



ADOPTED BY CORK CITY COUNCIL
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CORK CITY NORTHWEST REGENERATION

Masterplan & Implementation Report



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TABLE OF CONTENTS

Section	Title	Page	Section	Title	Page
1	Introduction	1	2	2.6 Existing Movement	10
	1.1 Background	1		2.7 Existing Topography	11
	1.2 Consultation	1		2.8 Existing Public Open Spaces	12
2	Context	2		2.9 Existing Tenure	14
	2.1 Legislative Background and Compliance	2		2.10 Environmental Designations	15
	2.1.1 National Spatial Strategy 2002 - 2020			2.11 Groundwater Vulnerability Soils	16
	2.1.2 National Development Plan 2007 - 2013			2.12 National Monuments	17
	2.1.3 Housing (Miscellaneous Provisions) Act 2009		3	Challenges and Opportunities	18
	2.1.4 South-West Regional Planning Guidelines 2010-2022			3.1 Strategic Planning Issues	18
	2.1.5 Cork Area Strategic Plan 2001-2020: Update 2008			3.2 Existing Built Form	18
	2.1.6 Cork City Development Plan 2009-2015	4		3.2.1 Constraints	
	2.1.7 Joint Housing Strategy - Cork City & County Councils 2009-2015			3.2.2 Opportunities	
	(i) Tenure Mix – Balanced Communities			3.3 Land Use	18
	(ii) Economic Climate			3.3.1 Retail Assessment	
	(ii) Potential Risks			3.3.2 Employment Generating Uses	
	(iv) Social and Community			3.3.3 Evening Economy	
	(v) Landscape and Natural Heritage			3.3.4 Residential	
	2.2 National Guidelines and Policy			3.4 Movement	18
	2.2.1 Delivering Homes, Sustaining Communities 2007			3.5 Topography	19
	2.2.2 National Action Plan for Social Inclusion 2007 - 2016			3.6 Public Open Spaces	19
	2.2.3 Towards 2016			3.7 Environmental Designations	19
	2.2.4 Sustainable Residential Developments in Urban Areas, 2009			3.8 Groundwater Vulnerability	19
	2.2.5 Strategic Environmental Assessment			3.9 Services	19
	2.2.6 Appropriate Assessment			3.10 National Monuments	19
	2.3 Study Area	7			
	2.4 Existing Built Form	8			
	2.5 Existing Land Use	9			

TABLE OF CONTENTS

Section	Title	Page	Section	Title	Page
4	Masterplan Review	20	6	Socio-Economic Study and Strategy	30
4.1	Land Use Strategy	20	6.1	Introduction	30
4.1.1	Education		6.2	A socio-spatial Profile of City Northwest	30
4.1.2	Community Facilities		6.2.1	Defining the Urban Area	
4.1.3	Retail		6.2.2	Population Change	
4.1.4	Residential		6.2.3	Age Structure	
4.1.5	Employment Generating Uses		6.2.4	Households	
4.1.6	Roads Objective		6.2.5	Housing	
4.1.7	Variation to the City Plan		6.2.6	Labour Force and Economic Status	
			6.2.7	Educational Attainment	
			6.2.8	Travel and Accessibility	
			6.2.9	Social Wellbeing	
5	Vision and Framework Strategy	24	6.3	Service Provision in the Regeneration Area (July 2011)	34
5.1	Vision	24	6.4	Economic Strategy - A socio-spatial Profile of City Northwest	36
5.1.1	Better Homes		6.4.1	Current Climate	
5.1.2	Enhanced Social and Economic Opportunities		6.4.2	Key Challenges	
5.1.3	Improved Transport Links		6.4.3	Core of the Economic Strategy	
5.1.4	Better and Safer Streets, Squares and Parks		(i)	Ongoing Stakeholder Consultation	
5.2	Framework	25	(ii)	Getting Employers Involved	
5.2.1	Land Use		(iii)	Labour Market Initiative	
5.2.2	Building Heights		(iv)	Local Market Initiative	
5.2.3	Public Open Space		(v)	Fiscal Incentives	
5.2.4	Vehicular Movement		(vi)	Support Delivery of the Western Corridor	
			(vii)	Planning Certainty	
			(viii)	Develop the Image and Brand of Cork City Northwest	
			(ix)	Flagship Projects	
			(x)	Horticultural School	
			(xi)	Monitoring and Measuring Benefits	

TABLE OF CONTENTS

Section	Title	Page	Section	Title	Page
7	Implementation Strategy	38	7	7.4 Closure of Hollyhill Lane	58
7.1	Introduction	38	7.4.1	Existing Layout	
7.2	Study on Existing Stock	40	7.4.2	Implementation Strategy	
7.2.1	Site Location and Description		7.5	General Implementation Strategy	61
7.2.2	Existing Dwelling Sizes		7.6	Tenure Diversity	61
7.2.3	Existing Built Fabric		7.7	Construction Phasing Strategy	61
7.2.4	Design of External Layout		7.8	Housing Relocation Strategy	61
7.2.5	Refurbishment Option Comparison with New Build		7.9	Comments on Costing – 10 Year Programme	61
7.3	House Construction and Demolition Phases 1-5	42	7.10	Other Work	63
7.3.1	Existing Layout				
7.3	House Demolition and Construction Phases 1-5		8	Next Steps	64
7.3.1	Existing Layout				
7.3.2	Housing Demolition and Construction Strategy		Appendix	Appendix I: A Social Mosaic	66
7.3.3	Private Housing Strategy				
(i)	Areas Reserved for Private Housing				
(ii)	Occupancy Clauses				
(ii)	Density				
(iv)	Serviced Building Lots				
(v)	Marketing and Branding				
7.3.4	Phase 1 - Demolitions (House Demolition and Construction)				
7.3.5	Phase 1 – Construction Cost Estimate (House Demolition and Construction)				
7.3.6	Phase 2 - Demolitions (House Demolition and Construction)				
7.3.7	Phase 2 – Construction Cost Estimate (House Demolition and Construction)				
7.3.8	Phase 3 - Demolitions (House Demolition and Construction)				
7.3.9	Phase 3 – Construction Cost Estimate (House Demolition and Construction)				
7.3.10	Phase 4 - Demolitions (House Demolition and Construction)				
7.3.11	Phase 4 – Construction Cost Estimate (House Demolition and Construction)				
7.3.12	Phase 5 – Demolitions (House Demolition and Construction)				
7.3.13	Phase 5 – Construction Cost Estimate (House Demolition and Construction)				
7.3.14	Phases 1- 5 Summary				

TABLE OF CONTENTS

Tables & Figures

List of Tables

Table 1:	Population Targets for Cork Gateway and Cork City 2010-2022.
Table 2:	Net Land Requirement for Planning Area and Local Authorities
Table 3:	Population Change
Table 4:	Population by Age Group (Census 2006)
Table 5:	Resident Population by Ethnic Group
Table 6:	Household Structure
Table 7:	Number of Persons per Household
Table 8:	Housing Tenure
Table 9:	Economic Status
Table 10:	Employment Patterns
Table 11:	Education Qualifications
Table 12:	Transport - Car Ownership
Table 13:	Means of Travel
Table 14:	Disabled Persons by Age Group
Table 15:	Carers by Number of Hours Unpaid Work

List of Figures

Page

Tables & Figures

List of Figures

Figure 2.1	Zoning Designations, Cork City Development Plan 2009 – 2015 – Knocknaheeny Study Area outlined in red
Figure 2.2	Strategic Location with Study Area outlined in red
Figure 2.3	Cork City Northwest: Local Context
Figure 2.4	Cork City Northwest: Existing Built Form
Figure 2.5	Cork City Northwest: Non-residential Land Uses
Figure 2.6	Cork City Northwest: Existing Movement
Figure 2.7	Cork City Northwest: Existing Gradient Levels
Figure 2.8	Cork City Northwest: Existing Public Open Spaces
Figure 2.9	Cork City Northwest: Existing Housing Tenure
Figure 2.10	Cork City Northwest: Existing Environmental Designation
Figure 2.11	Cork City Northwest: Groundwater Vulnerability
Figure 2.12	Cork City Northwest: Existing Soil Types
Figure 2.13	Cork City Northwest: Existing National Monument Locations
Figure 4.1	Proposed Masterplan 2001, Wain Morehead & Associates
Figure 4.2	Existing Retail Centres in the Indicative Catchment Distance
Figure 4.3	Extract from Cork City Council's Development Plan for City Northwest Area
Figure 5.1	Cork City Northwest: Development Concept
Figure 5.2	Cork City Northwest: Proposed Land Use
Figure 5.3	Cork City Northwest: Proposed Building Heights
Figure 5.4	Cork City Northwest: Proposed Open Space
Figure 5.5	Cork City Northwest: Proposed Street Hierarchy
Figure 5.2	Strategic Access to Western Corridor - Knocknaheeny Study Area outlined in red

Page

I. INTRODUCTION

I.1 Background

This document sets out the implementation strategy for the regeneration of the City Northwest area of Cork. This strategy has been prepared by the National Building Agency / Housing Agency on behalf of Cork City Council.

The original Knocknaheeny/Hollyhill masterplan was published in April 2001 by Wain Morehead Architects and Frapoli-Green-Chatin Architectes Associés outlining future physical proposals for the area. The vision outlined in the masterplan sought to 'enable the redefinition and improvement of the Knocknaheeny area by the implementation of a feasible overall planning; urban design; architectural and landscape masterplan'.

A review of the Masterplan was undertaken at the request of the Department of Environment, Community & Local Government (DECLG). A comprehensive rolling programme of demolition and replacement housing of the highest standard was agreed to be undertaken by Cork City Council and the community due to the serious shortcomings in the existing properties and the need to plan for the future.

A number of aims were established such as:

- **Restructure the housing provision** to create a better balance of type and tenure
- Evaluate **accessibility** and movement
- Improve the **physical condition** of the neighbourhood
- Evaluate the needs of the community in terms of **job opportunities**, learning initiatives, community development and facilities
- Improve and **enhance the image** of north west of the city both locally and nationally
- Help to **combat crime** and anti-social behaviour and enhance the sense of security
- Have **regard to City, Regional and National Planning policies and objectives**

I.2 Consultation

The 2001 Masterplan underwent a process of extensive consultation. As part of formulating this Implementation Strategy Cork City Council with the NBA has instigated consultation with the elected representatives. A draft masterplan was put on display and the results of the consultation have been incorporated into this document.

Cork City Council have worked closely throughout the summer/autumn of 2011 with the elected representatives, residents and other key stakeholders to disseminate and debate the vision, development concept and proposals outlined in the following chapters. Strategic Environmental Assessment and Appropriate Assessment Screenings have been completed.



Fig 1.1 Cork City Northwest study area delineated in red

2. CONTEXT

2.1 Legislative Background and Compliance

This Masterplan and Implementation Report has been established within the context of the following legislative hierarchy:

- National
 - National Spatial Strategy 2002 - 2020
 - National Development Plan 2007 - 2013
 - Housing (Miscellaneous Provisions) Act 2009
- Regional
 - South-West Regional Planning Guidelines 2010 - 2022
- Local
 - Cork Area Strategic Plan 2001 - 2020: Update 2008
 - Cork City Development Plan 2009 - 2015
 - Joint Housing Strategy for Cork City and County Councils 2009 - 2015

2.1.1 National Spatial Strategy 2002 - 2020

This strategy guidance document is based on concentrating development to key areas across the country. Cork is identified as a 'gateway city'.

2.1.2 National Development Plan 2007 - 2013

The National Development Plan 2007 - 2013 set aside €21.2 billion to meet the housing needs of some 140,000 new households.

2.1.3 Housing (Miscellaneous Provisions) Act 2009

This Act establishes a framework for a more strategic approach by local authorities to the delivery and management of housing services. Among the measures provided for in the Act are; the adoption by housing authorities of: housing services plans, homelessness action plans and anti-social behaviour strategies.

Housing Policy Statement, 2011

The new policy statement is a framework for a number of legislative and policy initiatives in the short to medium term. It is based on a number of fundamental principles and goals that will form the foundation of a substantial reform programme. There will be greater emphasis on:

- Choice
- Equity across housing tenures
- Delivering quality outcomes for the resources invested.

Summary of measures outlined:

- More equitable treatment of housing tenure
- Transfer of responsibility for long term recipients of rent supplement to local authority housing
- New mechanisms for the delivery of permanent social housing
- All affordable housing schemes stood down
- Formal review of Part V
- Pending Publication of Housing Strategy for People with Disabilities

2.1.4 South-West Regional Planning Guidelines 2010-2022

The South-West Regional Planning Guidelines 2010-2022, provide an overall spatial planning framework for the region to 2022, supporting the strengthening of the Cork Gateway. The "Gateway" is defined as Cork City and the Metropolitan area in County Cork. Population targets have been set for the region by the Department of the Environment, Community and Local Government and these have been translated by the South-West Regional Authority. The Cork Gateway has been allocated a target population of 336,600 persons by 2016 and 381,500 persons by 2022. Cork City which forms part of the Gateway has been allocated a target population of 134,710 persons by 2016 and 150,000 persons by 2022 (see Table 1 below).

Table 1: Population Targets for Cork Gateway and Cork City 2010-2022.			
Planning Area	Population Target 2010	Population Target 2016	Population Target 2022
Cork Gateway	296,600	336,600	381,500
Cork City	127,710	134,710	150,000

In order to give local authorities guidance in the preparation of their

Table 2: Net Land Requirement for Planning Area and Local Authorities					
Planning Area	Housing Units 2010	Housing Units 2016	Housing Units 2022	Difference 2010-2022	Net Land Requirement 2010-2022
Cork Gateway	127,749	153,000	182,044	54,295	595ha
Cork City	52,377	62,730	74,638	22,261	148ha*
* Estimated land requirements (including substantial brownfield sites in the City)					

development plans and local area plans, the quantum of housing required in the future based on the population targets, was determined. According to the guidelines the housing estimates are absolute figures without provision for headroom. The guidelines state "The calculation of housing units required is based on the level of vacancy and frictional losses in the market. The downturn in the economy and the re-adjustment of the housing market will result in a lower housing unit/household conversion rate. Previously the conversion rate was 1.3 (based on high level of second homes and investor housing in the housing boom period). This figure has been adjusted to 1.15 as a result of the downturn in the housing market". Furthermore "The gross land requirement in terms of hectares required will have to be calculated by each local authority, based on applicable local densities in different areas, availability of existing brownfield sites; together with additional allowance for headroom, to allow for choice, sequencing and other local factors."

Based on the population targets, the guidelines have determined a need for 54,295 housing units to be provided, in the Cork Gateway area over the period 2010-2022. Similarly 22,261 housing units will need to be provided for Cork City, over the same period. In terms of Net Land Requirement, some 595 ha will be required for the Cork Gateway and some 148 ha for Cork City (see Table 2).

A Core Settlement Strategy has been included in the Guidelines with regard to the population and housing targets outlined. Priority is given to growth in the Gateways (including Cork City) and hubs. "This core strategy will reverse the past and current patterns of growth and development that have hitherto resulted in an imbalance of development between urban and rural areas. This is causing higher infrastructural costs, increased travel to work and a consequential risk to the bio-diversity in the region".

Within this core strategy, growth would primarily be focussed on the development of the Cork Gateway and two hubs of Mallow and Tralee/

2. CONTEXT

Killarney. It will be characterised by a sharp upturn in the population of Cork City, with a moderation of the rate of growth in the southern suburbs and an acceleration of population growth in the northern suburbs of Cork City. It will also mean a moderation of the rate of population growth in villages and rural areas so as to achieve a more balanced rate of growth between urban and rural areas around the Gateway and Hub towns and higher rates of population growth in those towns served by sustainable transport. The focus of new housing development will take place in the Gateways and Hubs in line with the population targets for 2022. The primary focus in Cork City will be on brownfield sites. Development in brownfield site areas should be accompanied by appropriate higher development densities to sustain the investment in high quality public transport and infrastructure.

2.1.5 Cork Area Strategic Plan 2001-2020: Update 2008

The Cork Area Strategic Plan 2001- 2020 (CASP) sets out a strategic plan for the development of the Cork City Region to 2020. Key objectives of the plan are:

- Regeneration of Cork City as the engine of the region
- Development of Metropolitan Cork as an integrated unit, rebalancing growth around the city by directing growth to the northern and eastern sides of the city along the rail corridor (with additional areas at the edge of the city at Ballyvolane and Tramore Valley identified for growth in the CASP update)
- Reinforcement of the Ring Towns
- Provision of an integrated transport system
- Infrastructure to be provided in tandem with development
- Creation and maintenance of a high quality environment

2.1.6 Cork City Development Plan 2009-2015

The Cork City Development Plan sets out the City Council's policies and objectives for the development of Cork City to 2015. The following policies specifically deal with Regeneration and the north west area:

Zoning Objectives

Figure 2.1 highlights the land use zoning designations for north west of the city. Objectives of particular importance to the area are as follows:

- Landscape Preservation Zone NW8 (highlighted in beige) skirts the boundary to the St Mary's Hospital site. Objective NW8 specifically

refers to the desire to increase tree coverage on the lower slopes of the hospital site and also to explore the potential for a publicly accessible vantage point.

- Areas of High Landscape Value (denoted in hatched orange lines) to the area currently accommodating St Mary's Hospital
- Local Centre designated to south-east just outside the study boundary (highlighted in light purple)
- Neighbourhood Centre designated to south of study area (highlighted in pink)
- Objective for a new road through St Mary's site west from the Harbour View Road to Baker's Road to the east (highlighted in a dashed black and white line)
- Objective for a proposed-upgrade (Walkways-Cycleways) to Holyhill Road (highlighted in a dashed black and blue line)
- Objective NW9: Knocknaheeny Water Tower highlights the importance of the Water Tower and associated lands around the structure as a landmark feature

2.1.7 Joint Housing Strategy - Cork City & County Councils 2009-15

The following policies and objectives are considered important for the regeneration of the area, including:

- *Policy 6.4 Housing Mix*
 - "It is the policy of Cork City Council to encourage the establishment of sustainable residential communities by ensuring that a mix of housing and apartment types, sizes and tenures is provided within the city."
- *Policy 6.6 Locations of Increased Density*
 - "To promote increased density where appropriate to do so."
- *Policy 6.8 Private Sector*
 - "The City Council will support the further expansion of the private owner occupier and private rented sectors to ensure the continuation of a range of housing choices in the city."
- *Policy 6.10 Improvement of Existing Housing Stock*
 - "The City Council will continue to improve the physical condition of the housing stock by the implementation of regeneration, refurbishment and enhancement schemes and through continuing commitment to its estate management function will work towards ongoing improvement in the living environment in our estates."
- *Policy 6.12 Distribution of Social and Affordable Housing under Part V*

- "To require that one quarter of the reserved land be for social housing and the remaining three quarters be for affordable housing subject to the exceptions set out below:
 - To exempt certain wards (including Knocknaheeny), where there is a high concentration of social housing, from the provision of social housing. Affordable housing only will be required.
 - The policy does not apply in respect of proposed developments that are specifically exempt from the Part V requirement of the Planning and Development Acts 2000-2006 or in respect of proposed developments of student housing."
- *Policy 6.13 Social Housing Integration*
 - To provide integrated and mixed housing schemes, including provision for affordable and social housing, throughout the city having regard to counteracting social segregation and to improving social and economic balance."

The aim of the Joint Housing Strategy is "To have available to every household a good quality affordable dwelling suited to its needs in sustainable neighbourhoods with easy access to a range of community facilities, amenities and local services". The strategy is of particular significance to the Regeneration Programme as it also advocates the development of multi-tenure cohesive developments, the maintenance and enhancement of existing residential areas and the development of a high quality private rented sector. The Housing Strategy is also critical to the success of Cork City as an NSS Gateway, specifically in relation to redirecting population growth into the city area and thereby reversing the population decline in Cork City.

The main implications for the Housing Strategy on Phase I of the Cork City Northwest Regeneration are outlined below.

(i) Tenure Mix – Balanced Communities

One of the core objectives of the Housing Strategy is to promote balanced and sustainable communities. This process involving the transformation of the tenure mix within the Regeneration Area will be achieved by working with the various stakeholders, in order to address the challenges outlined in the Regeneration Programme. It will be a significant task in achieving the optimum tenure mix and in effect, this requires a 'private housing strategy' outlining a range of strategies to encourage tenure mix.

2. CONTEXT

Cork City has one of the highest concentrations of social housing in the country. To counteract undue segregation between persons of different social backgrounds and to ensure there is an appropriate balance between social, affordable and mainstream provision within communities, the Housing Strategy recommends that the social/affordable split on reserved land within the city should remain at the 25/75 split. Certain wards such as Knocknaheeny have a proliferation of social housing and therefore, in meeting the Part V obligation, affordable housing only will be required in such wards.

In these straightened economic times, the delivery of private investment into the regeneration area will be a major challenge. The requirement whereby only affordable housing and no social housing be provided as a means of meeting the Part V obligation, should act as an incentive for private investment.

(ii) Economic Climate

The difficult economic conditions which currently prevail, has resulted in an increasing number of homeowners who have been subjected to large pay reductions or even job losses, finding it difficult to pay their mortgage or even falling into mortgage arrears. Likewise a number of households who rent privately are having difficulty paying their rent. Securing mortgage funding for a house purchase in a tightened credit market is proving extremely difficult. The net result is that the social housing lists are increasing, at a time when local authority funding is being cut.

(iii) Potential Risks

The Housing Strategy states that the City Council will support the further expansion of the private owner occupier and private rented sectors to ensure the continuation of a range of housing choices in the city. Inherently the risk for the Regeneration Programme is a prolonged slump in the housing market, resulting in little or no private investment in housing in the area. This would result in new residents not been attracted to the area thereby resulting in little or no change in the tenure mix of the area. The end result would be the delivery of sustainable regeneration communities over a longer time frame than originally envisaged.

(iv) Social and Community

Policy 7.6 Community Facilities

‘To support the development and provision of a range of community facilities throughout the city. Facilities should be designed to be flexible in

terms of their usage and adaptable over time. Adequate community facilities should be provided so that they are accessible to everyone and where possible provided close to existing centres so that a range of services are provided.’

Policy 7.19 Disadvantaged Areas/RAPID

‘To support and promote the development of RAPID and other disadvantaged areas, including the implementation of projects and commitments outlined under the programme.

There are four RAPID areas in the city, three of which are located in the northside of the city (Knocknaheeny/Holyhill/Churchfield, Blackpool/The Glen/Mayfield and Fairhill/ Gurranabraher/Farranree) and on the southside located in Togher/Mahon.

(v) Landscape and Natural Heritage

Specific Objectives Relating to Landscape Preservation Zones

Objective NW8:

‘To increase tree coverage on the lower slopes of the hospital site and to protect and enhance the existing tree coverage at the boundary of the site; ‘To explore potential for publicly accessible vantage point.’

Parks Projects

‘North-West District Park 15-30 ha (Knocknaheeny)

A location has been identified for a District Park to serve the North-West of the city which is located mainly in the County area but will be developed by the City Council. Funding has been applied for under the National Development Plan 2007-2013 (NDP) to develop the park. It is important that the park be located close to existing residential areas to ensure maximum usage and benefit to the community. It will also benefit the overall regeneration of the area. The park should contain a variety of facilities e.g.

sports pitches, hard surfaces, courts, amenity walkways, pitch and putt, children’s play grounds, open parkland etc.’

Suburban Road Transport Measures

‘It is the policy of the City Council to ensure the following non-national road infrastructure road improvement schemes:

- Possible new road from Harbour View Road, through St. Mary’s Orthopaedic Hospital, to Baker’s Road.’

2.2 National Guidelines and Policy

Other relevant national guidelines and policy include:

- Delivering Homes, Sustaining Communities 2007
- National Action Plan for Social Inclusion 2007 - 2016
- Towards 2016
- Sustainable Residential Developments in Urban Areas, 2009
- Strategic Environmental Assessment
- Appropriate Assessment

2.2.1 Delivering Homes, Sustaining Communities 2007

This document was published by the Department of Environment, Heritage & Local Government in order to identify a vision for residential development up to 2027. The document sets out a range of actions to achieve this vision including:

- A legislative programme to support reform of social housing and the delivery of housing programmes;
- Support schemes for social housing tenants seeking homeownership, meeting the needs of elderly or disabled persons to adapt homes to meet changing circumstances;
- Effective use of the 21 billion housing programme investment from the NDP 2007 - 2013; and
- Focus on improved social housing stock quality with housing and neighbourhood renewal schemes.

2.2.2 National Action Plan for Social Inclusion 2007 - 2016

Focusing on social inclusion and the life cycle approach.

