uses in appropriate locations, to reduce conflict of uses and to protect natural and man-made resources;
  - To promote the renewal of under-utilised and brownfield land, thus ensuring the efficient use of urban lands and infrastructure while meeting demands for space for housing and other development;
  - To safeguard and improve amenities and general quality of life;
  - To promote the achievement of sustainable development by facilitating mixed use zones in certain cases by ensuring a balance of housing, employment and local facilities within an area and reducing the need to travel.

# Land-Use Zoning Objectives

**15.3** Each Land–Use Zoning Objective (hereafter referred to as "ZO" with a reference number assigned) is defined below.

#### ZOI

### City Centre Retail Area (CCRA)

**Objective** - To provide for the protection, upgrading and expansion of higher order retailing, in particular comparison retailing, and a range of other supporting uses in the City Centre Retail Area.

15.4 The City Centre Retail Area boundary is drawn to reflect the existing and growing core area of retail activity in the City Centre. The City Council is committed to the reinforcement of the City Centre's role in the retail hierarchy by facilitating the development of a significant quantum of floor-space to meet projected demand. Retailing is prioritised in this area but not to the exclusion of other land use types. Other uses such as residential, hotel, office and cultural and leisure facilities etc. which compliment the retail function of the CCRA and promote vibrancy in the City Centre are also permitted, subject to the policies to promote City Centre retailing in Chapter 13.

# ZO 2

# City Centre Commercial Core Area (CCA)

**Objective** - To support the retention and expansion of a wide range of commercial, cultural, leisure and residential uses in the commercial core area (apart from comparison retail uses).

15.5 The Commercial Core Area reflects the commercial and employment zone of the City Centre extending from the City Centre Retail Area. All uses are permitted throughout the CCA, except comparison retail uses, which are restricted to the City Centre Retail Area unless they serve a local need only.



### ZO 3

# **Inner City Residential Neighbourhoods**

**Objective** - To reinforce the residential character of inner city residential neighbourhoods, while supporting the provision and retention of local services and civic and institutional functions.

15.6 The areas outside of the CCA but within the City Centre boundary and some areas in Docklands fall within this zoning type. These areas include a large quantity of older housing stock, some low end commercial uses and a range of other non-residential types such as large health and educational institutions and community facilities, which strongly contribute to the character of these areas. The City Council is committed to protecting the established residential housing stock in these areas by restricting the development of incongruous development types and providing the range of local service provision required to ensure their attractiveness and vibrancy. Civic and institutional functions will also be facilitated where appropriate and new residential development to compliment the established areas will be supported.

#### ZO 4

# **Higher Order Retail Anchor Sites**

**Objective** - To provide for higher order retailing on at least ground and first floors levels, with a wide range of other complementary uses permitted on upper floors.

15.7 Four higher order retail sites (see Map 1, Volume 2) have been identified in this Plan to help secure additional retail floorspace for the City Centre in line with the 2008 Retail Strategy targets. The four higher order retail sites are located on Grand Parade, St. Patrick's Quay, Penrose Quay and Anderson's Quay. Objectives for these sites are further detailed in Chapter 13.

#### ZO 5

### Residential, Local Services and Institutional Uses

**Objective** - To protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3.

15.8 The provision and protection of residential uses and residential amenity is a central objective of this zoning, which covers much of the land in the suburban area. However other uses, including small scale local services, institutional uses and civic uses and provision of public infrastructure and utilities are permitted, provided they do not detract from residential amenity and do not conflict with the employment use policies in Chapter 3 and related zoning objectives. Small scale 'corner shops' and other local services such as local medical services, will be open for consideration. Schools, third level institutes, and major established health facilities are located within this zone and appropriate expansion of these facilities will be acceptable in principle. The employment policies in Chapter 3 designate particular locations for offices, office based industry, major retailing development and these uses are not generally open for consideration in this zone (see Chapter 3: Economic Development Strategy). New local and neighbourhood centres are open for consideration in this zone provided they meet the criteria for such centres set out in Chapter 4.

