

City Development Plan 2009 - 2015

Variation (No.5) North Blackpool Local Area Plan

Adopted 26th September 2011



Cork City Council
Comhairle Cathrach Chorcaí

Mapping Amendments

The material amendments to Map 6: North Central Suburbs, Volume No. 2 of the Cork City Development Plan, 2009 - 2015 are as follows:

1. Rezone approximately 0.3 hectares currently zoned Residential, Local Services and Institutions to Business & Technology (see attached map for details) at the former Kilbarry (Blackpool) Rail Station.
2. Rezone approximately 0.6 hectares currently zoned 'Business & Technology' to 'Residential, Local Services & Institutions' at the Sunbeam Business Park.
3. Rezone approximately 0.15 hectares currently zoned 'Public Open Space' to 'Residential, Local Services & Institutions' within the Dulux complex.
4. Rezone approximately 1.5 hectares currently zoned 'Business & Technology' to 'Public Open Space' within the Dulux complex.
5. Rezone approximately 0.15 hectares currently zoned 'Mixed -Use' to 'Public Open Space' within the Sunbeam Business Park.
6. Rezone approximately 3.7hectares currently zoned 'Mixed-Use' to 'District Centre' within the former Sunbeam Industrial complex

Figure 1: Material amendments / land-use re-zonings

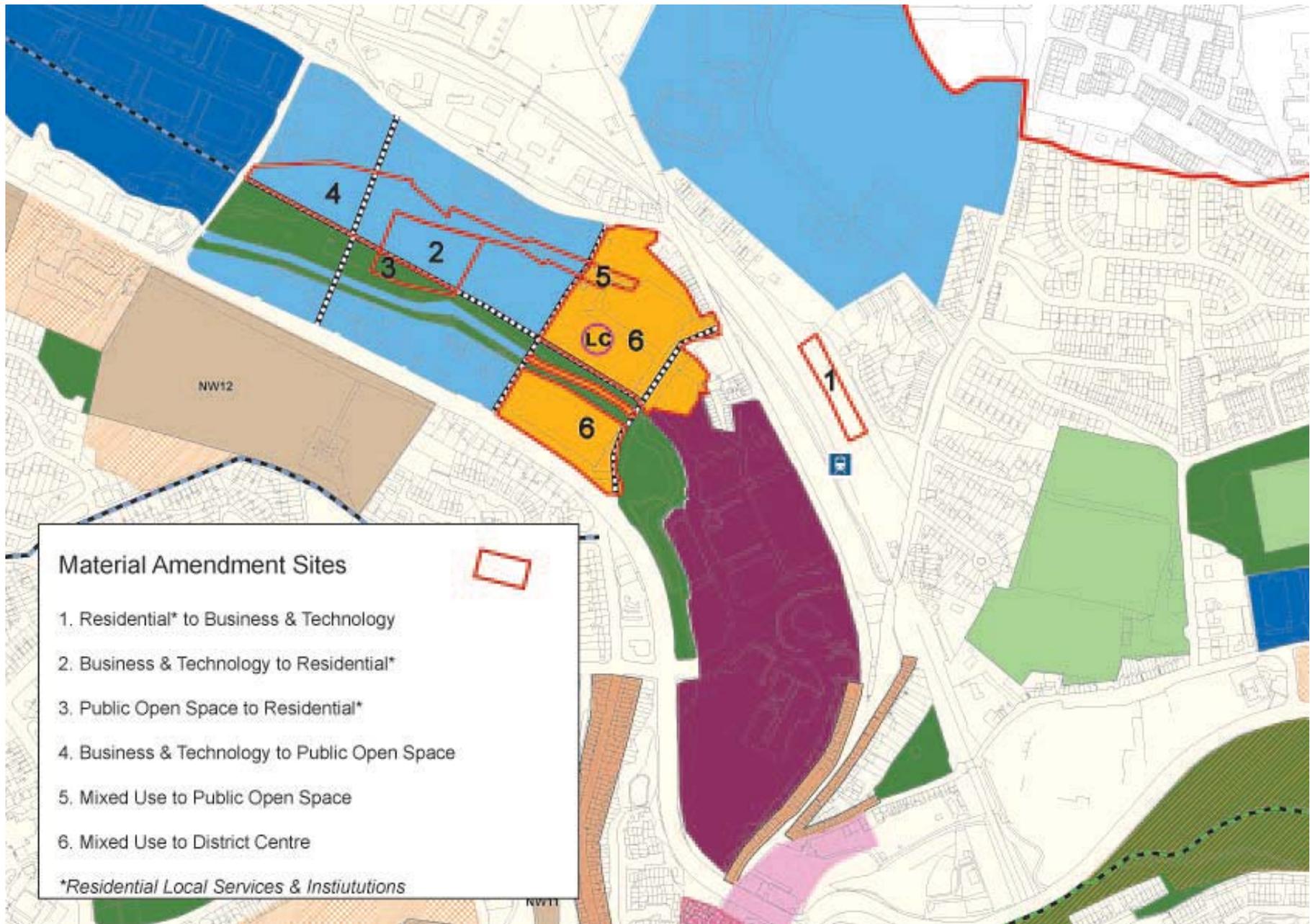
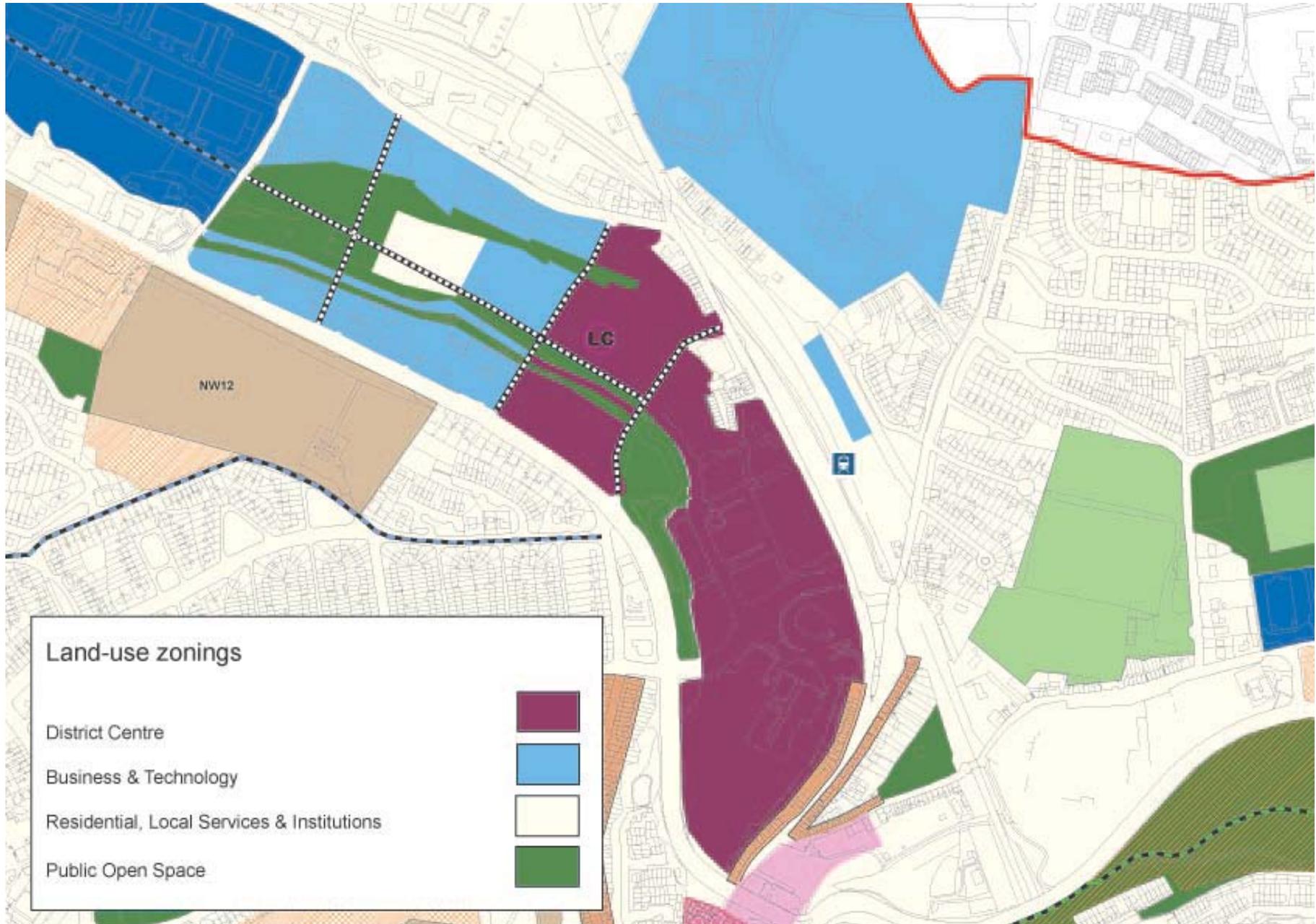