2.2.3 Towards 2016

Ten year strategic framework for economic and social development reflects significant commitments in the housing area. The agreement reflects a desire to transform Irish housing services over the coming decade by improving the quality of housing as well as expanding provision of housing supports.

2.2.4 Sustainable Residential Developments in Urban Areas, 2009

Primarily the guidelines promote increased residential densities in appropriate locations such as town and city centres, brownfield sites, inner/suburban/infill and outer suburban/greenfield sites, institutional lands and towns/villages.

2. CONTEXT

2.2.5 Strategic Environmental Assessment

As per Article 13(I) of the Planning and Development Regulations 2001 a Strategic Environmental Assessment (SEA) Statement of the Cork City Development Plan was carried out. This Implementation Framework has taken cognisance to the assessment.

Directive 2001/42/EC of the European Parliament and of the Council, of 27 June 2001, on the assessment of the effects of certain plans and programmes on the environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use planning. The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 [Statutory Instrument Number (SI No.) 435 of 2004], and, the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Both sets of regulations became operational on 21 July 2004.

‘Screening’ is the process for deciding whether a particular plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA. The screening procedure is based on criteria set out in Annex II of the SEA Directive, which is reproduced in Schedule 2A – Criteria for determining whether a plan is likely to have significant effects on the environment. The purpose of this screening report is to consider whether the proposed Implementation Framework requires Strategic Environmental Assessment (SEA). It shall consider whether or not the proposed Implementation Framework is likely to have significant effects on the environment of the City Northwest area.

Screening involves the formal consideration of:

- the Characteristics of the Plan; and
- the Characteristics of the environmental effects of the plan and the Area likely to be affected.

An SEA screening of this Draft Implementation Framework has been carried out in accordance with the directive and regulations.

The SEA screening report concludes that it does not appear that there is a need for a need for an SEA in this instance and recommends that the City Council does not proceed to SEA scoping in this case.

A Flood Risk Assessment (FRA) has been carried out and flooding is not considered to be a significant risk factor.

2.2.6 Appropriate Assessment

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as “The Habitats Directive”, provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are candidate Special Areas of Conservation (cSACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/ECC).

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites (Annex I.I). Article 6(3) establishes the requirement for Appropriate Assessment (AA). In some cases this is obvious from the start, for instance where a road is to pass through a designated site. However, where this is not the case, a preliminary screening must first be carried out to determine whether or not a full AA is required.

This Implementation Framework is not a statutory document however legislation dictates that all plans that may have an impact upon a Natura 2000 site must be screened for appropriate assessment.

Screening determines whether appropriate assessment is necessary by examining:

1) whether a plan or project can be excluded from AA requirements because it is directly connected with or necessary to the management of the site, and

2) the potential effects of a project or plan, either alone or in combination with other projects or plans, on a Natura 2000 site in view of its conservation objectives, and considering whether these effects will be significant.

An AA screening of this Draft Implementation Framework has been carried out in accordance with the directive and regulations.

The AA screening report establishes that there is no potential for significant effects and that the North West Regeneration Masterplan can proceed as proposed.

2. CONTEXT

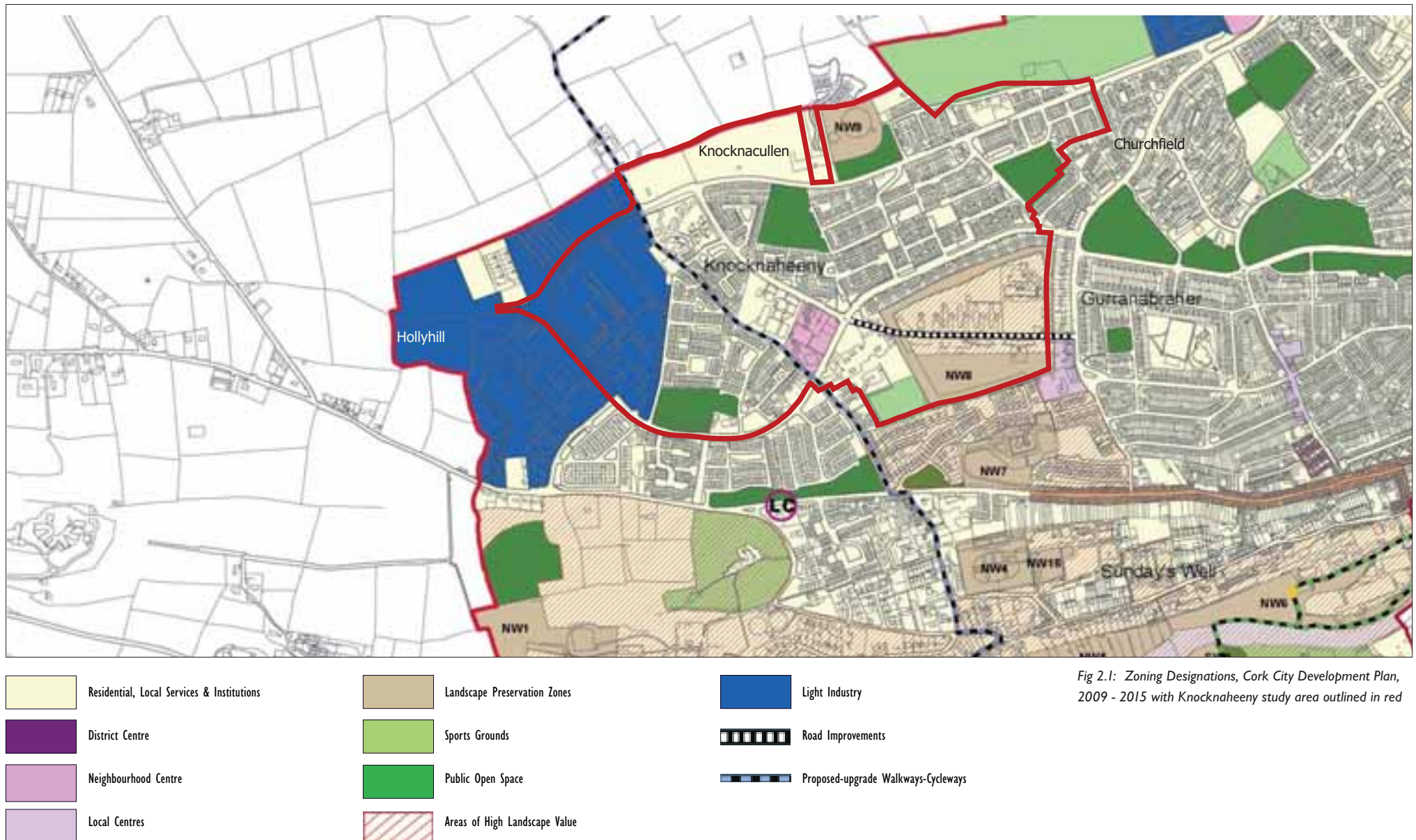


Fig 2.1: Zoning Designations, Cork City Development Plan, 2009 - 2015 with Knocknaheeny study area outlined in red

2. CONTEXT



Fig 2.3 Cork City Northwest: Local Context

2.3 Study Area

Located in the north-western fringe of Cork city the southern and western boundary is formed by Harbour View Road and includes St. Mary's Hospital with the northern boundary the Kilmore Road. The eastern boundary is marked by the Churchfield area. Harbour View Road and Kilmore Road are the main access points to this part of the city. The study area outlined in red in Figs 2.2 and 2.3 adjacent consists of just over 80 hectares (207 acres). The overall area spans over 1.4 kilometres from west to east and 900m north to south.

Currently the site is dislocated from the N20; a major arterial route into the city centre. However the National Roads Authority have preliminarily designed a preferred route for the proposed western section of the Northern bypass. A dedicated junction with this strategic piece of proposed infrastructure is considered a priority to raise the profile of the area and create a new gateway to the city in the north west of the city.



Fig 2.2: Strategic Location with the study area delineated in red

2. CONTEXT

2.4 Existing Built Form

Residential development within the area mainly takes the form of two-storey, terraces, many of which back onto rear access alleyways. The figure adjacent highlights in red the backs of residential properties which are exposed whereas the fronts of residential properties are highlighted in blue.

There are also numerous areas where open spaces are backed onto by housing creating a lack of surveillance and a significant perceived lack of safety.

These forms have allowed concealed anti-social behaviour to flourish thereby compounding the social issues within the area and inhibiting activity within the public domain.



Fig 2.4 Cork City Northwest: Existing Built Form

2. CONTEXT

2.5 Existing Land Use

The City Northwest area incorporates numerous residential dwellings, namely Killiney Heights, Kilmore Heights, Courtown Drive amongst others. The building stock is in varying degrees of condition. This is discussed in more detail in Chapter 7.0 Implementation Strategy. An amount of demolition work has occurred within Dunmanus Park and new housing units have been constructed in its place to a high architectural standard.

Hollyhill Industrial Estate, to the west of the study area is highlighted in purple in the map adjacent. This estate accommodates many businesses one of which being the Apple Computer factory; a significant employer in Cork city.

St. Mary's Hospital is located on a significant area of land to the south east of the study area. The key buildings are highlighted in blue in the map adjacent. Construction work of a new 50-bed community nursing unit has recently been completed and the unit aims to provide long-stay therapeutic, rehabilitative and medical care for older people.

Retail and Commercial uses are highlighted in pink in the map adjacent. The existing neighbourhood centre at Knocknaheeny is located at the junction of Harbour View Road and Courtown Drive. The uses consist of Hollyhill Shopping Centre, a single storey red bricked building with a Supervalu anchor tenant and ancillary units accommodating a betting shop, fast food outlet, a public house and a butcher shop. Another smaller local centre exists to the south of the study area at the Harbour View Road immediately east of the reservoir. A second local centre is located along Baker's Road and contains vibrant and well established retail and commercial uses such as a Credit Union, Public House, Betting Shop and a 'Centra' convenience retail store. The Terence MacSwiney Community College is located at the junction of Courtown Drive and the Harbour



Fig 2.5 Cork City Northwest: Non Residential Land Uses

View Road. The use is highlighted in yellow in the map adjacent.

The college, as well as delivering Junior and Leaving Certificate Programmes, also delivers a range of Post Leaving Certificate courses for adult learners and has been proactive in its delivery of the Department of Education and Sciences Back to Education Initiative

(BTEI).

A primary School, St Mary's on the Hill, is located on Courtown Drive. A COPE Foundation residential and educational centre is located at the junction of Kilmore Road and Courtown Drive.

The centre caters for children and adults with

intellectual disability through its systems of early intervention, schooling, training, adult day services and supported employment.

This centre provides residential accommodation for sixty persons with intellectual disability.

2. CONTEXT

2.6 Existing Movement

The main district distributor route in the area is Harbour View Road. This road links the Hollyhill Industrial Estate to the west to St Colmcille's Road a major arterial route inbound to the city centre. Kilmore Road, Courtown Drive and Knocknaheeny Avenue, and a new link opened as part of Block D, act as local distributor routes within the area.

Upper Hollyhill Lane is an existing pedestrian way that follows a desire line from the Blarney Road northwards to Kilmore Heights. The opportunity for improving this pedestrian way is a statutory objective within the current City Development Plan as outlined in section 2.1 of this document: Planning Policy Review.

At present pedestrian movement is restricted. The layout of building footprints in a strong west-east orientation and large institutional uses such as St Mary's Hospital restricts north-south desire lines to facilitate a more direct connection to the city centre.

The extent and quality of the footpath network within the area is generally good. Safe cycling routes are poorly promoted in the area.



Fig 2.6 Cork City Northwest: Existing Movement

- Main Distributor Roads
- Local Access Roads

2. CONTEXT

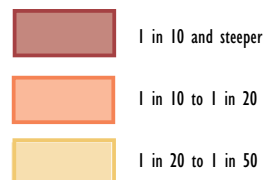
2.7 Existing Topography

The existing topography within the area takes the form of a major ridge to the north of the study area extending in an east-west direction. From this point the gradient gradually steepens as one approaches the river Lee to the south of the study area. Here, the gradient is 1:10 and steeper. The majority of the study area lies within an area where the slope is manageable between 1:20 - 1:50 with a limited area between 1 in 10 to 1 in 20.

There are restrictions to future development in areas where slopes are greater than 1 in 10. These practices are no longer sustainable, given the variety of negative impacts on the environment generally, as well as accessibility.



Fig 2.7 Cork City Northwest: Existing Gradient Levels



2. CONTEXT

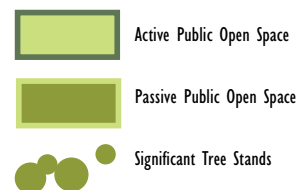
2.8 Existing Public Open Space

There is considerable passive open space with a lack of apparent function within the area. Much of the open space is poorly defined by building frontage. Gable ends and long boundary walls unsatisfactorily front much of the open space. It should be noted that there is little public planting of trees, shrubs or flowers within the study area, apart from some mature Scot's Pines located within the grounds of St. Mary's Hospital. These tree-stands have been protected within the current development plan as outlined in section 2.1 of this document. The overall impression is of a hard built landscape, exacerbated by the sloping topography of the area and the exposed aspect, with inappropriately sited public open space.

There are many areas of active playing pitches in the area. These pitches are highlighted in the map adjacent in light green. This presents a significant public open space amenity. However, their location is fragmented and in parts unsuitably placed within residential blocks creating a wide uncomfortable sense of enclosure.



Fig 2.8 Cork City Northwest: Existing Public Open Space



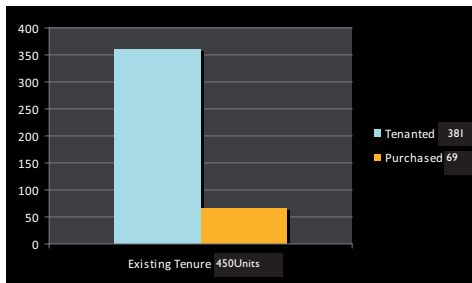
Glandore Park: The dysfunctional public open space is too open, poorly fronted and without any real sense of enclosure.

2. CONTEXT

2.9 Existing Tenure

The masterplan area extends from Kilmore Road Upper in the north to Harbour View Road and St. Mary's Hospital in the south and from Baker's Road and Churchfield Road in the east to the city boundary in the west. Knocknaheeny and the adjacent Hollyhill areas were built as social rented housing units from the early 1970's and with the exception of some tenant purchase units these areas remain predominantly social rental housing. The first principle of those set out in the masterplan document to 'Favour a social mix and a diversity of family unit' set a significant challenge when it was published in 2001. The recent economic crisis has increased this challenge further.

In the part of the plan relating to Knocknaheeny, Cork City Council proposes to promote private development naturally from areas of more significant private ownership such as Knocknacullen and Churchfield. In the implementation strategy outlined in Chapter 7.0 approximately 218 new private residential units are



proposed. There are approximately 450 dwellings in Phases 1-5, of which 69 dwellings are privately owned and it is proposed to demolish these in order to develop a new residential quarter in the area. It is the objective of Cork City Council to facilitate as many of these private owners as possible to remain in the area by offering replacement housing units within those areas it

is proposed to redevelop on a house-for-a-house basis.

In the Hollyhill area there is already almost 33% private ownership and it is hoped that the interventions proposed here will encourage existing council tenants to purchase their properties. Each stage of the regeneration of Hollyhill will provide sufficient dwellings

in each phase to allow the decanting of dwellings in the phase subsequent. This will also include those private owners who will be offered a new house in place of their own where it is necessary to demolish their current home to permit the improvements proposed in the strategy.

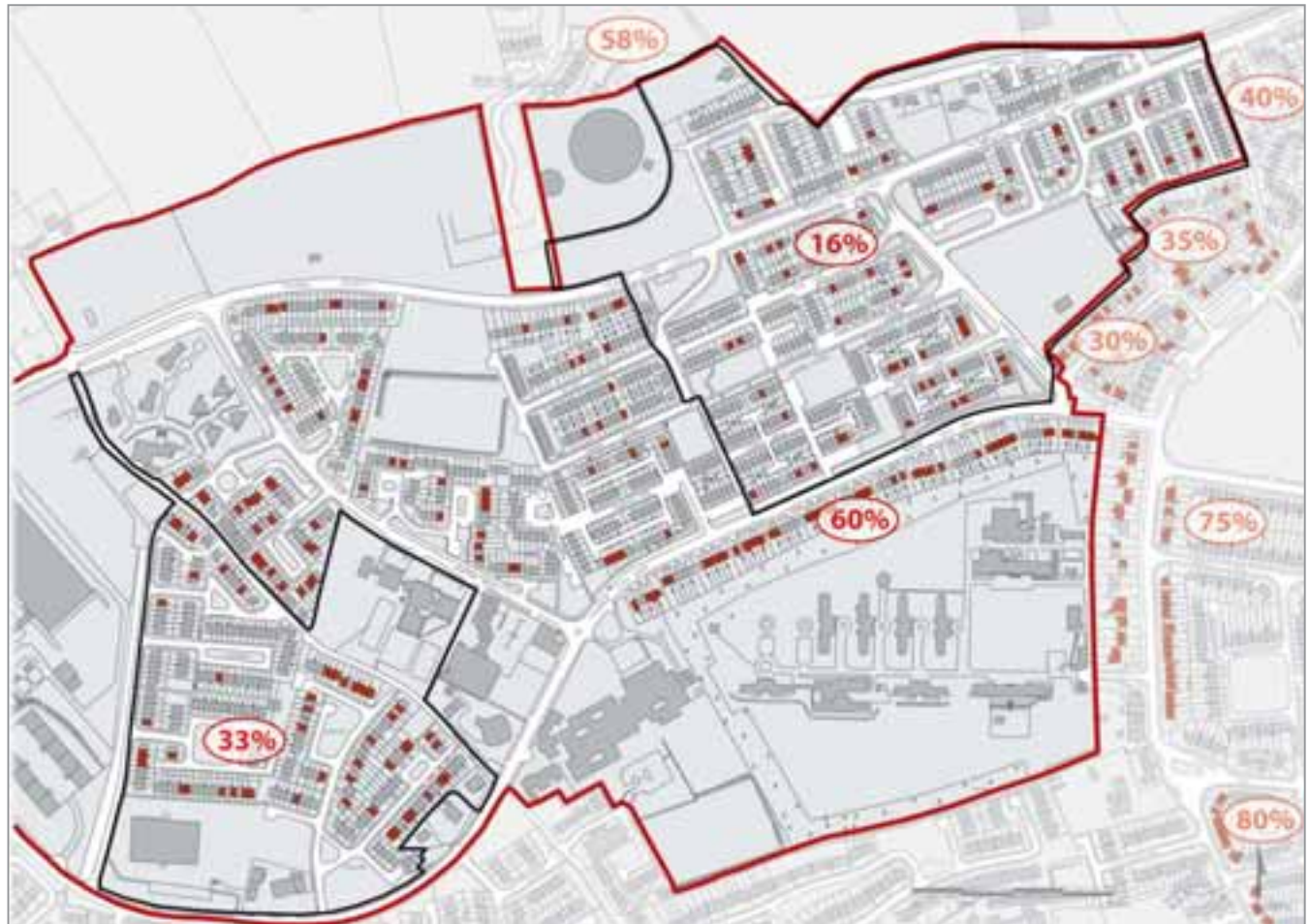


Fig 2.9 Cork City Northwest: Existing Housing Tenure

Existing privately owned properties are highlighted in red whereas percentages indicated in red indicate approximate levels of private ownership in the relevant areas.

2. CONTEXT

2.10 Environmental Designations

There are no national environmental designations (SPA's, SAC's, NHA's existing and proposed) within the vicinity of the study area.

The City Council has designated **Areas of High Landscape Value** (AHLV) within the city under its current development plan. These areas (identified in yellow) have high landscape character and visual amenity that is important to conserve and enhance by implementing development that responds appropriately to its context and the site's landscape assets. New development will be appropriate in these areas providing it has a neutral or positive impact on the landscape by adopting design responses that are both sensitive and imaginative.

The City Council has also designated **Landscape Preservation Zones** under its current development plan. These areas are landscape sites and assets which have limited or no development potential, typically because their landscape character combines distinctive topography/slope, tree cover, setting of historic structures/other types of open spaces and other landscape assets. Landscape Preservation Zones are highlighted in orange in the map adjacent. Of significance within the study area is the zone within St Mary's Hospital with significant mature Scots Pines and also the existing water tower structure, a citywide landmark, to the northern ridge.



Fig 2.10 Cork City Northwest: Existing Environmental Designations



2. CONTEXT

2.11 Groundwater Vulnerability

The map adjacent indicates that groundwater vulnerability within the study area to be mainly “Extreme”. There are small pockets, highlighted in red in the map adjacent, where rock is near the surface.

In areas where proposed development may cross through zones of high groundwater vulnerability, specific design measures for drainage may be required to prevent surface activity from polluting the underlying groundwater.

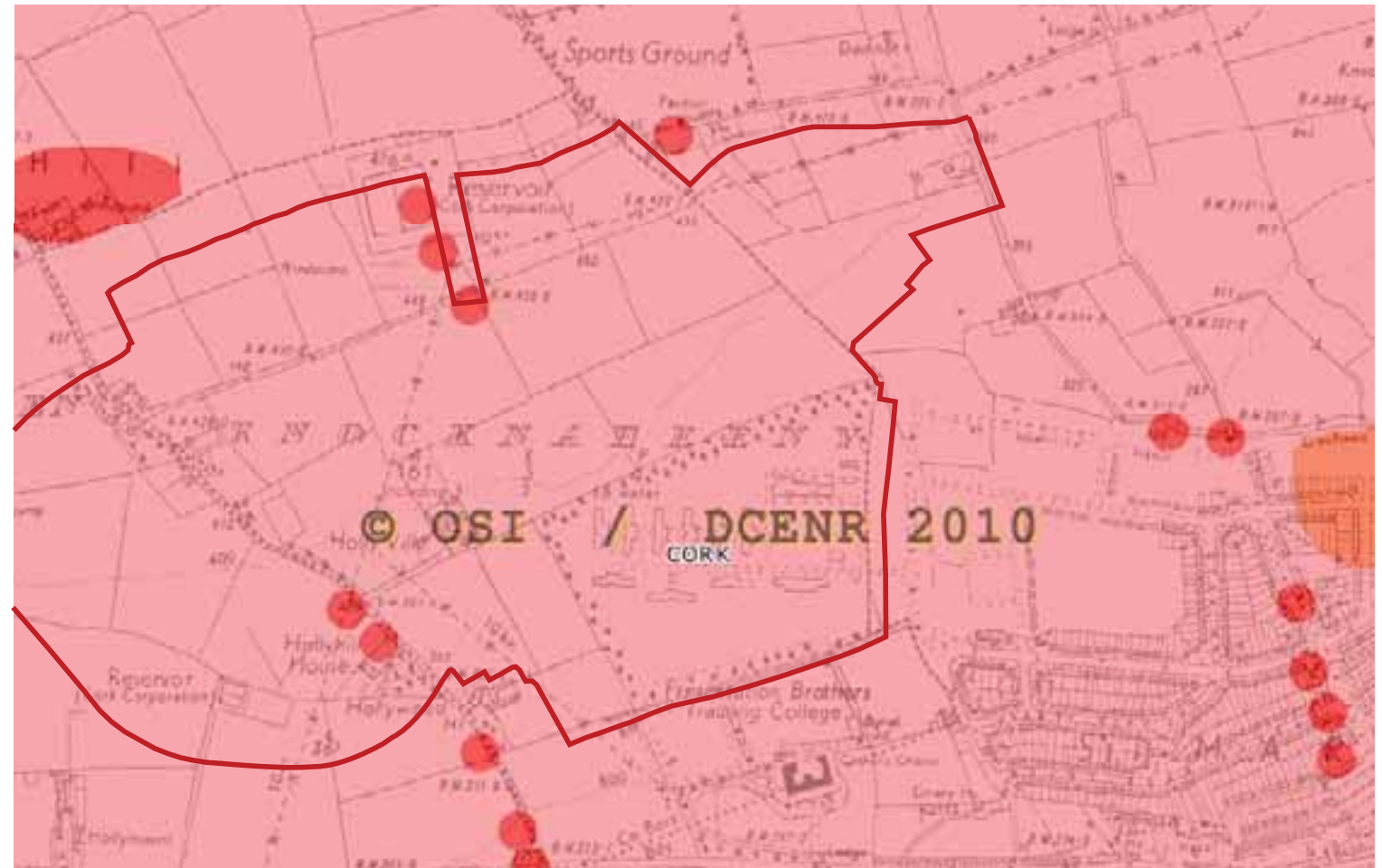
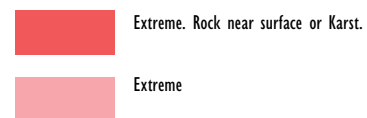


Fig 2.11 Cork City Northwest: Groundwater Vulnerability



2. CONTEXT

2.12 Soils

The GSI (Geological Survey of Ireland) Teagasc Sub-Soil database demonstrates that soil types found within the study area range from 'Made Ground' to Till derived from Devonian Sandstone. The geotechnical properties of tills, shown in the map adjacent in red, are usually firm to stiff, however due to their low plasticity, they are very susceptible to softening and deterioration in wet weather, especially if heavily trafficked. When the clay tills are kept dry, they present relatively little difficulty to building construction.