### ZO 6

### **Light Industry and Related Uses**

**Objective** - To provide for light industry (and related uses).



15.9 The zoning objective for areas zoned light industry is to protect the industrial nature of the development and provide for light industry where the primary activity is the manufacturing of a physical product. The following uses will be acceptable in principle in this zone: light industry, trade warehousing and distribution, wholesaling, trade showrooms, retail showrooms (where ancillary to manufacturing, fitting and trade) and incubator units. Pure retailing and retail warehousing will not generally be acceptable in these zones (see Chapter 3).

#### ZO 7

# **General Industry**

**Objective** - To provide for general industry.

**15.10** The zoning objective for these areas is to allow for general industry. The majority of these activities would not be compatible with residential environments. Light industrial activities are also permitted under this zoning. The substantial industrial estate at Tivoli is currently the only site within the city that is zoned for General Industry. However with the proposed relocation of Port and related activities from this area it is envisaged that a Local Area Plan for the future development of Tivoli, with potential for the creation of a mixed use quarter, will be prepared during the lifetime of this plan with associated variation of the city plan if considered appropriate.

#### ZO 8

### **Business and Technology**

**Objective** - To provide for high technology related office based industry and general offices over 400 sqm.

**15.11** The main purpose of this zoning objective is to promote and encourage the provision of high technology industry and office based industry. These industries include software development, information technology, telemarketing commercial research and development, data processing, publishing and media recording and media associated activities (see Chapter 3, paragraphs 3.18-3.21). General Offices where each office unit is in excess of 400sq m will also be acceptable in principle on sites zoned for Business and Technology. Light industrial uses will also be permitted in this zone. In exceptional circumstances primary healthcare centres and hospitals will be open for consideration under this zoning in suitable Business and Technology zones close to District Centres, namely Mahon and Blackpool, where suitable space is unavailable in District, Neighbourhood and Local Centres and where access and amenity considerations are acceptable.

#### ZO 9

#### **District Centres**

**Objective** - To provide for and/or improve district centres as mixed use centres, with a primary retail function which also act as a focus for a range of services.

- **15.12** These centres are characterised by a mix of convenience and comparison shopping. The quality of comparison goods shopping is generally a combination of higher order and middle order. Mahon, Blackpool, Wilton, Ballyvolane and Douglas function as the District Centres for the city. An additional District Centre is proposed for the South Docks and the retail strategy identifies the potential for a further centre to serve the North West of the city. Centres will be required to have a mix of anchor units and individual shop/service units. In addition to retail uses, District Centres will also provide a focus for other uses, including: retail warehousing, retail office, commercial leisure, services, (e.g. libraries, hotels, personal and medical services) and residential uses.
- **15.13** Future development of these centres will be considered in the context of the retail strategy outlined in Chapter 4 and the individual objectives for centres set out in Chapter 14. Detailed objectives for the Docklands District Centre are contained in the South Docks Local Area Plan. Retail offices within

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District Centres will be subject to the restrictions on size and extent outlined in para. 3.15 (e.g. a maximum size of 150 square metres floorspace). General Offices will be open for consideration in District Centres provided each office unit is in excess of 400 sq m. and the total area of offices is appropriate to the scale of the individual centre, subject to a maximum of 10,000 sq. metres of offices in any one centre. High quality urban design and availability of access by sustainable modes of transport will be a key factor in the development and extension of District Centres.

#### ZO 10

# **Neighbourhood Centres**

**Objective** - To protect, provide for and/or improve the retail function of neighbourhood centres and provide a focus for local services.