Figure 2: Resulting Map 11 North Western Suburbs Objectives, City Development Plan 2009 - 2015



Text Amendments

Chapter 14 Suburban Area Policies

[~~Strikethrough text~~ indicates deleted/omitted text, **Bold text** indicates new text]

Amend section 14.32

14.32 The Blackpool District Centre consists of the existing shopping centre with substantial surface free car parking and includes the recently constructed retail park **and the former Sunbeam lands** to the north. The shopping centre itself is in need of upgrade to allow for the diversification of its retail offer and to allow the centre evolve into fully functioning mixed-use, higher density urban centre. ~~A site for mixed uses is located north of the District Centre, with a business and technology zone between that site and Fitz's Boreen.~~

Amend title and opening line of Policy 14.2

~~Blackpool District Centre and Mixed Use Development Site~~

To support the upgrade and diversification of uses within the Blackpool District centre ~~and Mixed Use Development site adjacent to the north~~ as a vibrant mixed use precinct.

Retain sections 14.33, 14.34

Key land use and transportation Objectives

14.33 The primary use within the district centre will continue to be comparison and convenience retailing. Reinforcement of the existing retail offering will be encouraged providing it is compatible with the retail strategy (outlined in Chapter 4) and insofar as it contributes to the achievement of the primary objectives of comprehensive redevelopment and significant improvement in urban design qualities.

14.34 Secondary uses within the District Centre will include:

- Ground floor level commercial leisure (cafes, public houses, restaurants), retail offices, and local commercial and community services;
- Upper floor levels should be predominantly residential in character but other uses will also be appropriate, including a hotel, cinema and medical services and general offices of appropriate scale (as outlined in Chapters 3 and 14);
- It also an objective to seek a mix of uses that provide activity and animate buildings and streets and the public spaces to be created.

Omit section 14.35

~~14.35~~ The following uses are open for consideration in the mixed use zone:

- ~~• Retail warehousing;~~
- ~~• Residential, Local Services and institutional uses;~~
- ~~• General offices of appropriate scale (as outlined in Chapters 3 and 14);~~
- ~~• Business and technology uses.~~

Amend section 14.36

14.36 In seeking to create a sustainable mixed-use environment, residential uses will be a key component in the ~~mixed use site's~~ **area's** redevelopment. Residential uses will also be focused to the north east of the site, expanding and reinforcing the residential character of the area around Millfield Cottages and Millfield Terrace.

Amend reference to mixed use site in section 14.38

14.38 The location of a third level institute and/or educational facility for lifelong or continued learning in the northern city suburbs which would equip individuals with the skills needed for employment and provide communities with the capacity for further development will be supported. Land within the ~~Mixed Use Site~~ **former Sunbeam lands** may provide the opportunity to meet this requirement and is supported by objectives outlined in Chapter 7 Social and Community. The City Council recognise that Higher Education uses could similarly act as an engine to stimulate growth and regeneration within the wider northside suburbs (which currently experience disproportionately higher unemployment and poverty levels than the city population as a whole).

Amend section 14.39, omit last sentence

14.39 Proposals for other community uses, such as healthcare services, childcare facilities, community and sports facilities will also be encouraged within this zoning. ~~Convenience retail on a small scale to meet local need will also be considered such as a Local Centre (400 sq m net max.).~~

Retain sections 14.40, 14.41

14.40 The core element of the movement and access strategy is the development of an integrated movement strategy focussing on environmentally friendly modes of transport. The concept places an emphasis on achieving a balanced and sustainable modal split. Any redevelopment should contribute to the creation of adequate, safe and convenient access to the site for all modes of transport and provide opportunities to connect to public transport services i.e. provide / improve bus service facilities and interchange within the site and

connect to the proposed new railway station at Blackpool/Kilbarry. A high level of pedestrian and cyclist access should be prioritized through the site with appropriate facilities, such as cycle parking provided to encourage uptake.

14.41 A series of main road access routes are proposed to facilitate the progressive creation of high quality interlinked spaces and streets in any redevelopment of the area between the District Centre and Fitz's Boreen. This new road network can be laid out progressively if and when development occurs on the land.

- The main strategic access shall be via the N20 / Commons Road, providing connection to / from City Centre and towards Mallow to the north.
- A new north / south primary axis via a route to be extended through the middle of the site to Fitz's Boreen, adjacent to the riverside amenity corridor- continuing the recently completed north / south primary route through Blackpool Retail Park.
- New east / west axis via a route extending between the N20 and Redforge Road - to include provision of a new signal installation at a new junction on the N20.

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