Active bedrock as shown to the northwest of the study area in grey might result in subsidence or instability of the ground surface

Made ground, highlighted in blue, represents the prevailing soil type in the area. It is present within the study area to variable depths and is associated with prior road construction and the construction of significant residential developments.

No pits quarries or landfills are situated in the study area itself.

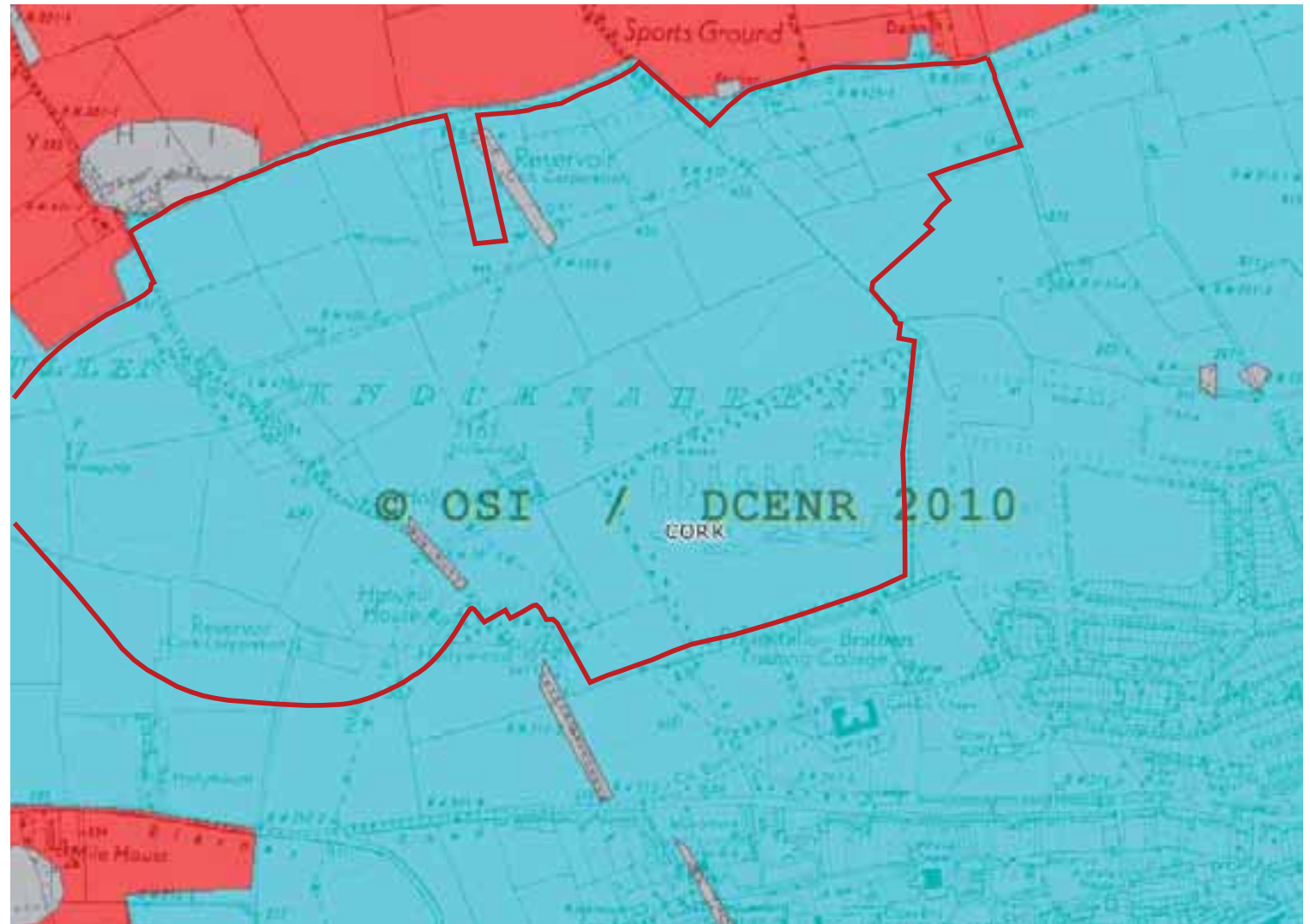


Fig 2.12 Cork City Northwest: Existing Soil Types

2. CONTEXT

2.13 National Monuments

Three Recorded Monuments were identified in close proximity to the study boundary. All Recorded Monuments have statutory protection and should be regarded as constraints. Consultation with the Department of Arts, Heritage and the Gaeltacht is required from the outset to determine suitable buffer zones.

The RMP sites outside of the study area appear to date from 500 AD to the late medieval periods and represent churches and associated graveyards.

The locations of the Records identified in the map adjacent may represent an estimation and as such there is potential for encountering these features anywhere in the general vicinity within the study area.

CO074-015: Standing Stone

A stone which has been deliberately set upright in the ground, usually orientated on a north-east-south-west axis, although other orientations do occur, and varying in height from 0.5m up to 6m. They functioned as prehistoric burial markers, commemorative monuments, indicators of routeways or boundaries and date from the Bronze and Iron Ages (c. 2400 BC - AD 500), with some associated with early medieval ecclesiastical and burial contexts (c. 5th-12th centuries).

CO074-017002: Church

A building used for public Christian worship. These can be of any date from c. 500 AD onwards.

CO074-017001: Graveyard

The burial area around a church. These date from the medieval period (5th-16th centuries) onwards.



Fig 2.13 Cork City Northwest: Existing National Monument Locations

3. CHALLENGES AND OPPORTUNITIES

This section summarises the key challenges and opportunities which were identified for the City Northwest during the survey and analysis stage.

3.1 Strategic Planning issues

In order to provide the strategic context for the masterplan review, relevant recent national, regional and local policies were reviewed. The key messages from the review are:

- Cork city needs to provide a variety of good quality house types to attract and retain highly skilled workers, in order to help the region realise its economic growth aspirations. The focus must be on high quality design and the creation of high quality housing environments.
- New housing developments should be concentrated within the city area, as it is anticipated that economic and population growth will be focused in these areas.
- There is a need for intervention in the City Northwest housing market to tackle the areas of housing in the poorest quality to help create a long term sustainable community where neighbourhood management is actively developed.
- New housing developments or the restructuring of existing housing areas should adopt 'designing out crime' principles, to address community safety and anti-social behaviour problems.
- Any strategy developed should ensure the long term sustainability of the area, concentrating development within the existing neighbourhood and local centre, providing a wide range of attractive facilities and ensuring that it is well served by a range of means of transport.

3.2 Existing Built Form

An urban design and townscape assessment was undertaken of the existing built and natural form of the northwest. A number of constraints and opportunities were identified. These can be summarised as:

3.2.1 Constraints

- Road network - prevailing east-west orientation of building blocks acting as barriers to north-south connectivity.
- Poor entrance to the area.
- Lack of public open space with a clear purpose/function
- Poor permeability in some parts and too much in others.

3.2.2 Opportunities

Conversely a number of major opportunities were identified in the area which will help to underpin the development of the masterplan:

- Areas of open or vacant land with major potential for environmental improvement or new development.
- Create distinct character areas.
- Develop a clearly defined hierarchy of streets and routes through the area, especially streets with a north-south orientation to break the prevailing east-west layout.
- Create a joined up, loose grid aligned to run harmoniously with the site contours.
- Junction of Harbour View Road and Courtown Drive has the potential to become a major node of activity.
- Views to the watertower should be promoted to aid wayfinding and overall legibility of the area.

3.3 Land Use

3.3.1 Retail assessment

The neighbourhood centre for residents is centred at the junction of Courtown Drive and the Harbour View Road. This consists of a public house, a SuperValu

convenience retail store and associated small retail units such as a take away and betting shop. The main weaknesses of the existing neighbourhood centre are:

- The age and condition of the buildings.
- Absence of dedicated parking.
- Interrupted retail frontage.
- Poorly managed premises and spaces.
- Poor frontage to the public realm.

In contrast, a small local centre is located along Baker's Road which contains a mix of vibrant uses such as Gurranbraher Credit Union, a public house, betting shop and a Centra convenience retail store. The main opportunity for the neighbourhood centre at the junction of Courtown Drive and Harbourview Road is to maintain the focus of the retail centre at its current location and explore the potential of developing a strong retail frontage along the Harbourview Road.

3.3.2 Employment Generating Uses

There is a need to:

- Promote a mix of employment generating uses at the existing neighbourhood centre at the junction of Courtown Drive/Harbourview Road with small scale business units and workshops as well as live-work units.
- Exploit employment generating potential within the HSE lands building upon the existing healthcare assets to create competitive advantage.

3.3.3 Evening Economy

There is an opportunity to:

Create a multi-purpose sports/community venue to act as a key attractor for the City Northwest area, subject to the proper planning and sustainable development including an assessment of need and impact on existing areas.

3.3.4 Residential

The existing residential type within the area is homogenous with two-storey family housing being the predominant variety. There is an opportunity to create Mixed Tenure and Density, an Appropriate Unit Mix as well as meeting the highest standards in sustainability and Energy Efficiency in building construction. Plans to develop a boxing club facility within the current open space on the southern end of Knocknaheeny Avenue are in train.

3.4 Movement

A number of key issues emerged from the analysis stage and are summarised as follows:

- Lack of strategic access to national road network (N20).
- The need to improve the accessibility of the area for all modes of transport, from the car to the pedestrian.
- Lack of formal pedestrian crossing facilities, particularly along key junctions at the Harbourview Road.
- Lack of dedicated car parking spaces.
- Parking and vehicle movement on and across areas of open space.
- Parking issues where parked cars obstruct cycleways/pedestrian footways.
- A number of issues were identified such as Holyhill Lane in relation to safety and security. Particular problems are the backlanes and alleyways (cut-through's) in the area which suffer from overgrown vegetation, littering and poor lighting.
- Deficient dedicated cycle ways along major distributor roads.

There are opportunities to:

- Gain strategic access to the proposed western bypass from the Harbour View Road along Blarney Road.
- Explore the roads objective through St.Mary's

3. CHALLENGES AND OPPORTUNITIES

Hospital to assist in opening up the lands for employment generating uses and allow access to the unique landscape assets located to the southern boundary of the site.

- Create streets with vertical and horizontal deflections to aid traffic calming from the outset.
- Increase access arrangements of Hollyhill Industrial Estate and Apple so that footpath, cycle and links between this area and the residential areas are made as direct and attractive for workers as possible.

3.5 Topography

The sloping topography heightens the significance of the built form. Development will be restricted in areas where the slope exceeds 1:10. The majority of the area is located outside this band. However, it is still pertinent to consider sensitively the impact of proposed buildings on sightlines and views within and from outside the area.

3.6 Public Open Space

The location on the periphery of the city and close proximity to the countryside is not apparent due to the poor connections between the area and the city and the countryside on the doorstep. There is an opportunity to create a suitable transition of landscape from rural to semi-rural to urban and recognise and integrate the existing key natural assets within. Because the northern ridge's viewpoints are particularly sensitive there is potential to develop an active recreational park with soccer and sporting pitches at this location rather than constructing new buildings. This active recreational area will act as a key destination for locals and people from the wider city. There is an opportunity in the longer term to create a strong link from St Mary's Hospital to this new active recreational park.

3.7 Environmental Designations

There are no national environmental designations. However, the City Council has designated **Areas of High Landscape Value (AHLV)** and a designated **Landscape Preservation Zones** within the city development plan. There is a unique opportunity to conserve and enhance these designations with a built form and landscape structure that responds appropriately to its context and the site's landscape assets. New development should be appropriate in these areas providing it has a neutral or positive impact on the landscape by adopting design responses that are both sensitive and imaginative.

3.8 Ground Vulnerability/Soils

The groundwater map indicates "Extreme" small pockets where rock is near the surface. A key challenge in relation to proposed new development is to ensure that where development may cross through zones of high groundwater vulnerability, specific design measures for drainage may be required to prevent surface activity from polluting the underlying groundwater.

3.9 Services

Issues in relation to the provision of services including roads, foul and surface water sewers, watermains and other utilities such as fibre optics and broadband as well as capacity issues need to be addressed by means of a services infrastructure masterplan. Once these issues have been dealt with they will open up opportunities for inward private investment which in turn will facilitate the tenure mix strategy.

3.10 National Monuments

The study identified three Recorded Monuments in close proximity to the study boundary. A key challenge in relation to proposed development is to be aware that records identified may represent an estimation and as such there is potential for encountering archaeological features anywhere within the study area. Consultation with the Heritage Officer at Cork City Council as well as the Department of the Arts, Heritage and the Gaeltacht should be carried out during the sketch design stage of any proposed development.



Poor quality public realm



Challenges

Dumping in Knocknaheeny



Boarded up Houses in Knocknaheeny



Opportunities

Existing Established Local Centre along Baker's Road

4. MASTERPLAN REVIEW2

An analysis of the 2001 Masterplan by Wain Morehead & Associates was carried out to identify the key principles and objectives to be retained and promoted while allowing for refurbishment and remodelling rather than widespread demolition.

4.1 Land Use Strategy

4.1.1 Education

As part of the 2001 Masterplan prepared by Wain Morehead and Associates, a Learning Neighbourhood was promoted at the site of the existing Terence MacSwiney Community College. The planning process is well advanced with respect to the provision of a public library at this location fronting onto the Harbour View Road. It will consist of a general library, teenagers/childrens library section, an outdoor teaching space as well as a terraced outdoor performance space. The location of the proposed library is promoted in this Implementation Framework as it aims to maximise

a sustainable neighbourhood centre location with a mixture and balance of land uses, which meet a combination of need appropriate to this area. It is intended that the design of the library will reflect its location as a Gateway Building.

4.1.2 Community Facilities

The 2001 Masterplan highlighted the need for new and improved community services and facilities at the junction of Harbour View Road and Courtown Drive. A new civic & community building has recently been completed at this location. There is further opportunity in this Implementation Framework to build on the existing concentration of community and civic uses. The existing neighbourhood centre is currently under-utilised with poor street frontage in parts. By strengthening the community/civic mix and bringing in wider community facilities, the 'community node' brings forward the regeneration of the area and will



Existing Hollyhill Shopping Centre



Civic & Community Building
(recently constructed at the junction of Harbour View Road and Courtown Drive)

significantly add to the vitality and vibrancy of City Northwest, thus delivering key economic and social aspects of the 2001 Masterplan strategy.

4.1.3 Retail

The 2001 Masterplan proposed the location of retail uses primarily at the neighbourhood centre, on the site of the existing Hollyhill Shopping Centre and at an existing local centre at Baker's Road. Four other proposed local centres were identified in the masterplan, namely at:

- Knocknaheeny Avenue
- Hollyhill Lane/Blarney Road junction
- Ardculen/Harbour View Road junction
- Ardculen/Hollyhill Road junction

Cork City Council has subsumed two centres statutorily within its current Cork City Development Plan, 2009 - 2015; the existing neighbourhood centre at Hollyhill and an existing local centre at Baker's Road. Please refer to Figure 4.1: Proposed Masterplan, 2001 (by Wain Morehead and Associates).

The Cork Retail Study 2008 asserts that where an area is planned for additional population growth, such as at Knocknaheeny, 'it will be necessary to consider the need for expanding existing neighbourhood centres'. In addition, a specific objective for the neighbourhood and local centre, contained within the retail study aims to 'prevent change of use of local shops to non-retail'.

Within the Implementation Framework, there is an opportunity for the neighbourhood centre at the junction of Courtown Drive and Harbour View Road and the local centre along Baker's Road to maintain the focus of the retail centre at their current locations and explore the potential of developing a strong retail frontage along the Harbour View Road and increasing

the retail mix and floorspace at this location, where physically feasible.

In considering the five other proposed local centre locations which were proposed as part of the 2001 masterplan it was decided that consolidation of the existing retail centres was more favourable. According to the document *Shaping Neighbourhoods* by Barton, Grant & Guise, typical neighbourhood centres have a walking catchment of 400 - 800m. The existing neighbourhood centre at the Harbour View Road more than caters for the wider Northwest area. See Figure 4.2. Furthermore, local centres have a typical catchment of 250-400m. It was felt that the existing local centre at Baker's Road would fulfill local access to retail facilities. The remaining five 'proposed' local centres were considered, in the context of this Implementation Framework, to be supplementary and therefore omitted. Their inclusion, as part of this Implementation Framework, would only facilitate greater displacement and fragmentation of the retail offer.

4.1.4 Residential

The spatial objectives of the 2001 Masterplan seeks to 'infill, construct and add to existing houses in order to augment the density of the area'. The emerging Implementation Framework will aim to retain this objective and provide a variety of good quality house types to attract and retain highly skilled workers, in order to help the area realise its economic growth aspirations. The focus must be on high quality design and the creation of high quality housing environments, including the provision of housing for the elderly and special needs housing.

The 2001 plan proposed the renovation and reconstruction of the majority of housing north of Harbour view Road bounded by Knocknaheeny Avenue, Kilmore Road and Courtown Drive. Having considered

4. MASTERPLAN REVIEW2

this aspect of the 2001 Masterplan in light of current economic conditions, it has been established that the objective of achieving a more sustainable community can still be achieved through a balance of demolition, refurbishment and new build. Complete demolition is proposed as part of Phases 1 - 5.

New build developments will initially involve the construction of replacement housing for those whose houses it is intended to demolish. These developments will address the extremely limited choice of housing in the neighbourhood and will include apartments along major transport routes and open spaces to increase the densities in line with those proposed in the 2001 Masterplan. The areas chosen for the earliest interventions in this Implementation Framework are generally those located within existing open spaces or areas where housing does not meet current government guidelines in terms of space standards/energy efficiency. Please refer to Chapter 7.0 Implementation Strategy for a detailed description on phasing and the promotion of tenure diversity.



Existing good quality housing



Fig 4.1: Proposed Masterplan, 2001 (by Wain Morehead and Associates)

4. MASTERPLAN REVIEW2



Fig 4.2 Existing retail centres with indicative catchment distance

4. MASTERPLAN REVIEW



Fig 4.3 Extract from Cork City Council's Development Plan for the City Northwest Area



Entrance to St. Mary's Hospital

4.1.5 Employment Generating Uses

As part of the 2001 Masterplan a major objective sought to 'enable and increase the esteem of the implantation of appropriate forms of employment which demand a higher proportion of unqualified manual labour'. This Implementation Framework seeks to build upon this objective in the creation of a high value manufacturing sector where there is a demand for not just low value production (as proposed in the 2001 masterplan) but across the whole product lifecycle from Research, Development and Innovation to design, distribution, marketing and support services. Building and sustaining competitive advantage and innovation needs advanced skills, expertise and experience spanning a complex range of activities and the Northwest area is a suitable location for a high value manufacturing hub.

4.1.6 Roads Objective

As part of the original masterplan an objective for a new road was proposed through the St Mary's Hospital site from Harbour View Road to Baker's Road. Cork City Council has a policy objective within their current development plan to provide a 'Possible new road from Harbour View Road, through St. Mary's Orthopaedic Hospital, to Baker's Road' - see Figure 4.3 below. It is proposed to retain this objective within the revised masterplan as it creates a direct connection to Baker's

Road and eastwards to the city centre. The road will also assist in unlocking the development potential for the St Mary's Hospital site and in general improve demand for and viability of development lands as required. The future link road to the N20 is to be promoted.

4.1.7 Variation to the City Plan

A number of the reviewed masterplan objectives are not in keeping with the City Plan and will require a variation to the City Plan



Apple Headquarters at Kilmore Heights

5. VISION & FRAMEWORK STRATEGY

5.1 Vision

In light of the 2001 Masterplan Review described in section 4.0 the vision for Cork City Northwest Regeneration strategy is to:

5.1.1 Create better homes with:

- Mixed tenure
- Mixed density
- An appropriate unit mix
- Improved energy efficiency
- The highest construction standards.
- High quality urban design.

5.1.2 Enhance social and economic opportunities

- Consolidate commercial and retail activity to the existing neighbourhood and local centre nodes.
- Employment floorspace – Exploit employment generating uses on underutilised lands.
- Promote high value manufacturing uses within Hollyhill Industrial Estate.
- Reinforce Community facilities: following a review of existing facilities and services to consider uses such as Health and Wellbeing Education Centre, Multi Purpose Arena (Boxing Club) and Flexible Community Spaces as part of mixed use blocks, Primary Health Care and GP Training Facility.
- New Local Retail Facilities – café's, restaurants.
- Education and learning facilities – Creation of education facilities in partnership with third level institutes as well as exploiting opportunities to link education and local industries e.g Biomedical / Apple.

5.1.3 Improve transport links

- Promote direct access from the proposed N22 Cork Northern Ring Road (Western Bypass) through the area eastwards to the city centre.
- Promote the roads objective through St.Mary's Hospital to assist in opening up the lands for



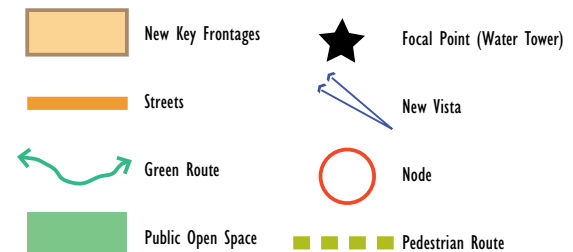
Fig 5.1 Cork City Northwest: Development Concept

employment generating uses and allow access to the unique landscape assets located to the southern boundary of the site.

- Although the re-opening of Upper Hollyhill Lane to vehicular traffic is an objective in Cork City Council's Development Plan through the recent public consultation process, and supported by overwhelming public support and by feedback from An Garda Síochána, it has been decided to close the lane subject to a variation to the City Development Plan and extinguishing rights of way.
- Create a high quality network of residential streets appropriately balancing the needs of all users.

5.1.4 Create better and safer streets, squares and parks

- Improve street layout to promote permeability.
- Increase legibility of the area by opening up views to the Water Tower.
- Create a high quality network open space; linking passive areas of open space on the southern part of the regeneration area to active recreational areas to the north.
- Consider densities and heights on a phase basis - having due regard to density guidelines Sustainable Residential Development in Urban Areas 2009.



5. VISION & FRAMEWORK STRATEGY

- Provide for Informal 'doorstep' children's play space / youth space.
- Generally, ensure that all new dwellings have access to private amenity space as well as en curtilage car parking where possible and parking spaces directly adjacent to dwellings where it is not .
- Establish a design guide and public realm strategy to establish quality benchmarks and to ensure a coherent visual effect by balancing hard and soft landscaping in line with good urban design principles will be a priority

The development concept in the Figure 5.1 sets out the spatial strategy for delivering the Vision.

5.2 Framework Strategy

The framework plan represents an aspiration for the development of a high quality, sustainable community which responds positively to the environmental, planning and economic context of the wider City Northwest area. A conservative approach for the short to medium term has been taken in consideration of the specific policies and objectives outlined in the City Development Plan 2009-2015. The following headings will be used to define the Framework Plan in greater detail:

1. Enhancement of the public realm
2. Ensuring active frontages, facing all public areas
3. Establishing appropriate building height to road width ratios
4. Creating a coherent open space network
5. Improving permeability and movement systems

5.2.1 Land Use

The land use framework strategy shown is a visual representation of the vision for the regeneration of the area in the short-term. It shows that the overall area has the potential to be a well-connected and vibrant urban neighbourhood based around well-designed and safe streets with well designed and appropriately scaled open spaces. The main features of the land use strategy are:



Fig 5.2 Cork City Northwest: Proposed Land Use

- A mixed use development comprising redevelopment of the existing neighbourhood centre fronted by active frontage of day and night time uses ensuring around the clock vibrancy and vitality.
- A range of community facilities to meet the needs of the new community and to also enhance the existing area.
- Improve the existing retail use at the junction of Harbour View Road and Courtown Drive to reinforce its status as a neighbourhood centre.