15.14 Neighbourhood Centres are listed in Table 4.1 and shown in the suburban zoning maps in Volume 2. The primary purpose of these centres is to fulfil a local shopping function, providing a mix of convenience shopping, lower order comparison shopping, and local services to residential and employment areas. Some of these centres need to be enhanced significantly in terms of their retail offering, mix of uses, public realm, and overall viability and vitality. Limited retail offices will be acceptable in these centres to serve local needs and are subject to restrictions on size and extent (see para. 3.15) including a cap of 100sq.m. per unit. Residential uses are also acceptable within this zone. Where neighbourhood centres are located in areas of historic significance, for example, former villages now within the suburbs of the city such as Blackpool, policies to protect and enhance their architectural character will be applied (see Chapter 9: Policy 9.28).

#### ZOII

#### **Local Centres**

**Objective** - To protect, provide for and/or improve the retail function of local centres and provide a focus for local services.

**15.15** Local centres provide for convenience shopping, with anchor units of 400 net sq.m or less and a similar amount of associated small units containing convenience, lower order comparison shopping and local services outlets. Limited retail offices will be acceptable in these local centres to serve local needs, subject to restrictions on scale and extent (see para. 3.15) including a cap of 75sq.m per unit. Residential uses are also acceptable within this zone. Where local centres are located in areas of historic significance, for example former villages now within the suburbs of the city such as Blackrock, policies to protect and enhance their architectural character will be applied (see Chapter 9: Policy 9.28).

### ZO 12

# **Retail Warehousing**

Objective - To provide for retail warehousing development.

**15.16** This objective relates to sites where retail warehousing uses are permitted. This is limited to the sale of bulky goods as defined in Chapter 4 Retail Strategy. Pure comparison or convenience retailing is not permitted in this zone.

#### ZO 13

### **Landscape Preservation Zones**

**Objective** - To preserve and enhance the special landscape and visual character of landscape preservation zones. There will be a presumption against development within these zones, with development only open for consideration where it achieves the specific objectives set out in Chapter 10, Table 10.2.



**15.17** These areas have been identified due to their sensitive landscape character and are deemed to be in need of special protection due to their special amenity value, which derives from their distinct topography, tree cover, setting to historic structure or other landscape character. Many of these sites have limited or no development potential due to their landscape character and development will be limited in scope and character to the specific objectives for each site set out in Chapter 10.

### ZO 14

# **Sports Grounds**

**Objective** - To protect, retain and enhance the range and quality of sports facilities and grounds.

**15.18** Chapter II - Sports and Recreation outlines the City Council's position in relation to development of sports pitches. Sports grounds zoning protects the city's sports grounds and there will be a presumption against the loss of land zoned sports ground to other forms of development. Only development that is ancillary to the principle use of the site for sports and which will only affect lands incapable of forming part of the playing pitches, will be considered in these areas. Ancillary uses include other sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation and appropriate car parking facilities. Crèches and community uses are open for consideration, provided they are linked to the sports use.

### **ZO 15**

# **Public Open Space**

**Objective** - To protect, retain and provide for recreational uses, open space and amenity facilities, with a presumption against developing land zoned public open space for alternative purposes, including public open space within housing estates.

**15.19** It is an objective of the City Council to retain all land zoned public open space in that use. Policy 11.3 in Chapter 11 outlines the City Council's approach to the development and protection of public open space. While primarily used for passive and informal recreation, lands zoned 'public open space' may also incorporate public sports facilities and grounds.

### ZO 16

# Street Improvement Areas

Objective - To protect and improve the architectural character of the area.

- **15.20** These areas are zoned for the following reasons:
  - To protect the mainly residential nature of these areas. Small scale local services may be open for consideration in exceptional circumstances provided the architectural character of the building or area is not compromised;
  - To maintain the architectural character of these areas. Insensitive alterations which would detract from their character will be discouraged;
  - To reduce the impact of traffic on residential amenities.

### ZO 17

# **Public Infrastructure and Utilities**

Objective - To provide for public infrastructure and utilities.

**15.21** This zoning covers the provision of public infrastructure and utilities such as park and ride facilities at Black Ash and Carrigrohane Road and the utilities depot proposed at the South City Link Road Landfill site.