Encourage ground floor active frontage on all public routes. A retail feasibility assessment will be required as part of the planning application for this area.

- A new tree-lined avenue linking Harbour View Road with Kilmore Road providing a strong link to the proposed active recreation band to the north back to St. Colmcille's Road.
- A direct primary route from Harbour View Road through St Mary's Hospital to Baker's Road will be opened allowing for better access to the city as well

Mixed Use	
Retail	
Proposed Residential	
Nursing Home	

as assisting in unlocking the development potential of the site for medical and biotechnical employment generating uses.

5. VISION & FRAMEWORK STRATEGY

5.2.2 Building Heights

General building heights should be as indicated in the map adjacent. Furthermore, new developments must contain variations in height to add interest and variety to the skyline.

- Building heights should be appropriate to the intended density having regard to *Sustainable Residential Development in Urban Areas 2009*.
- An increased height should overlook the new north-south avenue and main routes to ensure maximum natural surveillance and also to create a comfortable enclosure ratio.
- Height and scale should respect the setting of existing residential amenity and preserve or enhance their character and appearance.
- Buildings which are taller than the general height should be situated in important locations such as at the neighbourhood centre. The design of these taller buildings needs careful consideration respecting the heights of existing developments such as the recently constructed Civic & Community building.
- Due to the exposed hillside location and sloping topography, development in the area is extremely visible across the city and environs. In addition to variations in height a variety of roof profiles should be considered to add interest and avoid monotony.



Fig 5.3 Cork City Northwest: Proposed Building Heights



Proposed 2 to 3 storey heights within the City Northwest



Civic & Community building (recently constructed at the junction of Harbour View Road and Courtown Drive)

5. VISION & FRAMEWORK STRATEGY

5.2.3 Public Open Space

This Implementation Framework seeks a big improvement in the quality of the open space available to residents and local people.

- The open space framework will be developed as a key element providing key spaces that will be integrated with the existing and new community
- The overall framework will include a range of landscape spaces ranging from quiet passive recreation areas to more active public spaces.
- Open views to the water tower are proposed through the realignment of the Kilmore Road whereas oblique views will be available from various points within the new development.
- A co-ordinated and imaginative approach to rainwater management is proposed including SUDS and rainwater harvesting.
- Cork City Council will co-operate with sports groups in developing recreational facilities. An Active Recreation Band is proposed to the north of Kilmore Road at the ridge. This area will consolidate existing and/or new pitches and associated facilities at one location ensuring optimum management. It may also accommodate multi-purpose and all weather fields and a walking / running circuit will be provided. An area for recreational use / public art will also be provided on Reservoir Site, Harbour View Road. Within the residential areas the availability of a wide range of facilities within a 10 minute walk or 800m is proposed.
- There are active GAA and soccer sports groups.



Fig 5.4 Cork City Northwest: Proposed Open Space

Proposed Local Play Area (within radius 80m)



5. VISION & FRAMEWORK STRATEGY

5.2.4 Vehicular Movement

This Implementation Framework aims to improve access to the area, making the street environment more pleasant and easier to use, reduce the need to travel by car and encourage people to walk, cycle or use public transport. High quality streets and spaces have many of the same benefits as those for open spaces. Their quality contributes to the character and success of a place and therefore their design is very important.

- The movement strategy proposed provides a well-connected network of high quality streets that provide a safe, accessible, comfortable and attractive environment for walking and cycling. Because of the existing prevalence of east-west connections, more north-south connections through the site have been proposed to create direct access and increase overall legibility of the area.
- With the exception of the primary vehicular access streets, all secondary streets within the new development will use the shared space principles and traffic calming measures.
- Homezones are proposed as part of the residential redevelopment within the proposed residential blocks.
- A green transport plan will be promoted for the area.

It is proposed that the implementation of the proposed Northern Western Bypass includes a connection through the area eastwards to the city centre to create a direct and convenient access to the strategic road network. It is also proposed that the implementation of the new road through St.Mary's Hospital, as promoted by the City Development Plan, be advanced to open up the significant amenity and development potential of the site to the general public.



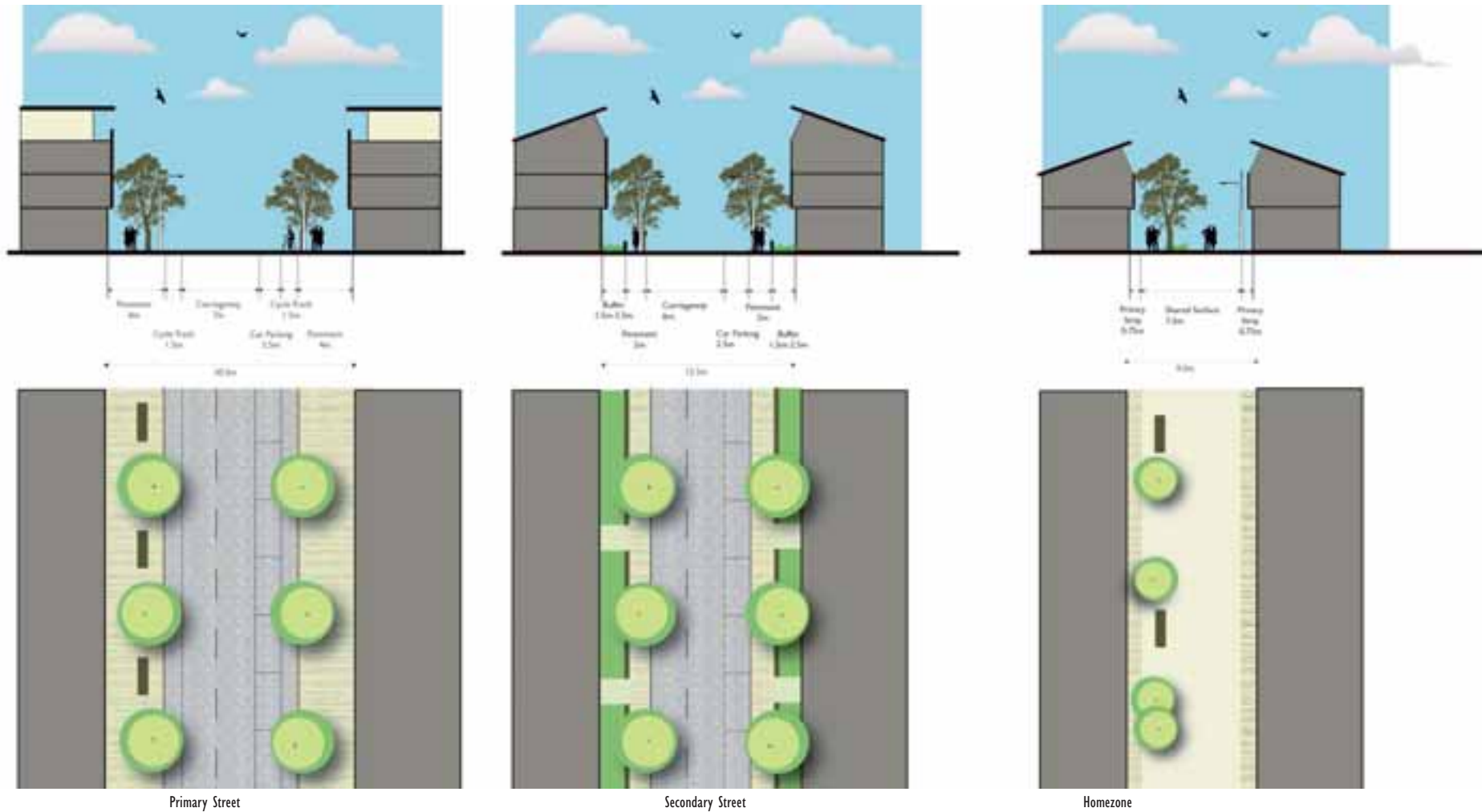
Fig 5.5 Cork City Northwest: Proposed Street Hierarchy

Primary Street	—
Secondary Street	—
Local	—



Fig 5.6: Strategic Access to Western Corridor with Knocknaheeny study area delineated in red

5. VISION & FRAMEWORK STRATEGY



6. SOCIO-ECONOMIC STUDY & STRATEGY

6.1 Introduction

The following is a summary of the base-line socio-economic situation in the City Northwest Regeneration Area. **Cork City Council will carry out a detailed social and economic profile of the area subsequent to the information gathered in the Census 2011 being published. This detailed study will enable Cork City Council to establish an appropriate range of performance indicators, against which the impact of the physical, economic and social regeneration can be assessed.**

Cork City Council will facilitate Government Departments and State Agencies such as the Department of Education and Science, the Department of Justice and Law Reform, the HSE, and indeed the Garda Síochána in the identification of key interventions appropriate to local circumstances. It is expected these will concentrate on the underlying issues such as early school leaving, long-term unemployment and single parenthood but also other problems in the area relating to health and well being. It is hoped that the implementation strategy set out in this document will eliminate the poor housing conditions currently prevalent in many parts of the regeneration area, but it is envisaged that housing support services will be required even after the completion of the physical regeneration.

6.2 A Socio- Spatial Profile of City Northwest

This section looks at the demographic, economic and social aspects of the masterplan area. The study focuses on the key variables that are representative of the area. These variables are calculated from data taken from the 2006 census of population and include certain measures of change, over the period 2002 to 2006.

The representative variables are also measured against similar variables for Cork City and the State. Comprehensive tables including the key variables for Knocknaheeny Electoral District (ED), Shanakiel Enumerator Areas (EA's) 17/075 and 17/076, Cork City and the State, have been included in Appendix I.

6.2.1 Defining the Urban Area

The geographical area straddles the Electoral District of Knocknaheeny and Shanakiel Enumerator Areas 17/075 and 17/76. The Electoral District and Enumerator Areas are suburbs of Cork City.

In assessing the representative variables, the figures for the Knocknaheeny ED and Shanakiel EA's were combined to obtain an average figure for the regeneration area.

6.2.2 Population Change

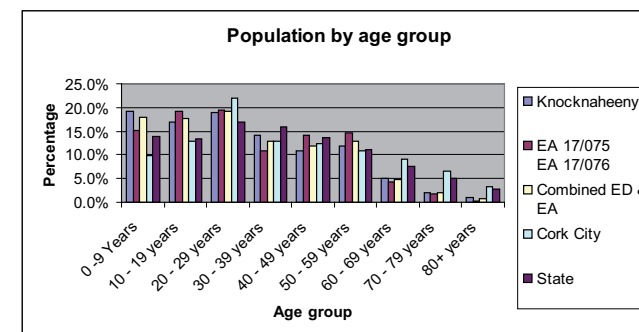
According to the CSO 2006 census, the population of the Knocknaheeny ED grew by 2.68 per cent during the years 2002-2006 while the population of the neighbouring Shanakiel EA's fell by -9.7 per cent. The decline in population of the Shanakiel Enumerator Areas is pretty significant when compared to the large increase recorded for the State (8.2 per cent) over the same period. The slight population increase recorded for the Knocknaheeny (2.68 per cent) is in contrast to the decline recorded for Cork City (-3 per cent), see Table 3 below.

Population	ED 039 Knocknaheeny	EA 17/075 & 17/076 Shanakiel	Combined ED & EA areas	Cork City	State
Pop (2006)	4,558	2,223	6,781	119,418	4,239,848
Pop (2002)	4,439	2,462	6,901	123,062	3,917,203
% Change	2.68%	-9.7%	-1.7%	-3.0%	8.2%

6.2.3 Age Structure

The contrasts in age profiles across areas are of particular significance because of their implications in terms of demand for local services: areas with younger age profiles tend to require different kinds of services and facilities (schools, childcare etc.) from those with older profiles (day care, home assistance etc.) In general, the age profile in the regeneration area shows a high youth segment of the population. In the Knocknaheeny ED over one third of the population (36.2 per cent) is between the ages 0-19 years. Similar figures (34.6 per cent) were recorded for the Enumerator Areas 07/075 and 07/076. These figures are large when compared with the overall figures recorded for Cork City (22.6 per cent), see Table 4.

Table 4: Population by age group (2006 Census)



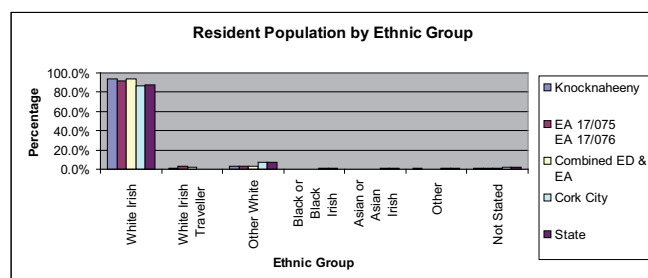
It is interesting to note that the regeneration area has a relatively high proportion of young persons. One third of its population is under 19 years. Although these areas have high youth ratios, there are also areas which in the census recorded either a very slight increase in population or in the case of Shanakiel ED, a significant population decline. It might be expected that areas with high percentages of young people would have high levels of population of growth.

The regeneration area shows relatively low elderly dependency ratios. Only 7.5 per cent of the population has been recorded as being over 60 years old. This figure is particularly low when compared with recorded figures of 18.9 per cent for Cork City and 15.4 per cent for the State. The low elderly dependency ratio recorded for the regeneration area, is surprising in the context of St Mary's Hospital being located in the area.

6. SOCIO-ECONOMIC STUDY & STRATEGY

According to the 2006 Census the majority of residents in the regeneration area are white Irish (93 per cent), this figure is higher than the State average (87 per cent). It would appear that the economic boom had little impact on migration into the area. The white traveller percentage of the residents is one per cent higher (1.7 per cent) than either the figure recorded for Cork City or the State (0.5 per cent), see Table 5.

Table 5: Resident Population by Ethnic Group



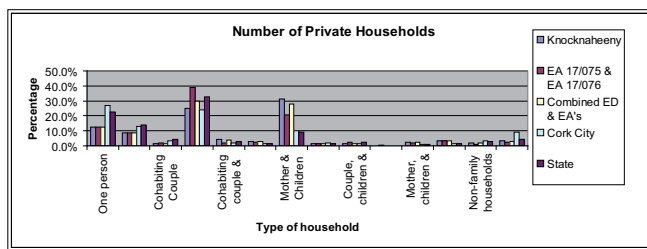
6.2.4 Households

The most common type of household in the Knocknaheeny ED is that consisting of a single mother and children. Nearly one third of households in this ED consist of single mothers. The corresponding figure for the EA's 17/075 and 17/076 is somewhat lower (20.8 per cent) however is still larger than the figures recorded for Cork City (10.3 per cent) and the State (8.9 per cent), see Table 6.

Nearly one-third (30.4 per cent) of households in the regeneration area, are headed by a lone parent. This is one of the highest proportions of lone parent families of any local authority in the State and is on par with the regeneration areas of Limerick City. This rate is far in excess of the State Average (10.5 per cent). It would appear that there is close correlation between lone parent families and local authority housing. "The Combat Poverty Agency has documented that lone parent households are among those most likely to be affected by poverty and social exclusion"¹.

¹ Facing the Challenge of Change: A Spatial Perspective on Limerick

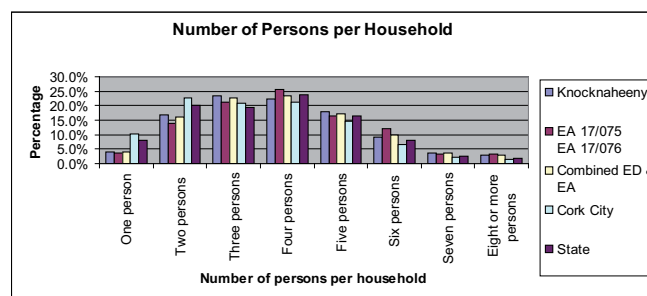
Table 6: Household Structure



The average household size in Cork City (2.71 persons) is in line with the State average (2.81 persons), but the regeneration area has in excess of three persons per household. The average household size for this area is 3.25 persons. Some 22.7 per cent of all households in the regeneration area comprises of three persons, this figure is above the State average (19.3 per cent), see Table 7.

The majority of the houses in the regeneration area were built during the period 1971-1980 (45 per cent). Other significant house building was undertaken during the period 1961-1970 (10 per cent) and 1981-1990 (15.5 per cent). These houses comprise mainly terraced local authority houses that are small in size. With an average household size of 3.25 persons recorded for this area, it is likely that those houses with children experience overcrowding.

Table 7: Number of Persons per Household

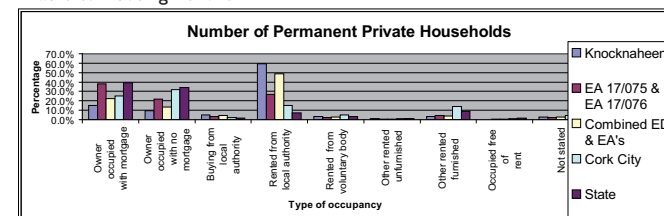


6.2.5 Housing

Housing tenure in Knocknaheeny ED is characterised by a high percentage of local authority tenants. Some 59.5 per cent of households rent their houses from the local authority. There are significantly less local authority tenants in the EA's 07/075 and 07/076 (26.8 per cent) however the figure is still far higher than the Cork City average (15.1 per cent) and nearly four times the State average (7.2 per cent). The average figure recorded for the regeneration area in relation to local authority tenancy is 49 per cent, see Table 8.

It is notable the small numbers of owner occupiers with mortgages (15.2 per cent) or without mortgages (9.8 per cent) recorded for Knocknaheeny ED. Larger numbers are recorded for the EA's (37.9 per cent) and (24.1 per cent) respectively. The overall numbers recorded for regeneration area (22.5 per cent) and (13.7 per cent) are low when compared to the average figures recorded for the State (39 per cent) and (34.1 per cent), see Table 8.

Table 8: Housing Tenure



6.2.6 Labour Force and Economic Status

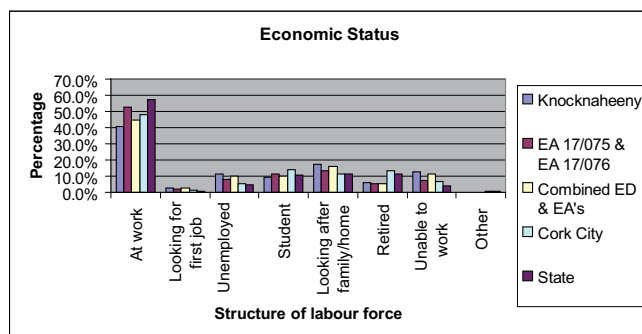
The 2006 Census recorded that 62.5 per cent of the states population over 15 years of age was in the labour force. Similar labour force participation rates were recorded for the EA's 17/075 and 17/076 (62.3 per cent). The labour force participation rate recorded for Knocknaheeny was 54.9 per cent, similar to the rate recorded for Cork City (54.6 per cent). These rates were nearly 8 per cent less than the state average. The labour force participation rate recorded over the regeneration area was 57.4 per cent.

The labour force participation rates for the regeneration area are comparable to those for other regeneration areas in the State.

6. SOCIO-ECONOMIC STUDY & STRATEGY

Unemployment appears to be a serious problem in Cork City generally, when compared to the State. The 2006 Census recorded an unemployment rate of 8.5 per cent for the state, 11.6 per cent for Cork City, 25.3 per cent for the Electoral District of Knocknaheeny and 15.8 per cent for the EA's 07/075 and 07/076. Even after a decade of economic growth, the rate of unemployment recorded in 2006 for Knocknaheeny was almost three times the state average. The corresponding rate for the EA's was nearly twice the state average. The unemployment rate recorded for the regeneration area averaged 21.8 per cent, see Table 9.

Table 9: Economic Status

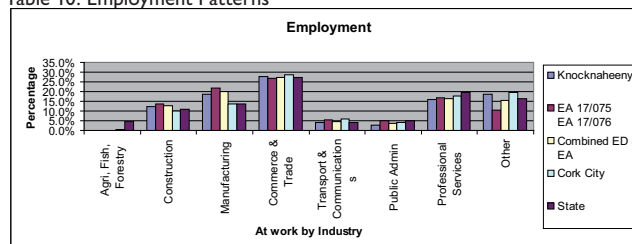


In relation to employment patterns in the regeneration area, it appears that manufacturing is very important to the local economy. Some 20 per cent of all those employed in the area, work in manufacturing. This is significantly above the figure recorded for Cork City (14%) and the State average (13.5 %). As stated previously the location of a major industrial estate (including Apple) at Hollyhill may go some way in explaining the high numbers working in manufacturing.

The construction sector also appears to have been an important employer in the area. According to the census nearly 13% of the work force was employed in construction, a figure close to the national figure (11%). The high levels of dependence on the construction sector in the regeneration area means that in this current downturn, the area is now more vulnerable to rising unemployment.

It is interesting to note the high percentage employed in professional services. Some 16.2 per cent work in this area which is slightly below the figure recorded for Cork City (17.6 per cent) and the State average (19.5 per cent). Equally commerce and trade employs over a quarter of the workforce (27.5 per cent), a figure comparable to the State average (27 per cent), see Table 10.

Table 10: Employment Patterns



6.2.7 Educational Attainment

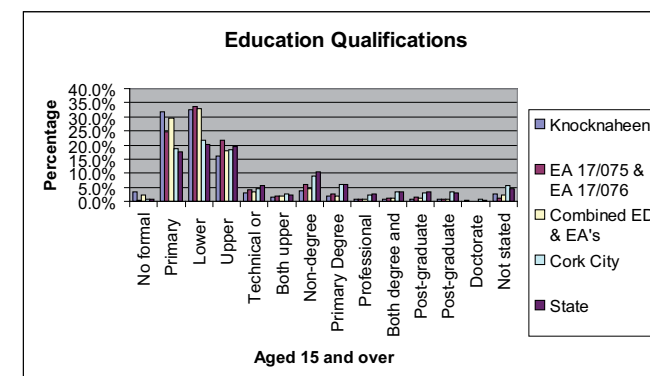
The changing structure of the Irish economy over the past 20 years has resulted in a change in labour demands over that period. With the economy moving towards a higher value-added manufacturing base, the result has been a marked decline in demand for low-skilled labour. Education and training now determines the labour market prospects for individuals. Within that context, those with relatively low educational attainment are finding it increasingly difficult to source employment.

Cork City is a major centre of both secondary and third-level education which is reflected in the high number of students recorded in the 2006 Census. Just over 14% of the labour force of Cork City was recorded as students in the census. This figure is far higher than the State average (10.4 per cent). The corresponding figure for Knocknaheeny was 9.2% and for the EA's 11.5%. The overall figure recorded for the regeneration was 10%, a figure that reflects the State average.

Despite the high level of students recorded, early school leaving is a problem in the regeneration area. Early school leavers are defined as those who left formal education before the age of 16 years. These constitute 16% of those whose education has ceased, in the Cork urban area. This figure compares favourably to the 18% recorded for the State however there is a

serious problem of early school leaving in the regeneration area. The figure recorded for Knocknaheeny is 37%, the EA's 32 per cent while the overall figure for the regeneration area is 35%.

Table 11: Educational Qualifications



In relation to those who have obtained a third-level education, it would appear that Cork City slightly underperforms the State average, with rates of 27.5 per cent and 29 per cent recorded. Low levels of third-level education have been recorded for Knocknaheeny (9.2 per cent) and the EA's (12.5 per cent), see Table 11 above. The overall figure recorded for the regeneration area is just 10.3 per cent. It would appear that the areas which have some of the highest early school leaving have the lowest rates of third level education.

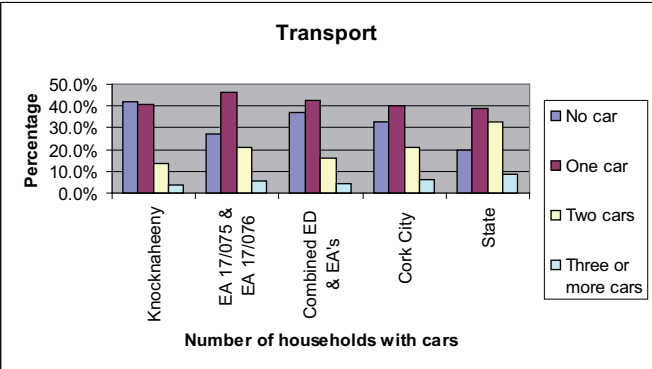
6.2.8 Travel and Accessibility

According to the 2006 Census, the percentage of households recorded as having no car was particularly high in the Knocknaheeny ED area (42 per cent). The Enumerator Areas fared better, recording a figure of 27 per cent, which was still below the average figure recorded for Cork City (33 per cent), however higher than the National figure (20%). It appears that the rate of carless households in the regeneration area (37 per cent) is high despite having relatively large household sizes.

6. SOCIO-ECONOMIC STUDY & STRATEGY

The distribution of households with one car in the regeneration area is slightly higher (43 per cent) than the figure recorded for Cork City (40 per cent) and the State average (39 per cent). The distribution of households with two or more cars in the regeneration area (20 per cent) is much lower than the figure recorded for Cork City (27 per cent) and the State average (42 per cent), see Table 12.

Table 12: Transport – Car ownership

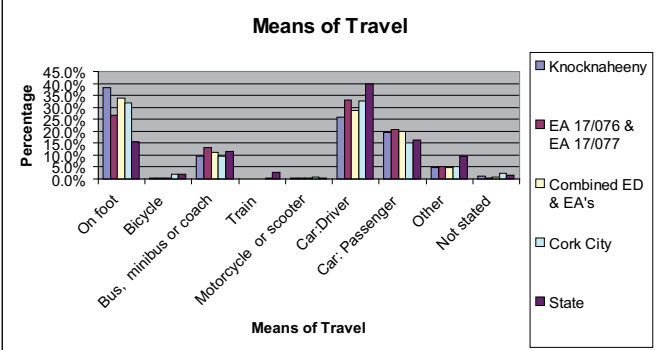


The majority of residents in the regeneration travel to school or work, on foot (34 per cent). Knocknaheeny ED recorded a figure of 38 per cent that travel on foot while the respective figure for the Shanakiel ED's was 27 per cent. These figures are significantly higher than the State average (16 per cent) however are more in line with the figure recorded for Cork City (32 per cent).

The figures recorded for the regeneration area and Cork City appear to correlate with car ownership in these areas. These are areas of high levels of carless households. The relatively small compact nature of Cork City may also lend itself to walking rather than driving or taking a bus. Another significant factor may be the location of industrial estates in the regeneration area (e.g. Apple Hollyhill) thus avoiding the need to drive.

The low level of car ownership in the regeneration area is reflected in the numbers who drive to work (29 per cent). This figure is significantly lower than the National average (40%). The percentages of those who travel to work or school as a car passenger from the regeneration area (20 per cent) are higher than the National average (16 per cent); again reflecting the high level of households without cars, see Table 13.

Table 13: Means of Travel



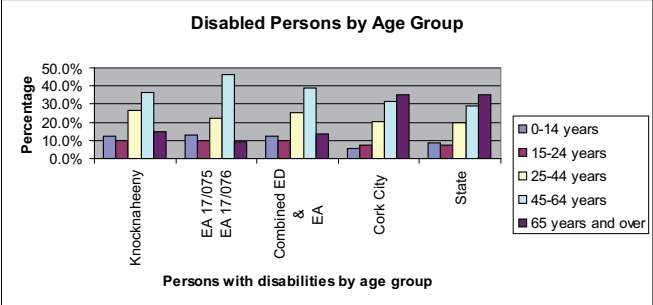
6.2.9 Social Well-being

A relatively high proportion of the state's population suffers from disability (9.2 per cent). Cork City has a higher proportion of persons with a disability than the state as a whole (12.5 per cent). The disability rate for the regeneration area as a whole is however similar to the figure for the State at 9.2 per cent.

The disability rate for most areas is usually tied to an ageing population however in the case of the regeneration area; the elderly dependency ratio is quite low. Only 13.4 per cent of residents aged 65 years and over are recorded as having a disability. This figure is significantly lower than the figure recorded for Cork City and the State (both at 35 per cent). The disability rates recorded in the census for the area show a high percentage of youth disability. Some 12.5 per cent of the residents (0-14 years) are recorded as disabled. This figure is significantly higher than the State average (8.4 per cent) and the Cork City average (5.5 per cent). The middle aged category of the population (45-64 years) also shows wide discrepancies. Some 39 per cent of residents in this age bracket are defined as having a disability versus a figure of 32 per cent for Cork City and a State average of 29 per cent, see Table 14.

In relation to this age category, this section is likely to be unemployed than other members of the population. This is borne out by the high unemployment rates recorded for the area. Unemployment is associated not just with lower incomes but reduced access to health/medical services which prolongs disability and can lead to an early departure from the workforce.

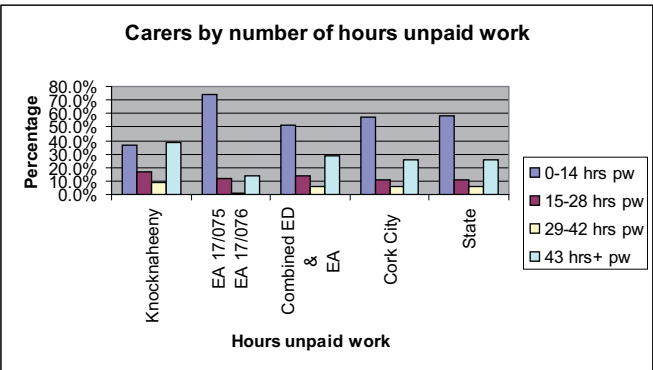
Table 14: Disabled Persons by Age Group



A direct consequence of disability is the provision of care to the affected persons. In Ireland there is a high degree of dependency on relatives and friends to undertake the role of carer. Thus areas with high disability rates will also show a high proportion of carers.

As we can see from the graph below 51 per cent of the carers located in the regeneration area spend up to 14 hours per week unpaid, looking after the disabled. Nearly 29 per cent of carers spend 43 hours or more per week unpaid, looking after the disabled, see Table 15. This is a symptom of the poor provision of social/medical assistance in the area. The significant time spent caring has implications in relation to the carers participation in the labour force.

Table 15: Carers by Number of Hours Unpaid Work



6. SOCIO-ECONOMIC STUDY & STRATEGY

6.3 Service Provision in the Regeneration Area (July 2011)

There is a significant level of community service provision in the City Northwest area and examples of some of the bodies providing services are laid out below and overleaf. Cork City Council will continue to work with all state, voluntary and private bodies in the promotion, establishment and delivery of these services. A more detailed analysis of the services being provided will be carried out. There will also be an analysis of usage at household level. These will assist in identifying appropriate actions and service gaps in the community.

Health	Youth Services	Education and Training	Community Safety and Environment	Children/Family Services	Community Supports and Sports
NICHE (Northside Initiative for Community Health) Community Building Foyle Avenue Road, Knocknaheeny	Justice Project Knocknaheeny Youth Project Hollyhill Youth Centre	St Mary's on the Hill National School Courtown Drive Knocknaheeny	Community Safety Forum c/o Community and Enterprise Directorate City Hall, Cork	Family Centre Harbourview Road Knocknaheeny Cork	Local Employment Service Knocknaheeny Community Centre Foyle Avenue Road Knocknaheeny
Primary Care Team (not yet operational) Community Complex Harbour View Road Knocknaheeny	Knocknaheeny Youth Centre Hollyhill Shopping Centre Knocknaheeny	Terence Mac Swiney Community College Harbour View Road Knocknaheeny	Knocknaheeny Community Guard Gurranabraher Garda Station Gurranabraher Cork	Barnardos Ardmore Avenue Knocknaheeny Cork	Citizens Information Services Knocknaheeny Community Centre Foyle Avenue Road Knocknaheeny
Drugs and Alcohol Project Knocknaheeny/Hollyhill Youth Centre, Hollyhill Shopping centre	Drugs and Alcohol Project Knocknaheeny Youth Centre Hollyhill Youth Centre	National Learning Network Harbour View Road Hollyhill	Community Safety Unit C/O Community and Enterprise City Hall Cork	Springboard Linkpoint Building Harbour View Road Knocknaheeny	We The People Community Development Project Knocknaheeny Community Building Foyle Avenue Road, Knocknaheeny
Mna Feasa Womens Domestic Violence Project 36,Ardmore Avenue Knocknaheeny	Le Cheile School Completion Programme St.Mary's on the Hill N.S. Courtown Drive	Home/ School /Community Liaison Terence Mac Swiney Community College Harbour View Road	Knocknaheeny/Hollyhill Environmental Partnership C/O RAPID Community and Enterprise City Hall Cork	NICHE Knocknaheeny Community Building Foyle Avenue Road Knocknaheeny Cork	St.Vincent de Paul Knocknaheeny Community Centre Foyle Avenue Road Knocknaheeny
General Practice Surgery Community Complex Foyle Avenue Road Knocknaheeny	Youth Reach Terence Mac Swiney Campus Harbour View Road Knocknaheeny	Project ReFocus Linkpoint Building Harbour view Road Knocknaheeny		Drugs and Alcohol Project Knocknaheeny/Hollyhill Youth Centre Hollyhill Youth Centre Hollyhill Shopping Centre	RAPID Area Implementation Team C/O Community and Enterprise City Hall Cork
Senior Citizen Group Community Complex Foyle Avenue Road Knocknaheeny	Project ReFocus Linkpoint Building Harbour View Road Knocknaheeny	Write together Literacy Project 5,Churchfield Avenue			St Vincent's Hurling and Football Club Kilmore Road Knocknaheeny
HSE Community Worker Knocknaheeny/Hollyhill Youth Centre Hollyhill Shopping Centre	Knocknaheeny Music Project (Cork Academy of Music) Portacabin Harbour View Road	Le Cheile School Completion Programme St.Mary's on the Hill National School Courtown Drive Knocknaheeny			Nu-Farm Soccer Club Knocknaheeny Avenue Knocknaheeny Cork

6. SOCIO-ECONOMIC STUDY & STRATEGY

6.3 Service Provision in the Regeneration Area (July 2011) - continued

Health	Youth Services	Education and Training	Local Authority Housing	Local Authority Services	Community Supports and Sports
Springboard Family Support Project Linkpoint Harbour View Road Knocknaheeny	Knocknaheeny Library Foyle Avenue Road Knocknaheeny	Knocknaheeny/Gurranabraher Workshops Churchfield	Northwest Regeneration City Hall	Recreation and Amenities: Knocknaheeny Sports Centre, Terence McSwiney Community College Fire Department, Anglesea Street Community Employment Projects	Gratton United Knocknaheeny
St Marys Orthopaedic Hospital Bakers Road	Home School Liaison Project Terence Mac Swiney Community College Harbour view Road	St John's Central College Northside Campus Harbour view Road Knocknaheeny Cork	Local Area Housing Office Harbour View Road	Roads Section: School Wardens Roads Maintenance, Cattle Market Avenue Demand-Responsive Transport	Westgate Gymnastics Knocknaheeny
Health Action Zone Knocknaheeny	Barnardos Ardmore Avenue Knocknaheeny	Youthreach Terence Mac Swiney Campus Harbour View Road Knocknaheeny	Housing Welfare Officers City Hall	Corporate Affairs: Student Grants	Terence Mac Swiney Sports Hall Harbour View Road Knocknaheeny
Community Health Worker Knocknaheeny/Hollyhill Youth Centre Hollyhill Shopping Hollyhill Cork	Le Cheile School Completion Programme St.Mary's on the Hill N.S. Courtown Drive	Knocknaheeny/Hollyhill RAPID Employment and Training sub group C/O RAPID Community and Enterprise City Hall Cork	Senior Citizen Housing City Hall Cork	Environment: Water Services, Drainage, Litter Control	Various Boxing Clubs
	Scouting Ireland	Knocknaheeny/Hollyhill Library Foyle Avenue Road Knocknaheeny	Housing Maintenance Churchfield Depot	Planning: Cork Area Strategic Plan Cork City Development Plan 2009 - 2015 City Hall	

6. SOCIO-ECONOMIC STUDY & STRATEGY

6.4 Economic Strategy

6.4.1 Current Climate

There are small to medium scale enterprises within the Industrial Estate such as:

- Beecher Networks (Cork Internet Exchange)
- Woodwise
- O Sullivan Brothers DIY Centre
- SCA Foam Products
- Eamon Long and Co: Earthmoving Equipment
- National Learning Network

However, a significant employment generator within the area is Apple. The facility is located to the west of Hollyhill at the junction of Kilmore Heights and The Harbour View Road. Opened in 1980 the Cork operation was Apple's first plant outside of the United States of America. During the 1990's the computer industry took a downturn, which adversely affected the Apple Corporation internationally. In 1998, a major restructuring programme took place in Cork. This restructuring translated into a different focus for the activities of the Cork plant. As a result a reduction in the work force from approximately 1900 employees to 450 employees occurred.

This reduction took place through a process of voluntary redundancies, and early retirement. From this point onwards Apple in Cork began initially to consolidate its position, and then to expand into new areas creating new employment opportunities in the process. These new areas included a Customer Call Centre, which was opened in December 1999 employing approximately 300 people. Other areas that experienced enlargement included the functions of customer service, software testing, finance and logistics. Significantly a new e-commerce division was also created. Apple now employs approximately 2000 people in Cork. As of May 2010 Apple created 300 new employment opportunities in Cork to work on the production of the firm's high-end desktop computer, the Mac Pro, which is targeted at professional users.

6.4.2 Key Challenges

At present, the area is contending with a number of issues which are exacerbating what is an already challenging economic situation:

School Leaving

Within Cork City there are areas where high proportions of the adult population have primary education only. These include the Enumerator Areas within Knocknaheeny described in the table below:

2006 Census Enumerator Area	Primary Education	Third Level Education
Cork City 17/079	32%	1.05%
Cork City 17/077	29%	3%
Cork City 17/078	40%	2.6%
Cork City 17/081	43%	1.4%

In relation to third level education the trend is opposite to that of the primary education. Within Cork City however Knocknaheeny enumerator areas have a percentage of adult population where third level education is below 5.0%. The economic downturn in Ireland, which began in early 2008, has resulted in extremely high levels of unemployment. The 2006 census unemployment rates show that the city still contains areas of high unemployment and this pattern has probably deteriorated since early 2008.

Unemployment Levels

Unemployment black spots are defined for the purposes of CSO census reports as electoral divisions (EDs) where the labour force exceeds 200 persons and the unemployment rate exceeds 20%. The Census Small Area Population Statistics reveal 16 Census Enumerator Areas (these are statistics that have been released in units smaller in most cases than EDs) within the city where unemployment rates reach 35%. Knocknaheeny is classed as one of these. Please refer to adjacent table.

2006 Census Enumerator Area	Situation (by Electoral Division)	Unemployment rate (%)	Labour force (persons)	Labour Force Participation Rate	Population aged 15+ (Persons)
Cork City 17/079	Knocknaheeny	35.1%	478	60.4%	792
Cork City 17/077	Knocknaheeny	27.9%	401	52.3%	767
Cork City 17/078	Knocknaheeny	24.8%	355	45.2%	785
Cork City 17/081	Churchfield & Knocknaheeny	21.7%	341	44.1%	774

It should be stressed that these patterns have probably deteriorated since early 2008. The main indicators that would justify this statement are the low educational levels and the nature of the labour force skills and professions (with higher percentages of manual and manual skilled labour force) in the areas that already suffered high unemployment. This pattern has probably also intensified due to the deterioration of the construction and service industries.

6. SOCIO-ECONOMIC STUDY & STRATEGY

6.4.3 Core of the Economic Strategy

(i) Ongoing Stakeholder Consultation

Cork City Council will work with key national stakeholders such as Enterprise Ireland and the IDA, local stakeholders such as RAPID, the National Learning Network, Cork City Enterprise Board and Cork City Chamber of Commerce to explore future employment prospects in the area. The development of an economic strategy cannot be viewed as a once off initiative, but must be considered as a programme of continuous re-assessment and development with key implementation and monitoring goals.

(ii) Getting Employers Involved

Cork City Council in partnership with key stakeholders will liaise with all business operators in the area to explore individual business requirements and to determine how such businesses may be assisted with regard to development and expansion proposals.

(iii) Labour Market Initiative

There is the potential to provide targeted training and labour market services in the area. This will remove barriers to employment in the area.

(iv) Local Labour Initiative

It is imperative that Regeneration is a focus for generating job choices for local people. There is scope to promote social inclusion in each contract that is awarded for redevelopment, including (but not exclusively) construction and security. There are also mechanisms to be explored to engage with the third level institutions in the city to establish a pre-apprentice training course for the existing residents of the estates.

(v) Fiscal Incentives

It is considered that the availability of fiscal incentives to encourage enterprise and employment in regeneration areas would greatly assist in stimulating enterprise and economic development, and creating employment opportunities.

The concept of Enterprise Zones – widely used as regeneration mechanisms in the United Kingdom – was initially established in Irish legislation during the 1994 review of urban renewal. Although limited in number in Ireland, these areas benefited from rate remission and other tax incentives only in respect of certain industrial development. This policy was initially aimed at establishing zones of industrial employment in the large urban centres

of Dublin, Cork and Galway, earlier renewal legislation having favoured residential and commercial redevelopment. Since their introduction to Ireland in the early 1990s, the function of the enterprise zone has altered. Currently, many of these areas are evolving into important nodes of ICT (Information and Communications Technology) and other electronic commercial activity. Within the designated Enterprise Zones, tax incentives are available in respect of qualifying projects, the suitability of which are decided by Forfás, IDA Ireland and the Minister for Finance, in consultation with the Minister for Enterprise and Employment. Office space is included for incentive purposes, with allowances available on both new and refurbished buildings. It is thought by many of the key economic stakeholders in Cork City and its surrounding environment that an economic stimulus package along the lines of the Enterprise Zone concept could be a success in the regeneration areas.

(vi) Support Delivery of the Western Corridor

This strategic road infrastructure is paramount for the delivery of employment sites in the area. Continuous lobbying for improvement to the strategic road infrastructure network which could unlock specific sites and in general improve demand for and viability of employment lands.

(vii) Planning Certainty

Uncertainty is a major barrier to development. Increasing planning certainty helps to deliver development. This can be achieved by reviewing the Development Plan details in so far as they relate to the area to ensure that there is sufficient detail and certainty to guide decisions. To increase planning certainty also helps to give market certainty. Site and area specific planning documents can also help in marketing key employment sites in the area.

(viii) Develop the image and brand of Cork City Northwest

The image of the area has in part been identified by business champions such as Apple. There is an opportunity to establish 'business twinning' with places in the EU and elsewhere which could help develop potential new markets for employment generating uses.

(ix) Flagship Projects

The existing location of Apple in the area has proved a major asset for Cork's knowledge economy. Other Digital technologies, especially the convergence between manufacturing and IT provides further opportunities

for economic investment and future growth to Hollyhill Industrial Estate. To ensure future economic growth and prosperity to the area it is vital that the ICT cluster is promoted and supported at Hollyhill.

The Medical and Bio-Technologies sector comprises businesses that operate in the market for any instrument, apparatus, material including the software necessary for its application for the purpose of diagnosis, investigation, monitoring and treatment. The IDA recognizes the importance of this cluster and the part it can play particularly in the key areas of innovation.

The HSE lands presents an opportunity to support the sectors' development and to leverage links to high quality research in Cork Institute of Technology and University College Cork. By building and focusing on existing key assets in Healthcare and ICT in the area to create economic gains there are 'early to market' advantages to be won.

(x) Horticultural School

The development of a network of open spaces and active recreational pitches as part of the proposed land use strategy for the area merits the potential development of a horticultural school to maintain and upkeep landscaping works and services. There is scope to allow local residents to train and be placed within a horticulturally related job as part of the Local Labour Initiative outlined in section (iv) above.

(xi) Monitoring and Measuring Benefits

As stated earlier Cork City Council will undertake a baseline study and will establish a mechanism to monitor and measure the impact of regeneration on areas such as education, employment levels, health and wellbeing along with general improvements in socio-economic standard within the community.

7. IMPLEMENTATION STRATEGY

7.1 Introduction

The following chapter sets out the strategy as it relates to the regeneration of the existing housing stock in the City Northwest area. The existing 2001 Masterplan prepared by Wain-Morehead Architects and Frapoli-Green-Chatin Architectes associés on behalf of Cork City Council promoted a policy of refurbishment of the existing housing stock with the residents remaining in-situ. The strategy outlined in this chapter marks a departure from this policy with a proposal to carry out wholesale demolition of the housing stock in Knocknaheeny that has not been the subject of previous refurbishment works. This proposal is made on the basis of the poor build quality of these houses and their restricted accommodation provision relative to modern standards (refer to Appendix II). Because of the better construction quality and layouts of dwellings in Hollyhill it is proposed to only carry out demolition to selected areas. Two key factors that were considered in proposing the departure from previous policy were:

- 1) The challenges presented to those engaged in the refurbishment of existing occupied dwellings.
- 2) The promotion of a greater tenure mix. It is felt that the strategy outlined herein is the best option in this regard as it yields a much improved layout by substantially reconfiguring the streets and movement patterns in the area.

In consideration of the difficulties encountered in refurbishing dwellings with the residents remaining in place, Cork City Council commissioned the National Building Agency to review the refurbishment option. As part of the review a comprehensive study of the existing housing stock was undertaken -see item 7.2 for details.

It is acknowledged that the historical practice of refurbishing these dwellings with the residents remaining in-situ during the works was taken in the interests of maintaining the strong community intact.

However if the opportunity is not taken at this stage to address the shortcomings identified in detail in Section 7.2 and summarised below then the Council may have difficulties in re-letting many of these properties in the longer term, thereby necessitating substantial costs in extending them some time in the foreseeable future. Therefore a comprehensive rolling programme of demolition and replacement housing of the highest standards is proposed for subsequent stages of the regeneration programme. In addition to dealing with

the poor tenure mix in the area the following issues listed overleaf may be addressed in this process.

- The poor relationship that exists between the houses that front Lower Kilmore Road – many of their bedrooms are just above road level.
- The poor permeability in the north-south direction.
- The bland characterless nature of the existing streets.
- The poor accessibility of the current dwellings many of which are at least 1 metre above or below the

existing street level.

- The inward looking nature of the streets.
- The below standard space provision in the houses.
- The poor thermal performance and inadequate heating.

It is proposed to continue the interventions on the existing housing roughly in the order proposed by the existing Masterplan. Stages A to E include Carbery Grove, parts of Ardmore Avenue and Kilmore Avenue Lower, Fota Lawn, Dunmore Gardens, Knocknaheeny



Figure 7.1 Cork City Northwest: Phasing Strategy

7. IMPLEMENTATION STRATEGY

Avenue and Killala Gardens. The phasing strategy is summarised on Map 7.1 and is spelt out in detail later in this chapter. After considerable consultation Stage 1 includes the closure of Holyhill Lane by incorporating the space into adjacent land holdings. Cork City Council are conscious that the phasing strategy will mean some disruption to the existing community, because before the first stage commences it will be necessary to decant dwellings to allow demolitions and construction of the new dwellings.

In this regard Cork City Council propose, subject to funding approval from the Department of Environment, Community and Local Government, to purchase dwellings in the locality to facilitate this decanting process. Thereafter residents will decant to newly constructed houses within walking distance of their own homes and should those residents who moved out of the area to facilitate the first stages express a desire to return to the area then this will be facilitated within later stages, capacity permitting.

The interventions possible in adopting a demolition and new build strategy bring significant potential to the City Northwest area. New roads infrastructure will allow improvements to the utilities in the area and will create a coherent urban structure with the creation of neighbourhoods of distinct character. Better permeability and coherency will encourage walking and cycling and will also offer significant opportunities to provide a better social mix in the area with potential for private housing developments similar to the scheme completed to the north of the Water Tower.