### ZO 18

### **Mixed Use Development**

**Objective** - To promote the development of mixed uses to ensure the creation of a vibrant urban area, working in tandem with the principles of sustainable development, transportation and self-sufficiency.

- **15.22** This zoning objective facilitates the development of a dynamic mix of uses which will interact with each other creating a vibrant residential and employment area. A vertical and horizontal mix of uses should occur where feasible, including active ground floor uses and a vibrant street frontage on principle streets.
- 15.23 This zoning mainly applies to areas of the north and south docks, and one additional area in Blackpool. The range of permissible uses within this zone in Docklands includes residential, general offices, conference centre, third level education, hospital, hotel, commercial leisure, cultural, residential, public institutions, childcare services, business and technology/research uses (including software development, commercial research and development, publishing, information technology, telemarketing, data processing and media activities) and in addition, local convenience stores/corner shops and community/civic uses. The range of permissible uses in the Blackpool mixed use zone is detailed in Chapter 14 Suburban Area Policies.

### ZO 19

### **Quayside Amenity Area**

**Objective** - To protect and preserve quayside, natural heritage and river amenities through the provision of a public quayside area including walkway.

15.24 This zoning objective applies to the provision of a public quayside area incorporating a walkway/cycleway in the South Docks area from Albert Quay West to the Marina Walk at Shandon Boat Club and the provision of Horgan's Walk in the North Docks Area, in accordance with the Cork South Docks Local Area Plan 2008 and North Docks Local Area Plan 2005 respectively. Elements of public art will be actively encouraged along these walkways and information signage will be permissible within this area subject to agreement with the City Council. Further details are contained within the relevant public realm strategies which accompany both Local Area Plans.

#### ZO 20

# **Primary and Post-Primary Educational Facilities**

**Objective** - To provide for new primary and post-primary schools

**15.25** This objective facilitates the provision of primary educational facilities (Tha per school site) to serve the educational needs of the populations of the South Docks and the Old Whitechurch Road area and a post-primary school site of 2.4ha to serve the future population of the South Docks.

#### ZO 21

### **Cultural and Community Facilities**

**Objective** - To facilitate the provision of a cultural/community centre to provide for community and cultural uses in the South Docks near the proposed Water Street Bridge and to facilitate the provision of a flagship cultural facility within the South Docks in the Odlum's Building on Kennedy Quay.

**15.26** This zoning objective applies to the provision of two cultural and community buildings in the South Docks, as outlined in the South Docks Local Area Plan 2008. Firstly it applies to the provision of a civic



building in close proximity to the Water Street Bridge access, providing a central location in the South Docks. The provision of this facility including its precise location will be subject to detailed discussion with the City Council. Secondly this zoning objective applies to the provision of a major cultural facility in the South Docks in the Odlum's building which is a Protected Structure and is located in a prominent position on the waterfront opposite the major transportation hub at Kent Station.

### ZO 22

Third and Fourth Level Educational and Advanced Technology Facilities

Objective - To promote the development of Third and Fourth Level Educational Facilities and Research and Development, Innovation and Technology Development Facilities.

**15.27** This zoning objective applies to the provision of Third and Fourth Level Educational facilities and Research and Development, Innovation and Technology Development facilities in the South Docks.

### ZO 23

### **Rivers/Water Bodies Protection**

**Objective** - To protect and provide for the appropriate recreational/amenity and transport use of the river/waterways.

15.28 Rivers and waterways within the Cork City area are important to the city for their intrinsic qualities as open spaces and also for their landscape value, natural heritage value, recreational value and visual value (see Policies 10.8 and 10.10). Areas zoned for this purpose are protected as rivers/water body open spaces and for appropriate water-based recreational/cultural/river transport activity. Proposals for permanent or temporary commercial leisure uses will be open for consideration. The River Management and Use Plan, when completed, will provide a framework for the long term management of the River Lee in Docklands for recreational, environmental and other activities.