Consultation with the Community

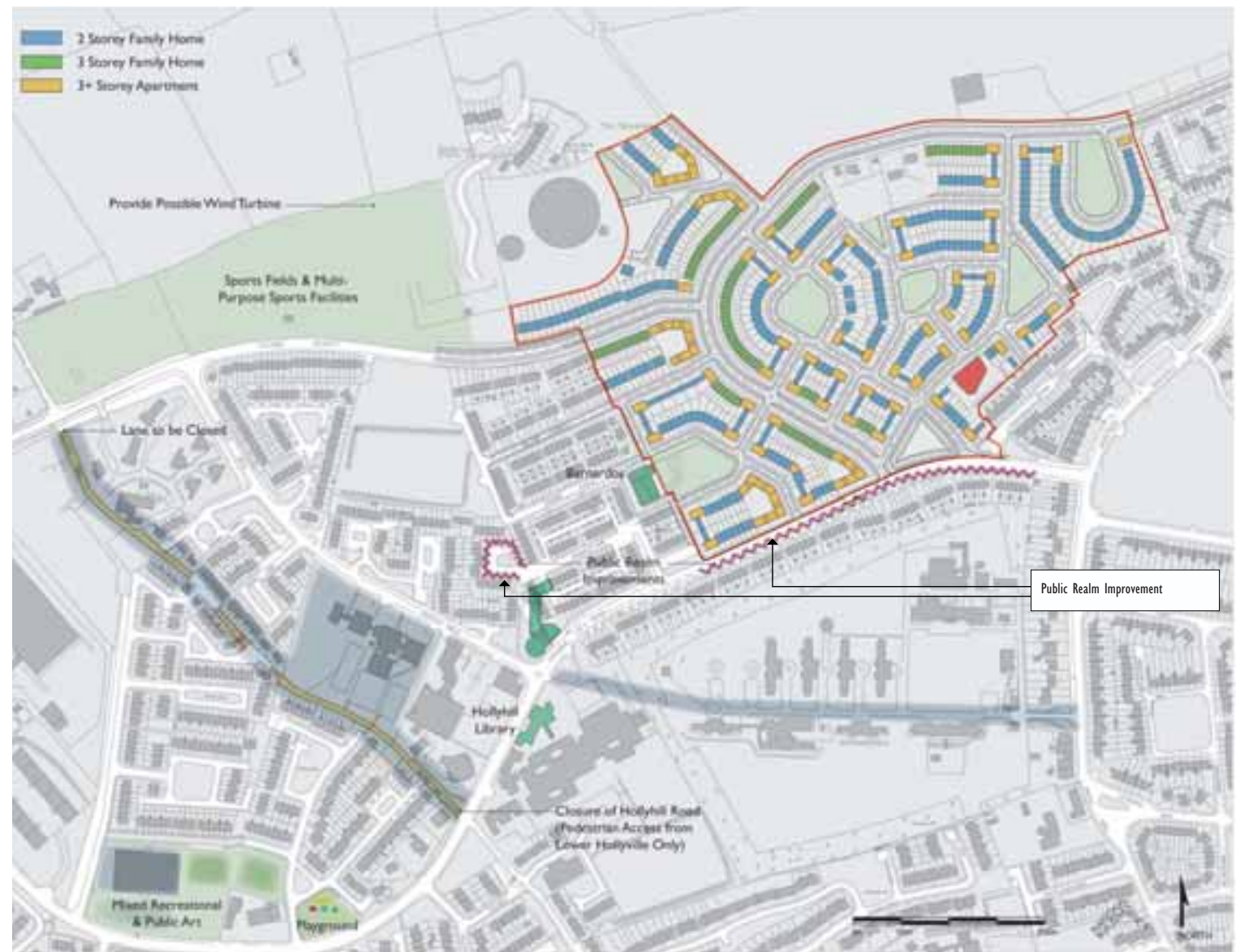


Figure 7.2 Cork City Northwest: Proposed layouts

7. IMPLEMENTATION STRATEGY

7.2 Study on Existing Stock

7.2.1 Site Location and Description

Blocks E, F, G and H are bounded to the north by the Lower Kilmore Road, to the east by Knocknaheeny Avenue and to the south by Harbour View Road. The western boundary is made up of unnamed and unconnected access roads and runs north to south along the boundary of the recently completed Block D stage of the regeneration process. Blocks E, F, G and H are arranged as back to back terraced blocks fronting onto access roads that are largely running west – east along the contours. There are 244 dwellings that were to be refurbished as part of the proposals and 29 new build dwellings.



3-BED (4-person)		Types E3, L4, K1	
EXISTING ACCOMMODATION	1999 GUIDELINES	2007 GUIDELINES	
Living Room	12.1m ²	13.0m ²	13.0m ²
Kitchen	6.5m ²	13.0m ²	17.0m ²
Bedroom 1	11.0m ²	10.2m ²	13.0m ²
Bedroom 2	11.5m ²	10.2m ²	11.4m ²
TOTAL AREA	*64.6m²	70.0m²	80.0m²

*Existing dwelling is 19% smaller than the current guidelines for minimum space standards.

Notes:

- a) Bathroom is downstairs.
- b) Hot press off living room.
- c) Central dog-leg stairs.

3-BED (5-person)		Types E4, E6, J2, L5	
EXISTING ACCOMMODATION	1999 GUIDELINES	2007 GUIDELINES	
Living Room	13.2m ²	14.0m ²	13.0m ²
Kitchen	10.0m ²	15.0m ²	21.0m ²
Bedroom 1	15.0m ²	12.5m ²	13.0m ²
Bedroom 2	9.3m ²	10.2m ²	11.4m ²
Bedroom 3	8.4m ²	6.5m ²	7.1m ²
TOTAL AREA	*75.9m²	82.0m²	82.0m²

*Existing dwelling is 18% smaller than the current guidelines for minimum space standards.

Notes:

- a) Bathroom is downstairs.
- b) No hot press indicated.
- c) Central Stairs.

3-BED (5-person)		Type M2	
EXISTING ACCOMMODATION	1999 GUIDELINES	2007 GUIDELINES	
Living Room	13.3m ²	14.0m ²	13.0m ²
Kitchen	10.0m ²	15.0m ²	21.0m ²
Bedroom 1	15.0m ²	12.5m ²	13.0m ²
Bedroom 2	9.4m ²	10.2m ²	11.4m ²
Bedroom 3	8.3m ²	6.5m ²	7.1m ²
TOTAL AREA	*75.5m²	82.0m²	82.0m²

*Existing dwelling is 18% smaller than the current guidelines for minimum space standards.

Notes:

- a) Bathroom is downstairs.
- b) No hot press indicated.
- c) Central stairs.

3-BED (5-person)		Types E1, J1, L3, M1	
EXISTING ACCOMMODATION	1999 GUIDELINES	2007 GUIDELINES	
Living Room	13.8m ²	14.0m ²	13.0m ²
Kitchen	10.0m ²	15.0m ²	21.0m ²
Bedroom 1	10.2m ²	12.5m ²	13.0m ²
Bedroom 2	9.8m ²	10.2m ²	11.4m ²
Bedroom 3	8.2m ²	6.5m ²	7.1m ²
TOTAL AREA	*75.1m²	82.0m²	82.0m²

*Existing dwelling is 18% smaller than the current guidelines for minimum space standards.

Notes:

- a) Bathroom is upstairs.
- b) Hot press in kitchen.
- c) Stairs against party wall – 1 window at the top.
- d) Separate utility room off hall.

4-BED (6-person)		Types E5, J3, L6	
EXISTING ACCOMMODATION	1999 GUIDELINES	2007 GUIDELINES	
Living Room	15.4m ²	15.0m ²	15.0m ²
Kitchen	11.6m ²	20.0m ²	22.0m ²
Bedroom 1	12.9m ²	12.5m ²	13.0m ²
Bedroom 2	10.2m ²	10.2m ²	11.4m ²
Bedroom 3	6.4m ²	6.5m ²	7.1m ²
Bedroom 4	6.0m ²	6.5m ²	7.1m ²
TOTAL AREA	*81.3m²	95.0m²	105.0m²

*Existing dwelling is 21% smaller than the current guidelines for minimum space standards.

Notes:

- a) Bathroom is upstairs.
- b) Bedroom 4 is downstairs.
- c) Hot press is in the kitchen.
- d) Central Stairs.

4-BED (6-person)		Types E2, L3	
EXISTING ACCOMMODATION	1999 GUIDELINES	2007 GUIDELINES	
Living Room	12.4m ²	15.0m ²	15.0m ²
Kitchen	10.9m ²	20.0m ²	22.0m ²
Bedroom 1	9.7m ²	10.2m ²	11.4m ²
Bedroom 2	10.5m ²	12.5m ²	13.0m ²
Bedroom 3	8.3m ²	6.5m ²	7.1m ²
Bedroom 4	6.0m ²	6.5m ²	7.1m ²
TOTAL AREA	*81.2m²	95.0m²	105.0m²

*Existing dwelling is 23% smaller than the current guidelines for minimum space standards.

Notes:

- a) Bathroom is upstairs.
- b) Bedroom 4 is downstairs.
- c) Hot press is in Bedroom 3.
- d) Stairs against party wall – 1 window at the top.

7. IMPLEMENTATION STRATEGY

7.2.2 Existing Dwelling Sizes

The Agency wishes to acknowledge the assistance of the design team commissioned to carry out the refurbishment who kindly supplied us with drawings that we used in our study. Of the 244 dwellings to be refurbished some 213 (87%) are 3-Bed (5-person) units, 20 (8%) are 4-Bed (6-person) units and 11 (5%) are 2-Bed (4-person) units. The design team identified 6 general house types within Blocks E – H. The tables below compare the existing accommodation of these dwellings as originally constructed with the Department of the Environment, Heritage and Local Government's guideline areas for housing, it is acknowledged in some cases they have been extended by the residents. In all cases the areas are compared to the document published by the DoEHLG, 'Social Housing Guidelines' in 1999 and the more recent 'Quality Housing for Sustainable Communities' published in 2007.

From these tables above it is no surprise to discover that the houses are on average 20% smaller than current guidelines. These sizes are reflective of the standards applicable when they were constructed in 1970. Whilst in most cases all rooms are naturally smaller than current standards they are not unreasonably so, however the area provided for the kitchen in all dwellings is particularly deficient with only sufficient space for food preparation and storage.

In 118 of the 213 3-Bed units the bathrooms are downstairs taking a considerable part of what could be the dining part of the kitchen. In some 18 of these 118 no. units the residents have addressed this by moving the bathroom upstairs which, we understand, has given rise to some structural problems internally. In 8 of the 11 no. 2-Bed units the bathroom is also downstairs however moving it upstairs would essentially mean the loss of one bedroom. Where the bathroom was originally provided upstairs (types E1, E2, E5, L1, L3, L6, J2, J3, M1) a separate utility room was provided downstairs and, while not as large as the downstairs bathroom still restricts the kitchen to an unacceptably small area. With the exception of some of the gable units that are to be extended no other extensions or modifications to internal layouts (other than those built by the residents) are proposed for the dwellings. There are a total of 31 dwellings that it is proposed to extend, if we assume in the cases where a dwelling is extended that an adequate kitchen/dining space is provided in an additional 16 no. units the residents have moved the bathroom upstairs creating an adequate kitchen/dining area, a further 24 have added extensions which for the purposes of this exercise we will assume provides adequate kitchen/

dining accommodation. That brings the total to 71 (29%) that it may be said will have an adequate kitchen/dining space once the refurbishment works are completed. Of the total number of units to be refurbished 37 no. are tenant purchased giving a total of 207 no. units that will be available as social rented housing. Of that total 55 (27%) will have adequate kitchen/dining accommodation.

7.2.3 Existing Built Fabric

The NBA did not carry out a comprehensive built fabric analysis as part of this report deciding to rely on the details supplied as part of the tender documents. The existing construction is predominantly masonry construction with reinforced concrete beams spanning from masonry nibs either side of the party wall to allow spandrel window panels at ground and first floors. The infill below the window sills is hollow blockwork. It is assumed that the party walls are solid blockwork. From the drawings it appears that joists span from party wall to party wall, it is presumed that the design team assessed their bearing on the party walls to ensure that the joists are not built into the walls with the attendant acoustic and, more critically, fire integrity issues. The roofs are shallow pitched made up of rafters spanning from purlins and wall plate, there is no attic space as such in the houses and water storage tank are in most cases within the insulated fabric of the dwelling. The roof finish is a pressed steel interlocking profiled sheet. Again it is assumed that the design team has assessed its condition before proposing its retention. The proposed method of upgrading of the thermal performance of the external walls is entirely appropriate given the existing built fabric, the only other alternative; internal dry-lining would have involved significant disturbance to the residents and loss of already limited internal area. Given that there is also a requirement to improve the external appearance of the dwellings this option addresses both issues at once. The insulation of the roof space is also, in theory, going to greatly improve the thermal performance of the dwelling although it is not clear how the integrity of the insulation is to be maintained and ensure that no gaps are present when, as we understand it, only 300mm of the external roofing material at the eaves is to be removed.

7.2.4 Design of External Layout

The design proposed for the refurbishment is well considered with robust detailing and should address many of the anti-social issues currently plaguing Knocknaheeny. The scale of the new build elements is appropriate to the existing neighbourhood and the infill units will bring about the visual variety

that is currently lacking. The changes proposed to the road network also address the frustrating lack of direct connection between the Kilmore Road Upper and Harbour View Road. The original layout maximises any opportunity of passive solar gain, set out as it is along the contours on a south facing slope.

7.2.5 Refurbishment Option Comparison with New Build

The Agency is aware that the decision taken by Cork City Council to refurbish these dwellings with the residents remaining in-situ during the works was taken in the interests of maintaining the strong community in Knocknaheeny intact. However the Agency is of the opinion that if the opportunity is not taken at this stage to address a rather serious shortcoming in the accommodation provision the Council may have difficulties in re-letting many of these properties in the longer term, thereby necessitating further costly extensions some time in the foreseeable future. It is suggested that a comprehensive rolling programme of demolition and replacement housing of the highest standards be undertaken.

In opting for this approach the following issues may be addressed: The poor relationship that exists between the houses that front Lower Kilmore Road – many of their bedrooms are just above road level.

- The poor permeability in the north-south direction.
- The bland characterless nature of the existing streets.
- The poor accessibility of the current dwellings many of which are at least 1 metre above or below the existing street level.
- The inward looking nature of the streets.
- The below standard space provision in the houses.
- The poor thermal performance.

In reconstructing these communities the following opportunities arise:

- To provide new views of existing landmarks to create a sense of neighbourhood identity.
- To create greater permeability by opening up more north-south links.
- To provide larger dwellings that are less expensive to heat.
- To provide accessible dwellings that ensure residents can remain longer in their community.
- To create building typologies and a scale that provides greater natural surveillance over the Lower Kilmore Road and the proposed enhanced active open space area along its northern side.

7. IMPLEMENTATION STRATEGY



7.3 House Demolition and Construction Phases 1 - 5

7.3.1 Existing Layout

Within the City Northwest Regeneration area it is acknowledged that the condition of the housing varies considerably between the oldest; Knocknaheeny and the more recent in Hollyhill (with the exception of those that have been refurbished). Whilst they display quite different physical characteristics they are united in lacking a coherent urban structure. Knocknaheeny, the oldest of the two areas consists of smaller dwelling units, low-pitched roofs clad in profiled metal cladding and spandrel window units giving rise to the houses signature full-width fenestration. Generally the housing layout follows the main contours laid out in back-to-back blocks with rear access laneways within most of the blocks, the fronts of these blocks create streets at their most successful points. However there the similarity with a coherent urban structure ends, with the visitor confronted with a confusing maze of streets without any hierarchy or clarity in the layout. Movement in an east-west direction is facilitated however north-south connections are limited see *Map 2.6 City Northwest Existing Movement*. Knocknaheeny Avenue is the main connection to the northern reaches of Knocknaheeny at the east end and with the exception of an informal connection to the east of Block D it is not until you reach Courtown Drive which connects the recently enhanced local centre to the upper reaches of Hollyhill that north-south movement is possible again and the maze of streets resolve themselves into what can only be described as a poorly defined distributor road feeding estates that fail to address the road (with the exception of the uppermost section).

Figure 7.3 Cork City Northwest: Phase 1 - 5 Existing Housing Layout

7. IMPLEMENTATION STRATEGY

7.3.2 Housing Demolition & Construction Strategy

Demolition and reconstruction will avoid the difficulties that arose during the construction stage of the previous refurbishment programme. It is acknowledged that a certain amount of the existing community will be relocated in the initial decant and demolition required to kick-start the redevelopment. However in subsequent stages it is envisaged that existing residents will only have to move a short distance to their new home. The other significant advantage that this strategy presents is the possibility to completely transform the existing urban landscape and through greater efficiencies in land use will provide significant opportunities for private house construction when the market recovers, capitalising on the existing mixed tenure housing recently completed in The Meadows and neighbouring areas to the east which have high levels of owner occupation. In reconstructing these communities the following opportunities arise:

- Facilitate new views of existing landmarks to create a greater sense of neighbourhood identity;
- Provision of more spacious dwellings;
- Provision of more energy efficient dwellings that are less expensive to heat;
- Provision of dwellings that are accessible to all that will ensure residents can remain longer within their community;
- Provision of a better range of dwelling types delivering a better choice and addressing individual needs;
- Provision of stronger north-south connections providing enhanced permeability;
- Provision of dedicated development opportunities for private housing development through more efficient land use to improve the tenure mix in the area.

It is proposed to build upon the successful initial stages of regeneration by concentrating on those areas where the housing stock is in the worst state of repair. The

works in the areas indicated from Figures 7.4 – 7.13 will commence with the decanting of approximately 70 dwellings that fall within the first stage of the reconstruction to alternative accommodation in the locality. Residents who opt to decant may accept a permanent move or may choose to move back to a newly constructed dwelling in a subsequent phase. Once the decant stage is completed the first stage of demolition can take place and, upon completion, the area next proposed for reconstruction can be decanted into the previously constructed stage and begin demolition and rebuilding. There will be 5 stages of demolition and reconstruction. With the exception of some small numbers of private housing in stage 2, the bulk of the private housing opportunities will not arise until stage 3 by which time the housing market should begin to show sufficient signs of recovery to allow successful completion of these developments.

7.3.3 Private Housing Strategy

To ensure new private investment in the Regeneration Area, tailored policies need to be put in place over the period of the strategy. This requires a Private Housing Strategy, which will seek to encourage private housing in the Regeneration Area. A number of policies are included in the Private Housing Strategy such as:

(i) Areas Reserved for Private Housing

A significant portion of the lands to the north of the regeneration area along Kilmore Road Lower and Dunnycove Crescent will be reserved for private housing. The bulk of the private housing opportunities will not arise until stage 3 by which time the housing market should begin to show sufficient signs of recovery to allow the successful completion of these developments. Other small pockets of land around Churchfield Green and Harbour View Road have also been identified for private housing. These pockets will be included in earlier phases of the regeneration programme. The regeneration area in Knocknaheeny will be exempt from normal Part V requirements i.e.

affordable housing only will be permitted as part of the Part V obligation.

(ii) Occupancy Clauses

In terms of tenure mix in the regeneration area, approximately 33 per cent of the housing provision will be private housing, 56 per cent social housing and 11 per cent voluntary housing. The large increase in private housing provision (from 15% of housing in the area) and the subsequent decrease in social housing (down from 85% of housing in area) will encourage the establishment of sustainable residential communities.

Where sites are free to the open market, it is proposed that there would be an Occupancy Clause attached to the sale that would restrict the use of the property for rental purposes or for occupancy by students. This may encourage the sale of the property on the open market as an owner occupied dwelling.

(iii) Density

Densities will not be below 35dph however in order for the sites reserved for private housing to be attractive in the open market, it is proposed that the density requirements will be reduced in certain areas and these will be augmented by the provision of a limited number of 3-4 storey buildings.

(iv) Serviced Building Lots

Consideration may be given to the development of serviced building lots, complete with roads, footpaths, services and open spaces, etc. which could be made available to private developers for the construction of 4-10 dwellings, ideally with a planning permission in place or alternatively with the requirement to comply with existing design codes.

(v) Marketing and Branding

It is proposed that the part of the Regeneration Area is rebranded and marketed as a new neighbourhood

with distinct character and identity and promoted in a manner which can attract private residential development and/or interest from private developers. This marketing and branding campaign could be examined for lands to the north of the area, adjoining the “The Meadows” mixed tenure housing estate. Indeed, it could be branded in such a way, to be seen as a continuation of the adjoining high quality, low density private housing. Any branding or marketing campaign will have to be carefully timed so as to ensure that potential purchasers/investors can clearly see the State’s investment and commitment to the area through tangible and physical results on the ground.

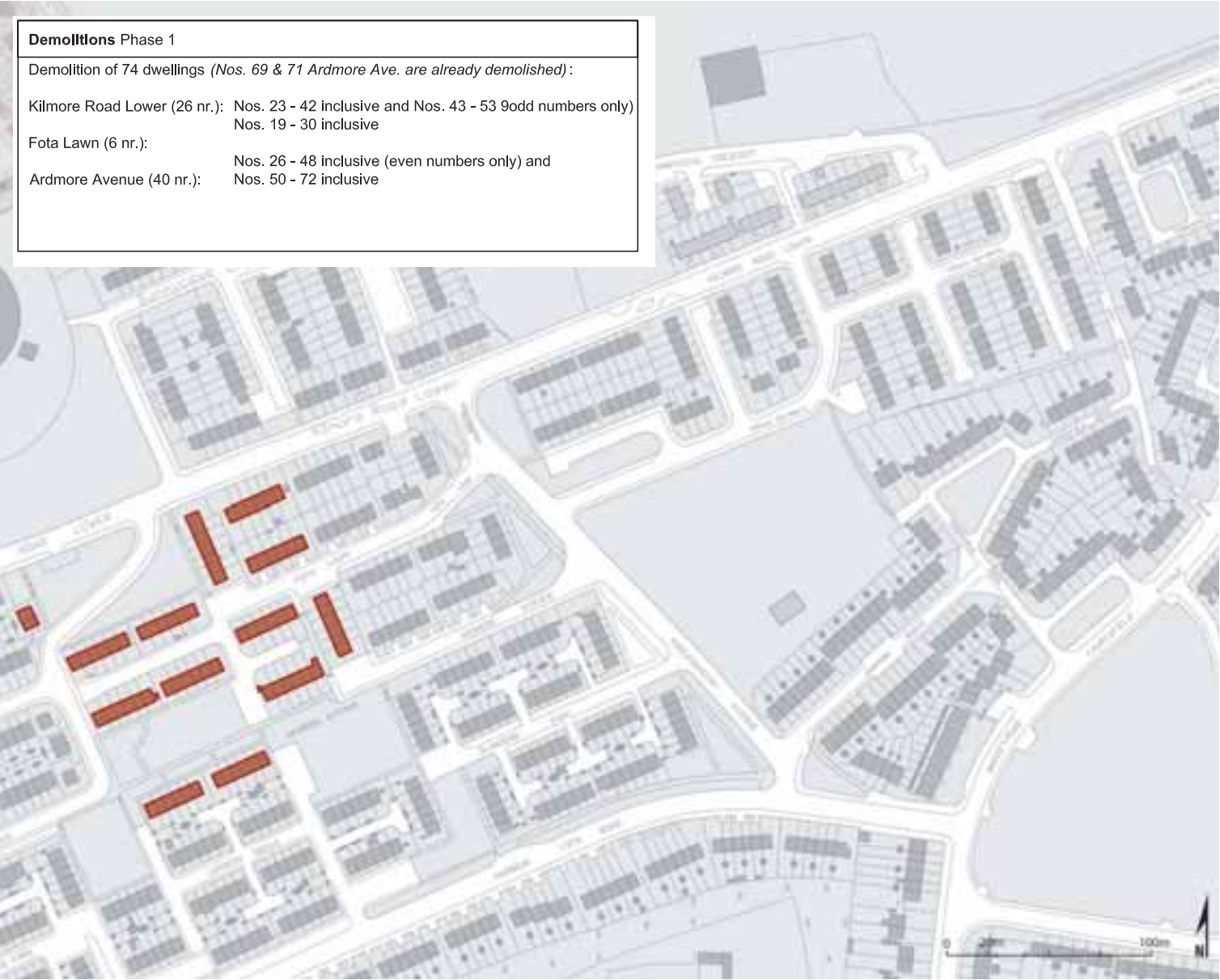
The masterplan proposes the regeneration of the North West Quarter of the City and this broad objective, into which the whole City can buy into, should be at the centre of any marketing/branding strategy. This will eliminate the stigma of the existing area as it becomes part of a more positively viewed whole. At the local level, quality design and estate rebranding will improve the image for outsiders.

7. IMPLEMENTATION STRATEGY



Figure 7.4 Cork City Northwest: 1 - 5 Proposed Housing Layout and Tenure upon completion

7. IMPLEMENTATION STRATEGY



7.3.4 House Construction & Demolition
Phase I - Demolitions

Figure 7.5 PHASE I - DEMOLITIONS

7. IMPLEMENTATION STRATEGY

Phase	Apartments			2-Storey Houses			3-Storey Houses			Stage Totals	Summary
1	Social	Voluntary	Private	Social	Voluntary	Private	Social	Voluntary	Private		This stage will involve the demolition of 74nr. 2-storey family houses, 7 of which are privately owned. 51nr. 2 and 3 storey family houses will be provided along with 36 apartments.
Demolitions	-	-	-	- 67	-	- 7	-	-	-	- 74	
Construction	36	-	-	31	-	-	20	-	-	87	
Totals	36	-	-	- 34	-	- 7	20	-	-	nett gain 13	

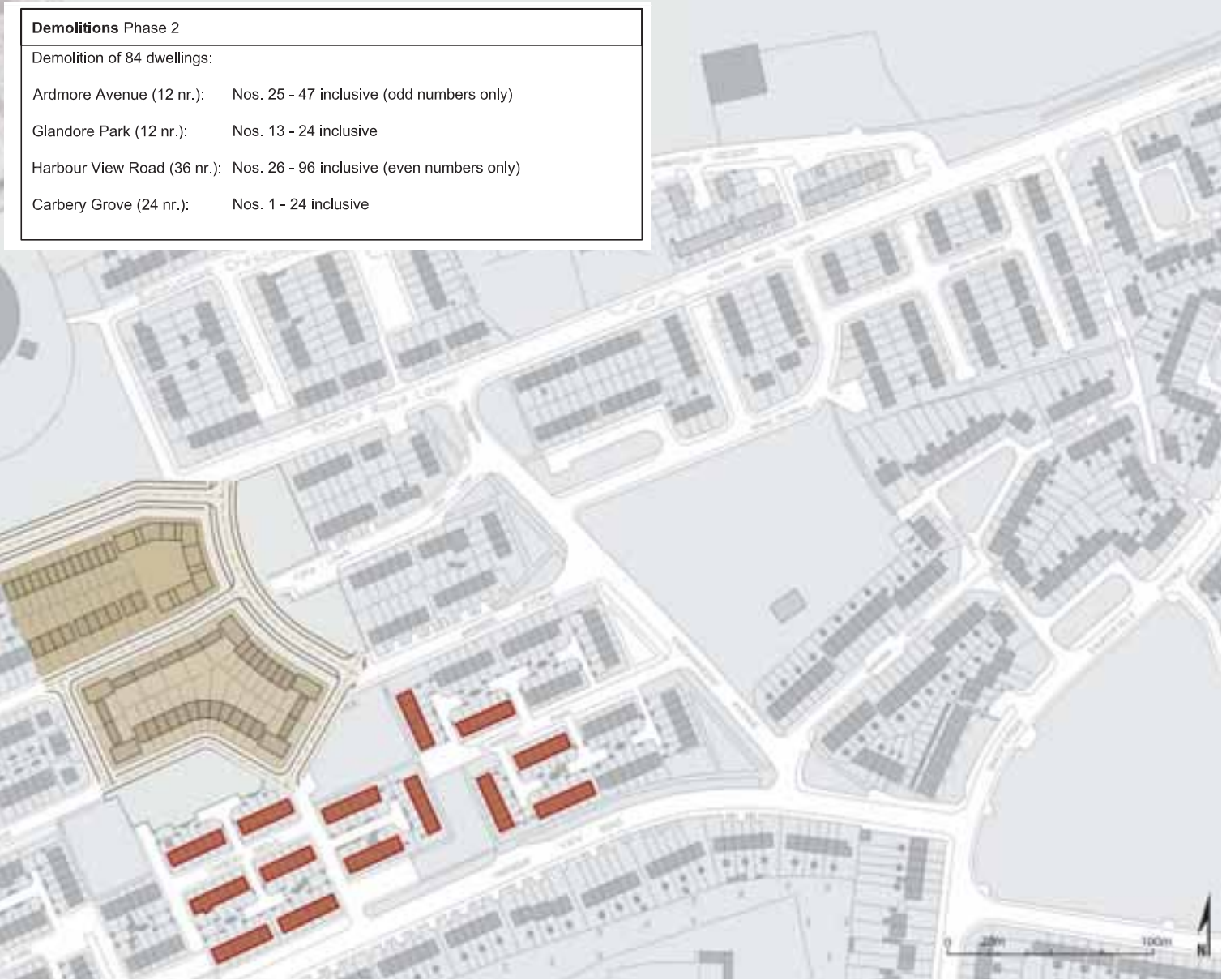
7.3.5 House Construction & Demolition Phase I - Construction Cost Estimate	
Construction Costs (VAT inclusive) €11,130,031.73	All in Costs €12,383,429.33

- For the purposes of this exercise the following exclusions apply:
- Cost of provision of Private Housing
 - Abnormal Ground Conditions
 - Land Acquisition Costs
 - Statutory Charges
 - Local Authority Fees and Charges (including bonds)
 - Legal Fees
 - Archaeological Investigations
 - Financing Costs
 - Decanting and Accommodation Costs;Furniture and Fit-out Costs
 - Professional Services
 - Public Realm
 - Demolition

-  2 Storey Family Home
-  3 Storey Family Home
-  3+ storey Apartment

Figure 7.6 PHASE I - CONSTRUCTION

7. IMPLEMENTATION STRATEGY



7.3.6 House Construction & Demolition
Phase 2 - Demolitions

Figure 7.7 PHASE 2 - DEMOLITIONS

7. IMPLEMENTATION STRATEGY

Phase	Apartments			2-Storey Houses			3-Storey Houses			Stage Totals	Summary
2	Social	Voluntary	Private	Social	Voluntary	Private	Social	Voluntary	Private		This stage will involve the demolition of 84nr., 2-storey family houses, 13 of which are privately owned. 43nr. 2 and 3 storey family houses will be provided along with 46 apartments.
Demolitions	-	-	-	- 71	-	- 13	-	-	-	- 84	
Construction	8	23	15	9	16	5	13	-	-	89	
Totals	8	23	15	- 62	16	- 8	13	-	-	nett gain 5	

7.3.7 House Construction & Demolition

Phase 2 - Construction Cost Estimate

Construction Costs

(VAT inclusive)

€10,224,415.69

All in Costs

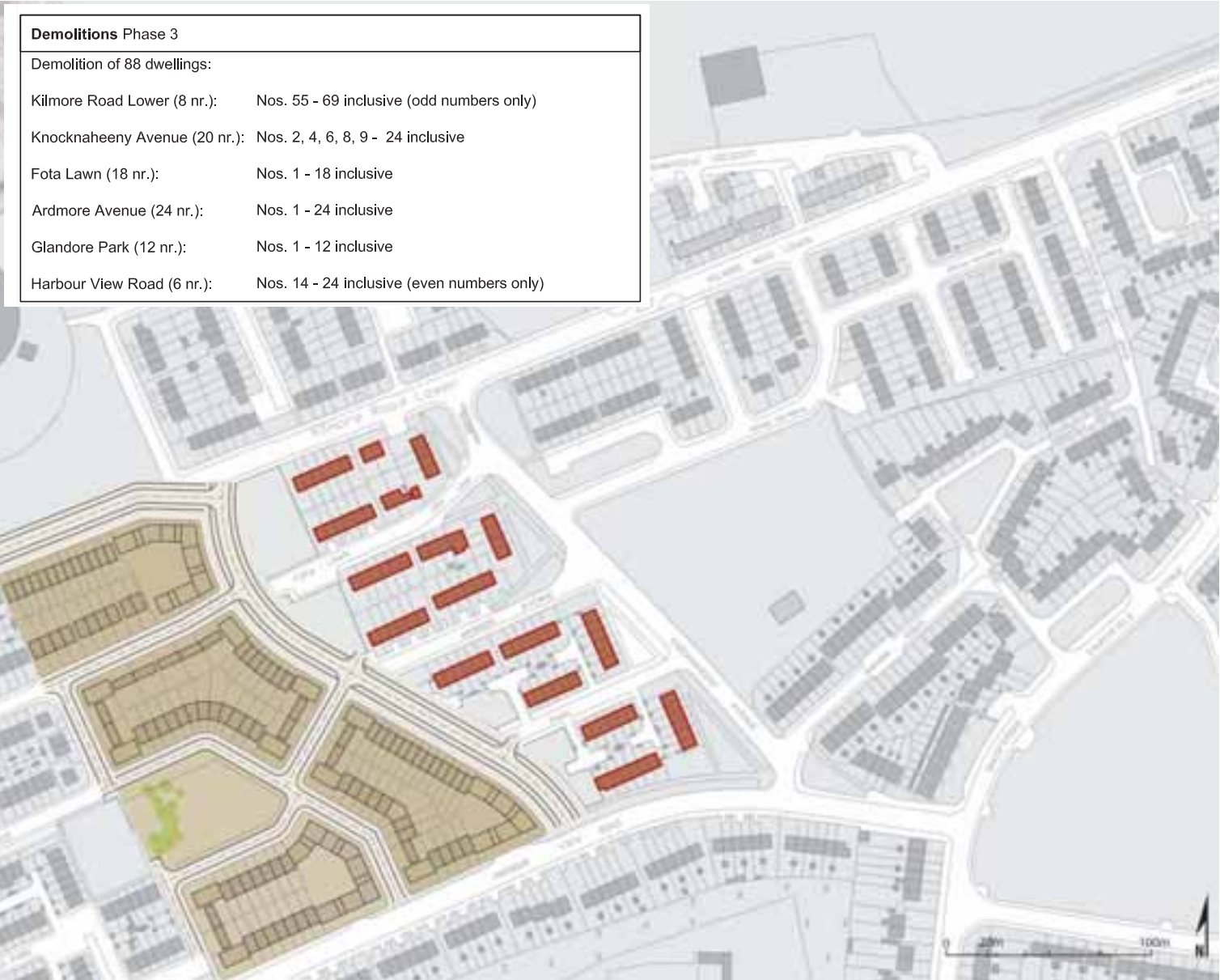
€11,386,923.19

- For the purposes of this exercise the following exclusions apply:
- Cost of provision of Private Housing
 - Abnormal Ground Conditions
 - Land Acquisition Costs
 - Statutory Charges
 - Local Authority Fees and Charges (including bonds)
 - Legal Fees
 - Archaeological Investigations
 - Financing Costs
 - Decanting and Accommodation Costs;Furniture and Fit-out Costs
 - Professional Services
 - Public Realm
 - Demolition



Figure 7.8 PHASE 2 - CONSTRUCTION

7. IMPLEMENTATION STRATEGY



7.3.8 House Construction & Demolition
Phase 3 - Demolitions

Figure 7.9 PHASE 3 - DEMOLITIONS

7. IMPLEMENTATION STRATEGY

Phase	Apartments			2-Storey Houses			3-Storey Houses			Stage Totals	Summary
	Social	Voluntary	Private	Social	Voluntary	Private	Social	Voluntary	Private		
3											
Demolitions	-	-	-	- 72	-	- 16	-	-	-	- 88	This stage will involve the demolition of 88nr., 2-storey family houses, 16 of which are privately owned. 50nr. 2 and 3 storey family houses will be provided along with 52 apartments.
Construction	18	34	-	25	-	-	25	-	-	102	
Totals	18	34	-	- 47	-	- 16	25	-	-	nett gain 14	

7.3.9 House Construction & Demolition

Phase 3 - Construction Cost Estimate

Construction Costs	All in Costs
(VAT inclusive)	
€13,706,975.68	€15,217,124.68

- For the purposes of this exercise the following exclusions apply:

 - Cost of provision of Private Housing
 - Abnormal Ground Conditions
 - Land Acquisition Costs
 - Statutory Charges
 - Local Authority Fees and Charges (including bonds)
 - Legal Fees
 - Archaeological Investigations
 - Financing Costs
 - Decanting and Accommodation Costs;Furniture and Fit-out Costs
 - Professional Services
 - Public Realm
 - Demolition

2 Storey Family Home

3 Storey Family Home

3+ Storey Apartment



Figure 7.10 PHASE 3 - CONSTRUCTION

7. IMPLEMENTATION STRATEGY



7.3.10 House Construction & Demolition
Phase 4 - Demolitions

Figure 7.11 PHASE 4 - DEMOLITIONS

7. IMPLEMENTATION STRATEGY

Phase	Apartments			2-Storey Houses			3-Storey Houses			Stage Totals	Summary
	Social	Voluntary	Private	Social	Voluntary	Private	Social	Voluntary	Private		
4											
Demolitions	-	-	-	- 94	-	- 18	-	-	-	- 112	This stage will involve the demolition of 112nr., 2-storey family houses, 15 of which are privately owned. 175nr. 2 and 3 storey family houses will be provided along with 78 apartments.
Construction	39	-	39	82	-	51	10	-	32	253	
Totals	39	-	39	- 12	-	33	10	-	32	nett gain 141	

7.3.11 House Construction & Demolition Phase 4 - Construction Cost Estimate

Construction Costs	All in Costs
(VAT inclusive)	
€21,990,623.59	€24,418,061.09

For the purposes of this exercise the following exclusions apply:

- Cost of provision of Private Housing
- Abnormal Ground Conditions
- Land Acquisition Costs
- Statutory Charges
- Local Authority Fees and Charges (including bonds)
- Legal Fees
- Archaeological Investigations
- Financing Costs
- Decanting and Accommodation Costs; Furniture and Fit-out Costs
- Professional Services
- Public Realm
- Demolition

	2 Storey Family Home
	3 Storey Family Home
	3+ Storey Apartment



Figure 7.12 PHASE 4 - CONSTRUCTION

7. IMPLEMENTATION STRATEGY



7.3.12 House Construction & Demolition
Phase 5 - Demolitions

Figure 7.13 PHASE 5 - DEMOLITIONS

7. IMPLEMENTATION STRATEGY

Phase	Apartments			2-Storey Houses			3-Storey Houses			Stage Totals	Summary
5	Social	Voluntary	Private	Social	Voluntary	Private	Social	Voluntary	Private		
Demolitions	-	-	-	- 76	-	- 16	-	-	-	- 76(+16)	This stage will involve the demolition of 76nr., 2-storey family houses(+16 from previous phase), 16 of which are privately owned. 103nr. 2 and 3 storey family houses will be provided along with 22 apartments.
Construction	10	-	12	39	-	50	-	-	14	125	
Totals	10	-	12	- 39	-	26	-	-	14	nett gain 49/65	

7.3.13 House Construction & Demolition Phase 5 - Construction Cost Estimate

Construction Costs (VAT inclusive)	All in Costs
€8,058,613.66	€8,998,815.76

For the purposes of this exercise the following exclusions apply:

- Cost of provision of Private Housing
- Abnormal Ground Conditions
- Land Acquisition Costs
- Statutory Charges
- Local Authority Fees and Charges (including bonds)
- Legal Fees
- Archaeological Investigations
- Financing Costs
- Decanting and Accommodation Costs;Furniture and Fit-out Costs
- Professional Services
- Public Realm
- Demolition

	2 Storey Family Home
	3 Storey Family Home
	3+ Storey Apartment



Figure 7.14 PHASE 5 - CONSTRUCTION

7. IMPLEMENTATION STRATEGY



Figure 7.15 PHASE 1 - 5

7. IMPLEMENTATION STRATEGY

SUMMARY OF 5 PHASES

Phase	Type	Social	Voluntary	Private	Unit Totals	Phase Totals	Nett Diff.	Cost Estimate *	Construction Timeframe
Phase 1	apartments	**(-) 36	(-) -	(-) -	(-) 36				
	2-storey houses	(67) 31	(-) -	(7) -	(74) 31				
	3-storey houses	(-) 20	(-) -	(-) -	(-) 20				
		(67) 87	(-) -	(7) -		(72+2****) 87	+13/15****	€12,383,429.33	20 months
Phase 2	apartments	(-) 8	(-) 23	(-) 15	(-) 46				
	2-storey houses	(71) 9	(-) 16	(13) 5	(84) 30				
	3-storey houses	(-) 13	(-) -	(-) -	(-) 13				
		(71) 30	(-) 39	(13) 20		(84) 89	+5	€11,386,923.19	20 months
Phase 3	apartments	(-) 18	(-) 34	(16) -	(-) 52				
	2-storey houses	(72) 25	(-) -	(-) -	(88) 25				
	3-storey houses	(-) 25	(-) -	(-) -	(-) 25				
		(72) 68	(-) 34	(16) -		(88) 102	+14	€15,217,124.68	24 months
Phase 4	apartments	(-) 39	(-) -	(-) 39	(-) 78				
	2-storey houses	(94) 82	(-) -	(18) 51	(112) 133				
	3-storey houses	(-) 10	(-) -	(-) 32	(-) 42				
		(94) 131	(-) -	(18) 122		(112) 253	+141	€24,418,061.09	26 months
Phase 5	apartments	(-) 10	(-) -	(-) 12	(-) 22				
	2-storey houses	(61) 39	(-) -	(15) 50	(76) 89				
	3-storey houses	(-) -	(-) -	(-) 14	(-) 14				
		(61) 49	(-) -	(15) 76		(76+16****) 125	+49/65****	€8,998,815.76	18 months
Grand Total		(367) 365	(-) 73	(69) 218		(432+18****) 656	+222/240****	€72,166,170.12	*** 9 years
	apartments	111	57	66	234				
	2-storey houses	186	16	106	308				
	3-storey houses	68	-	46	114				

* Costs noted are VAT inclusive but exclude the cost of private housing construction

** Demolitions are noted in brackets ()

*** Total construction time based upon each subsequent stage progressing upon completion of the previous

**** Demolitions that have already taken place

Exclusions from the cost estimate:

Cost of Provision of Private Housing;

Abnormal Ground Conditions;

Land Acquisition Costs;

Statutory Charges;

Local Authority Fees and Charges (including bonds);

Legal Fees;

Archaeological Investigations;

Financing Costs;

Decanting and Accommodation Costs;

Furniture and Fit-out Costs.

Public Realm

Demolition

Professional Services

7.3.14 House Construction & Demolition Phases 1-5 Summary

Exclusions from the cost estimate:

- Cost of Provision of Private Housing
- Abnormal Ground Conditions
- Land Acquisition Costs
- Statutory Charges
- Local Authority Fees and Charges (including Bonds)
- Legal Fees
- Archaeological Investigations
- Financing Costs
- Decanting and Accommodation Costs
- Furniture and Fit-out Costs
- Professional Services
- Public Realm
- Demolition

Figure 7.16 PHASE I - 5 - CONSTRUCTION DATA

7. IMPLEMENTATION STRATEGY



7.4 Closure of Hollyhill Lane

7.4.1 - Existing Layout

Upper Hollyhill Lane is a poorly planned layout; there is not a single house fronting the first 250 metres from the parish church on Harbour View Road, in addition it is not possible for vehicular traffic to travel the entire length of this laneway. It is no surprise that this route is singly avoided by most pedestrian traffic because they feel vulnerable.

This route is notorious for anti-social behaviour, the primary reason for which is the lack of passive supervision with almost all the adjacent houses backing onto the lane rather than fronting onto it and generating movement.

The greatest challenge to creating a coherent urban network is the difficult topography, it is worth noting that the existing housing developments in both Knocknaheeny and Hollyhill both chose to ignore this challenge, the design response in both areas was to impose a housing typology that does not respond to the topography creating a homogeneous, bland environment for the residents – contrast this with the exceptional urban quality of older parts of the north side of Cork City such as Summerhill or Ballyhooly New Road which exploits the difficult topography to create an urban environment that is exemplary and full of delight.

Figure 7.17 Cork City Northwest: Phase 2
Existing Housing Layout

7. IMPLEMENTATION STRATEGY



7.4.2 Implementation Strategy

There is an objective in the current City Development Plan to upgrade Hollyhill Lane (page 143 table 11.1 of the written document and page 22 of the Mapped Objectives). Having considered the views of many of the residents, Councillors, the Gardai, etc, it is clear that an immediate solution must be found and a move should be made to 'remove' the Lane, which would bring comfort and safety to the residents. This would require a variation of the City Development Plan and the extinguishment of the right of way. The actual physical works required to achieve the closure of the lane are relatively straightforward - extending the Cope Foundation property, the Primary School property and the Church grounds across the lane, along with the extension of a number of household back gardens and other minor alterations. If accepted, funding could be sought as a priority within the Regeneration plans.

Figure 7.18 Cork City Northwest: Stage F
Hollyhill Lane

7. IMPLEMENTATION STRATEGY

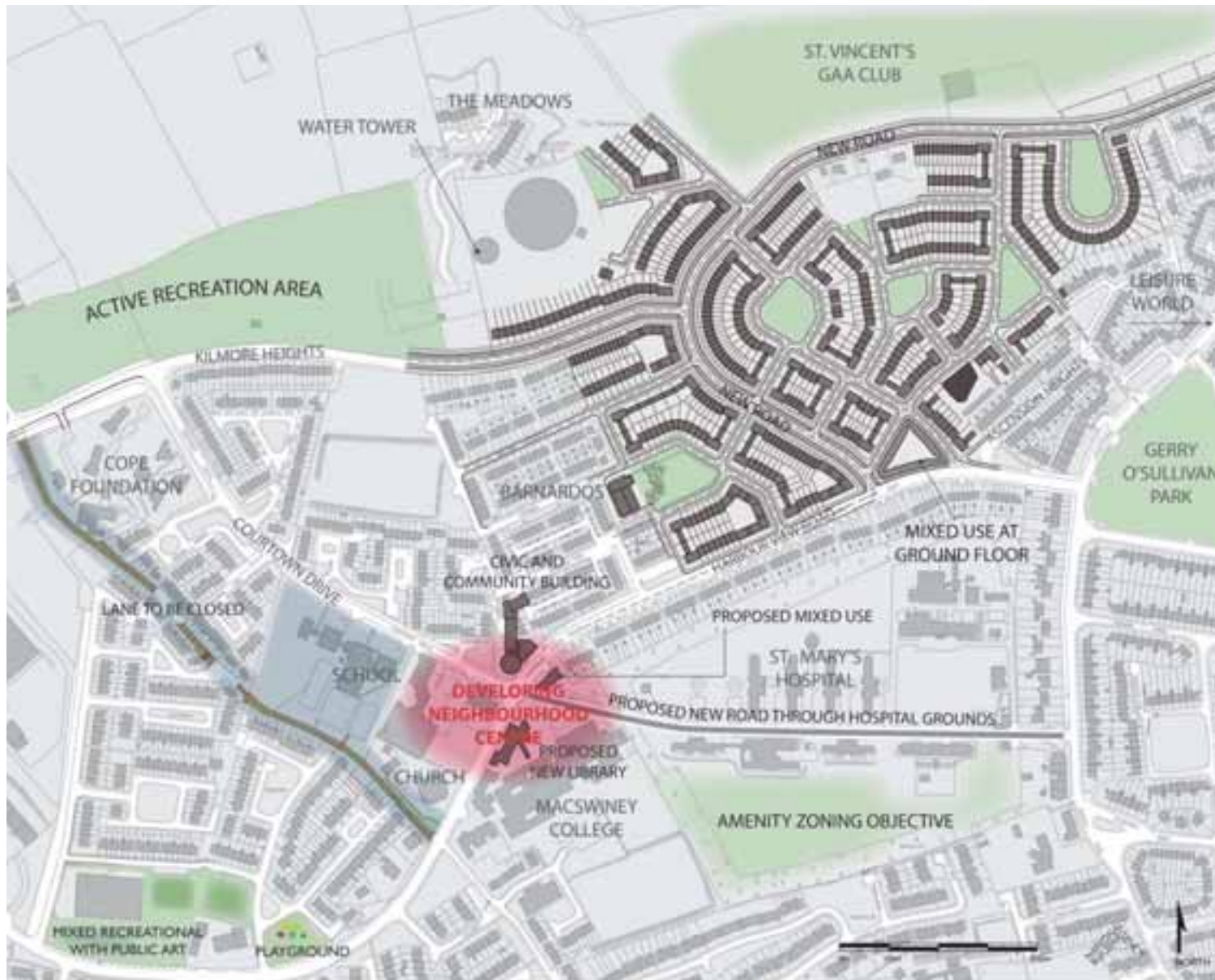
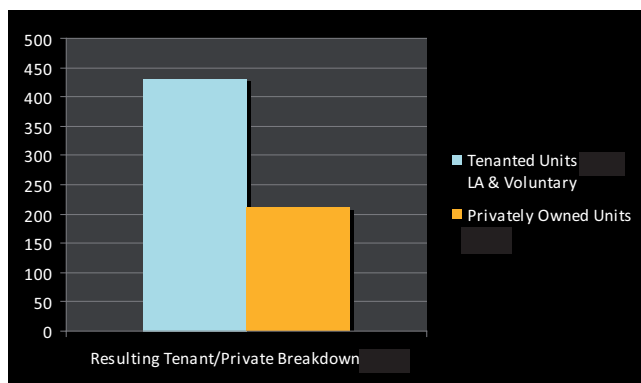


Figure 7.19 Phase 1 and 2 Summary

7. IMPLEMENTATION STRATEGY

7.5 General Implementation Strategy

In addition to the housing regeneration in the City North West Area, a number of non-housing projects will form part of the regeneration programme. These projects will be implemented in tandem with the housing projects. (See 7.6 Construction Phasing Strategy for Details)



7.6 Tenure Diversity

A detailed strategy to encourage a better tenure mix is central to the success of the Masterplan and is one of the core objectives of the housing strategy. Further consideration shall be given to this key objective and the Council will approach this issue imaginatively and give consideration at to how private housing can be encouraged / incentivised throughout the various stages.

7.7 Construction Phasing Strategy

Phase 1

- Phase 1 Demolition & new build housing
- Phase 1 Non-housing auxiliary construction projects
 - Hollyhill Lane closure & associated works
 - Improvements to house front boundaries on south side of Harbour View Road and Foyle Avenue
 - Development of amenities on Harbour View Road - children's playground, community garden, casual rugby/soccer & GAA play area, skate park, art work
 - New Library
 - New through road connecting Ard Cullen and hollyville
 - Promote New Boxing Club
 - Social / Economic supporting initiatives

Phase 2

- Phase 2 Demolition & new build housing
- Phase 2 Non-housing auxiliary projects
 - Multi Purpose Sports Facility (west of water tower)
 - Promote mixed use town centre development
 - Promote road construction through hospital grounds
 - Social / Economic supporting initiatives

Phase 3

- Phase 3 Demolition & new build housing
- Phase 3 Non-housing auxiliary projects
 - Promote third level education facilities and HSE Facilities
 - Social / Economic supporting initiatives

Phase 4

- Consideration will be given to splitting phase 4 into sub-phases particularly in relation to the objective of constructing housing on the existing open space, even during earlier phases.
- Phase 4 Demolition & new build housing
 - Phase 4 Non-housing auxiliary projects
 - Promote improved use of hospital grounds including park / amenity platform
 - Social / Economic supporting initiatives

Phase 5

- Phase 5 Demolition & new build housing
- Phase 5 Social / Economic supporting initiatives

7.7 Housing Relocation Strategy

The housing strategy will be subject to further careful consideration and elaboration. Each resident will be kept fully informed regarding the regeneration process and will be consulted extensively regarding their preferences.

Phase 1 Local Authority Residents

Existing Local Authority residents in this Regeneration Area will be offered tenancies nearby to allow demolition to take place with the possibility of returning to newly constructed houses.

Phase 1 Owners

Owners living in the first phase of this Regeneration Area will have two options.

- Option 1: They will be offered a similar sized property nearby as a direct exchange for their existing property.
- Option 2: They will be offered market value for their property providing them with an opportunity to purchase their own choice of property in a location of their choosing.

Phases 2, 3, 4 & 5 Local Authority Tenants

In these subsequent phases, Local Authority tenants will be offered a property appropriate to their needs which has been completed as part of previous phases of the City North West Regeneration Programme.

7. IMPLEMENTATION STRATEGY

Phases 2, 3, 4 & 5 Owners

- Option 1: Owners will be offered similar sized properties in the City North West Regeneration Area.
- Option 2: Owners will be offered market value for their property providing them with an opportunity to purchase their own choice of property at a location of their choosing.

The City Council appreciates that each resident has specific needs and there will need to be extensive dialogue and consultation between all to ensure that these needs are met. Precise details relating to all of these matters including timing and other logistical matter will at all times be discussed and agreed well in advance with all residents. At all times the aim will be to maintain and enhance existing community integrity and structures.

7.9 Comments on Costing - 10 Year Programme

In the previous chapter, the costs associated with the five main phases of housing and demolition were identified.

In addition the following preliminary indicative non-housing costs have been identified:

Item		Estimated Cost
1	Works relating to Hollyhill Lane (including new pathways, rear garden extensions, primary school, closing laneway, removing footpaths, perimeter infill units , foul and stormwater drainage, public lighting	€1.3M
2	Skate park, casual sports facilities for GAA, soccer, Harbour View Road playground including new road connecting Hollyville and Ardculen (and additional car spaces)	€1.4M
3	Provision for remedial works including temporary heating systems, electrical issues and roof repairs to houses in critical need in phases three, four and five.	€2.5M
4	Provision for upgrading/energy efficiency works at some existing houses in Ardculen and Hollyville (not flagged for demolition)	€750K
5	Provision for intermittent demolition (not including planned demolition as described in Section 7)	€2.0M
6	Public realm works to front boundaries (Foyle Avenue and lower side of Harbour View Road)	€1.4M
7	Scavenging and securing vacant properties pending demolition Dealing with existing service connections	€4M
8	Professional fees associated with infrastructure masterplan and design guidelines document and other reports required (site investigations, analyses etc.)	To be confirmed
9	Multi-purpose sports building and outdoor sports facilities including running / walking tracks	€8.5M
10	Staffing / accommodation costs	€750K per annum
11	Community activities / marketing & branding, transport, signage initiatives, newsletters, community events, public meetings, advertisements	€200K per annum
12	Rental cost for Regeneration Team building	€1M
13	Community / Retail Building, Town Centre	€1.25M
14	Social & Economic Actions / Initiatives	To be confirmed

7. IMPLEMENTATION STRATEGY

The costs exclusions as previously listed are:

- Cost of Provision of Private Housing
- Abnormal Ground Conditions
- Land Acquisition Costs
- Statutory Charges
- Local Authority Fees and Charges (including Bonds)
- Legal Fees
- Archaeological Investigations
- Financing Costs
- Decanting and Accommodation Costs
- Furniture and Fit-out Costs
- Professional Services
- Public Realm
- Demolition

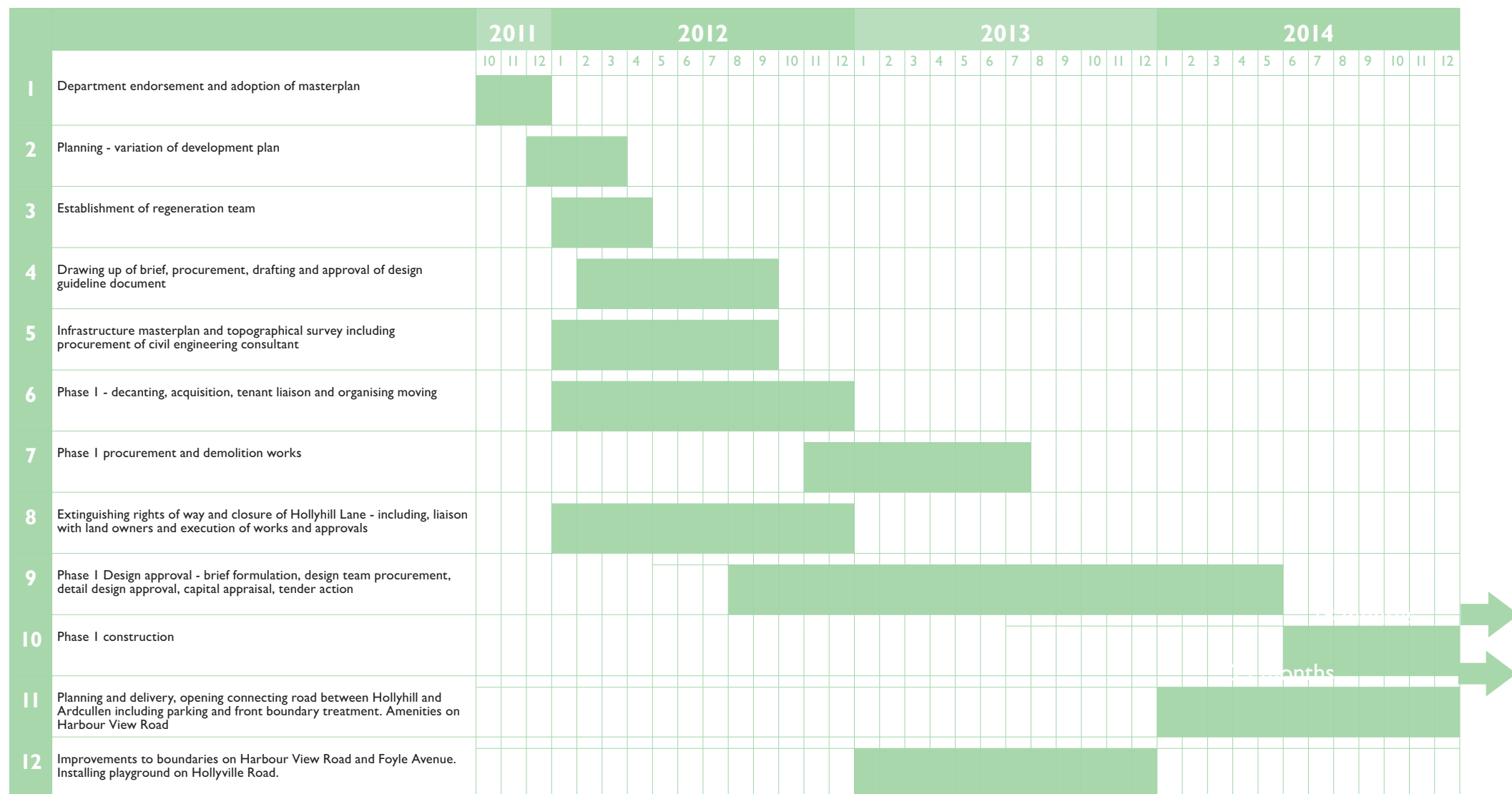
7.10 Other work not specifically identified in the Regeneration Plan.

Cork City Council recognises that there are a number of homes in Knocknaheeny not covered by the Regeneration Plans and agrees to ensure that these houses and the area will be a consideration and a priority for the Council.

A submission will be made to the Department for funding for miscellaneous work of a refurbishment/remedial nature and for carrying out essential improvement works of a temporary nature on properties in later phases prior to these phases coming on board.

8. NEXT STEPS

PRELIMINARY INDICATIVE PROGRAMME UP TO COMPLETION OF PHASE I



8. NEXT STEPS

[illegible]

APPENDIX I - A SOCIAL MOSAIC

	ED 039 Knocknaheeny	EA 17/075 / 17/076 Shanakiel	Combined ED & EA areas	Cork City	State
1. Population					
Population (2006)	4,558	2,223	6,781	119,418	4,239,848
Population (2002)	4,439	2,462	6,901	123,062	3,917,203
% Change	2.68%	-9.7%	-1.7%	-3.0%	8.2%
2. Population (age group)					
0-9 years	875 (19.2%)	339 (15.2%)	1,214 (17.9%)	11,758 (9.8%)	590,577 (13.9%)
10-19 years	775 (17%)	430 (19.3%)	1,205 (17.8%)	15,315 (12.8%)	564,129 (13.3%)
20-29 years	865 (19%)	433 (19.5%)	1,298 (19.1%)	26,366 (22%)	715,553 (16.9%)
30-39 years	641 (14.1%)	239 (10.8%)	880 (13%)	15,512 (13%)	671,466 (15.8%)
40-49 years	495 (10.9%)	315 (14.2%)	810 (11.9%)	14,958 (12.5%)	576,074 (13.6%)
50-59 years	541 (11.9%)	326 (14.7%)	867 (12.8%)	12,995 (10.9%)	472,396 (11.1%)
60-69 years	233 (5.1%)	97 (4.4%)	330 (4.9%)	10,913 (9.1%)	325,123 (7.7%)
70-79 years	90 (2%)	39 (1.8%)	129 (1.9%)	7,834 (6.6%)	211,618 (5%)
80+ years	43 (0.9%)	5 (0.2%)	48 (0.7%)	3,767 (3.2%)	112,912 (2.7%)
Total	4,558	2,223	6,781	119,418	4,239,848
3. Number of Persons in Household by size of Household					
One person	178 (4%)	86 (3.8%)	264 (4%)	11,724 (10.2%)	329,450 (8%)
Two persons	750 (17%)	314 (14%)	1,064 (16%)	25,852 (22.6%)	830,908 (20.2%)
Three persons	1,032 (23.4%)	477 (21.3%)	1,509 (22.7%)	23,826 (20.8%)	796,101 (19.3%)
Four persons	980 (22.2%)	576 (25.7%)	1,556 (23.4%)	24,520 (21.4%)	975,352 (23.7%)
Five persons	785 (17.8%)	365 (16.3%)	1,150 (17.3%)	16,865 (14.7%)	686,440 (16.6%)
Six persons	396 (9%)	270 (12%)	666 (10%)	7,698 (6.7%)	328,938 (8%)
Seven persons	161 (3.7%)	77 (3.4%)	238 (3.6%)	2,597 (2.3%)	104,715 (2.5%)
Eight or more persons	124 (2.8%)	73 (3.3%)	197 (3%)	1,616 (1.4%)	69,414 (1.7%)
Total	4,406	2,238	6,644	114,698	4,123,318

Appendix I - A SOCIAL MOSAIC

4 Economic Status (Structure of Labour Force)					
At work	1,352 (41%)	886 (52.5%)	2,238 (44.9%)	48,892 (48.2%)	1,930,042 (57.2%)
Looking for first regular job	90 (2.7%)	31 (1.8%)	121 (2.4%)	1,087 (1.1%)	29,372 (0.9%)
Unemployed	369 (11.2%)	135 (8%)	504 (10.1%)	5,317 (5.3%)	150,084 (4.4%)
Student	304 (9.2%)	195 (11.5%)	499 (10%)	14,251 (14.1%)	349,596 (10.4%)
Looking after home/family	565 (17.1%)	225 (13.3%)	790 (15.8%)	11,415 (11.3%)	387,014 (11.5%)
Retired	187 (5.7%)	86 (5.1%)	273 (5.5%)	13,409 (13.2%)	377,927 (11.2%)
Unable to work	427 (12.9%)	128 (7.6%)	555 (11.1%)	6,487 (6.4%)	138,382 (4.1%)
Other	4 (0.1%)	3 (0.2%)	7 (0.1%)	396 (0.4%)	12,982 (0.4%)
Total aged 15>	3,298	1,689	4,987	101,254	3,375,399
5. Employment					
Agri, Fish, Forestry	1 (0.1%)	0 (0.0%)	1 (0.0%)	199 (0.4%)	89,277 (4.6%)
Construction	153 (12.2%)	112 (13.7%)	265 (12.8%)	4,850 (9.9%)	215,184 (11.1%)
Manufacturing	234 (18.6%)	178 (21.8%)	412 (19.9%)	6,791 (13.8%)	262,223 (13.5%)
Commerce & Trade	350 (27.8%)	221 (27%)	571 (27.5%)	14,064 (28.7%)	523,695 (27.1%)
Transport & Communications	51 (4%)	46 (5.6%)	97 (4.7%)	2,779 (5.7%)	105,705 (5.4%)
Public Admin	34 (2.7%)	39 (4.8%)	73 (3.5%)	2,018 (4.1%)	101,264 (5.2%)
Professional Services	201 (16%)	136 (16.6%)	337 (16.2%)	8,612 (17.6%)	318,695 (16.5%)
Other	233 (18.5%)	85 (10.4%)	318 (15.3%)	9,579 (19.5%)	313,999 (16.2%)
Total	1,257	817	2,074	48,892	1,930,042

Appendix I - A SOCIAL MOSAIC

6. Number of private households by type of household					
One person	178 (12.7%)	86 (12.6%)	264 (12.6%)	11,724 (26.7%)	329,450 (22.4%)
Husband and Wife	119 (8.5%)	60 (8.8%)	179 (8.6%)	5,753 (13.1%)	204,487 (13.9%)
Cohabiting Couple	20 (1.4%)	12 (1.8%)	32 (1.5%)	1,592 (3.6%)	65,055 (4.4%)
Husband, wife and children	350 (24.9%)	267 (39%)	617 (29.6%)	10,639 (24.2%)	477,705 (32.5%)
Cohabiting couple and children	63 (4.5%)	14 (2%)	77 (3.7%)	807 (1.8%)	39,626 (2.7%)
Father and children	40 (2.9%)	16 (2.3%)	56 (2.7%)	709 (1.6%)	21,689 (1.5%)
Mother and children	437 (31.1%)	142 (20.8%)	579 (27.7%)	4,538 (10.3%)	130,853 (8.9%)
Couple and others	19 (1.4%)	9 (1.3%)	28 (1.3%)	760 (1.7%)	23,877 (1.6%)
Couple, children & others	18 (1.3%)	16 (2.3%)	34 (1.6%)	710 (1.6%)	31,714 (2.2%)
Father, children & others	3 (0.2%)	2 (0.3%)	5 (0.2%)	85 (0.2%)	3,244 (0.2%)
Mother, children & others	34 (2.4%)	13 (1.9%)	47 (2.3%)	483 (1.1%)	13,994 (1%)
Two or more family units	48 (3.4%)	24 (3.5%)	72 (3.4%)	700 (1.6%)	20,257 (1.4%)
Non-family households and relations	29 (2.1%)	7 (1%)	36 (1.7%)	1,500 (3.4%)	43,426 (3%)
Two or more non-related persons	45 (3.2%)	16 (2.3%)	61 (2.9%)	3,939 (9%)	64,144 (4.4%)
Total	1,403	684	2,087	43,939	1,469,521
7. Number of permanent private households by type of occupancy					
Owner occupied with mortgage	213 (15.2%)	253 (37.9%)	466 (22.5%)	11,041 (25.2%)	569,966 (39%)
Owner occupied with no mortgage	137 (9.8%)	147 (22%)	284 (13.7%)	14,029 (32%)	498,432 (34.1%)
Buying from local authority	69 (4.9%)	23 (3.4%)	92 (4.4%)	878 (2%)	23,547 (1.6%)
Rented from local authority	835 (59.5%)	179 (26.8%)	1,014 (49%)	6,610 (15.1%)	105,509 (7.2%)
Rented from voluntary body	46 (3.3%)	15 (2.2%)	61 (2.9%)	2,184 (5%)	50,480 (3.5%)
Other rented unfurnished	13 (0.9%)	3 (0.4%)	16 (0.8%)	616 (1.4%)	16,621 (1.1%)
Other rented furnished	48 (3.4%)	29 (4.3%)	77 (3.7%)	6,131 (14%)	128,696 (8.8%)
Occupied free of rent	3 (0.2%)	3 (0.4%)	6 (0.3%)	435 (1%)	21,701 (1.5%)
Not stated	39 (2.8%)	16 (2.4%)	55 (2.7%)	1,947 (4.4%)	47,344 (3.2%)
Total	1,403	668	2,071	43,871	1,462,296

Appendix I - A SOCIAL MOSAIC

8. Education					
(aged 15 and over)					
No formal education	96 (3.4%)	6 (0.4%)	102 (2.4%)	501 (0.6%)	16,167 (0.6%)
Primary	900 (31.7%)	354 (24.8%)	1,254 (29.4%)	15,375 (18.8%)	497,918 (17.5%)
Lower secondary	923 (32.5%)	477 (33.5%)	1,400 (32.8%)	17,601 (21.7%)	573,411 (20.1%)
Upper secondary	452 (15.9%)	309 (21.7%)	761 (17.8%)	15,012 (18.5%)	559,934 (19.6%)
Technical or vocational qualification	88 (3.1%)	57 (4%)	145 (3.4%)	3,767 (4.6%)	159,200 (5.6%)
Both upper secondary and technical or vocational	42 (1.5%)	29 (2%)	71 (1.7%)	1,991 (2.5%)	68,542 (2.4%)
Non-degree	111 (3.9%)	82 (5.8%)	193 (4.5%)	7,277 (9%)	301,327 (10.6%)
Primary degree	51 (1.8%)	36 (2.5%)	87 (2%)	4,750 (5.8%)	166,524 (5.8%)
Professional qualification (degree status)	24 (0.8%)	9 (0.6%)	33 (0.8%)	1,771 (2.2%)	73,052 (2.6%)
Both degree and professional qualification	25 (0.9%)	17 (1.2%)	42 (1%)	2,866 (3.5%)	98,217 (3.4%)
Post-graduate certificate or diploma	27 (0.9%)	21 (1.5%)	48 (1.1%)	2,473 (3%)	90,942 (3.2%)
Post-graduate degree (masters)	19 (0.7%)	13 (0.9%)	32 (0.7%)	2,591 (3.2%)	84,628 (3%)
Doctorate (PH.D)	5 (0.2%)	0 (0%)	5 (0.1%)	641 (0.8%)	14,412 (0.5%)
Not stated	79 (2.8%)	15 (1.1%)	94 (2.2%)	4,634 (5.7%)	130,237 (4.6%)
Total	2,842	1,425	4,267	81,250	2,850,333
9. Number of households with cars					
No car	592 (42.2%)	180 (26.9%)	772 (37.3%)	14,474 (33%)	288,777 (19.8%)
One car	574 (40.9%)	309 (46.3%)	883 (42.6%)	17,504 (39.9%)	564,249 (38.6%)
Two cars	186 (13.3%)	141 (21.1%)	327 (15.8%)	9,179 (20.9%)	481,732 (32.9%)
Three or more cars	51 (3.6%)	38 (5.7%)	89 (4.3%)	2,714 (6.2%)	127,538 (8.7%)
Total	1,403	668	2,071	43,871	1,462,296

Appendix I - A SOCIAL MOSAIC

10. Persons aged 5 and over by means of travel					
On foot	946 (38.3%)	385 (26.6%)	1,331 (34%)	23,465 (31.7%)	433,110 (15.5%)
Bicycle	11 (0.5%)	7 (0.5%)	18 (0.5%)	1,569 (2.1%)	53,960 (1.9%)
Bus, minibus or coach	240 (9.7%)	190 (13.1%)	430 (11%)	6,997 (9.5%)	326,949 (11.7%)
Train	2 (0.1%)	2 (0.1%)	4 (0.1%)	252 (0.3)	71,658 (2.6%)
Motorcycle or scooter	12 (0.5%)	3 (0.2%)	15 (0.4%)	478 (0.6%)	14,338 (0.5%)
Car: Driver	634 (25.7%)	481 (33.2%)	1,115 (28.5%)	24,236 (32.8%)	1,118,312 (40%)
Car: Passenger	482 (19.5%)	300 (20.7%)	782 (20%)	11,330 (15.3%)	459,497 (16.4%)
Other	116 (4.7%)	75 (5.2%)	191 (4.9%)	3,859 (5.2%)	269,846 (9.7%)
Not stated	26 (1.1%)	7 (0.5%)	33 (0.8%)	1,734 (2.3%)	46,555 (1.7%)
Total	2,469	1,450	3,919	73,920	2,794,225
11. Persons with disability by age group					
0-14 years	78 (12.5%)	27 (12.8%)	105 (12.6%)	817 (5.5%)	33,256 (8.4%)
15-24 years	61 (9.8%)	21 (10%)	82 (9.8%)	1,106 (7.4%)	29,047 (7.4%)
25-44 years	164 (26.3%)	47 (22.3%)	211 (25.3%)	3,067 (20.5%)	78,326 (19.9%)
45-64 years	227 (36.4%)	97 (46%)	324 (38.8%)	4,734 (31.6%)	114,899 (29.2%)
65 years and over	93 (14.9%)	19 (9%)	112 (13.4%)	5,261 (35.1%)	138,257 (35.1%)
Total	623	211	834	14,985	393,785
12. Carers by sex and number of hours per week of unpaid work					
0-14 hrs per week	49 (36.3%)	65 (73.9%)	114 (51.1%)	2,765 (57%)	93,363 (58%)
15-28 hrs per week	22 (16.3%)	10 (11.4%)	32 (14.3%)	515 (10.6%)	17,093 (10.6%)
29-42 hrs per week	12 (8.9%)	1 (1.1%)	13 (5.8%)	307 (6.3%)	9,573 (5.9%)
43 or more hrs a week	52 (38.5%)	12 (13.6%)	64 (28.7%)	1,268 (26.1%)	40,883 (25.4%)
Total	135	88	223	4,855	160,917
13. Usual resident by ethnic or cultural background					
White Irish	4,252 (93.9%)	2,042 (92.1%)	6,294 (93.3%)	101,954 (87%)	3,645,199 (87.4%)
White Irish Traveller	39 (0.9%)	78 (3.5%)	117 (1.7%)	561 (0.5%)	22,369 (0.5%)
Other White	148 (3.3%)	59 (2.7%)	207 (3%)	8,268 (7.1%)	289,041 (6.9%)
Black or Black Irish	5 (0.1%)	8 (0.4%)	13 (0.2%)	904 (0.8%)	44,318 (1%)
Asian or Asian Irish	12 (0.3%)	7 (0.3%)	19 (0.3%)	1,528 (1.3%)	52,345 (1.3%)
Other	32 (0.7%)	5 (0.2%)	37 (0.5%)	1,292 (1.1%)	46,438 (1.1%)
Not Stated	41 (0.9%)	17 (0.8%)	58 (0.9%)	2,715 (2.3%)	72,303 (1.7%)
Total	4,529	2,216	6,749	117,222	4,172,013

