

Manager's Report

on issues raised in relation to the Consultation Draft of the

BISHOPSTOWN & WILTON AREA ACTION PLAN

06 September 2007



Cork City Council
Comhairle Cathrach Chorcaí

A Ard Mhéara agus Comhairleoirí
To the Lord Mayor and members of Council.

Manager's Report on issues raised in relation to the Consultation Draft of the BISHOPSTOWN & WILTON AREA PLAN

1. I set out hereunder my report relating to the Consultation Draft of the *Bishopstown & Wilton Area Action Plan*. The purpose of this report is to inform members of the City Council of the consultation process outcome in relation to the plan, and to seek approval for a number of amendments, in response to issues raised.

Background

2. The draft *Bishopstown & Wilton Area Action Plan* has been prepared to guide the area's development and change over the next five years. The draft plan was put on public display on 18th July 2006 following an initial period of pre-plan consultation and the preparation of the plan itself. An interim meeting was held with ward members in November 2006 to discuss the draft Manager's Report and the proposed responses. Members requested that further work be done in relation to the proposed redevelopment of the Wilton Shopping Centre. The completed Manager's Report is now brought before members of Council.

Consultation

3. The formal consultation period relating to the draft Local Area Plan was from 18th July 2006 to 29th September 2006. The consultation strategy included the following measures:
 - Press Notice on 18th July and series of articles in the *Evening Echo*;
 - Draft Plan available for viewing at:
 - City Hall;
 - Navigation House;
 - The City Council's website;
 - Cork City libraries;
 - SMA Centre, Wilton.
 - Copies were sent to members of the City Council and key internal and external stakeholders (including all those who made submissions on the pre-draft stage);
 - A series of public exhibitions was held on 7th, 8th and 9th September at Wilton Shopping Centre, to meet with stakeholders from the area. A flyer was delivered to each building in the area advertising this event.
 - Informal meetings and discussions were held with a number of key stakeholders.
 - Interested parties were asked to express their views on the Draft Plan by making a written submission to the Planning and Development Directorate by 5pm on Friday 29th September 2006.

Results from the consultation

4. There were 856 formal written submissions to the *Consultation Draft* of the Plan. Many submissions made reference to a variety of issues. Appendix One summaries each issue raised, and suggests a City Council response to each of the issues highlighted. Appendix Two provides a schedule of those who made submissions. Generally, there was a positive response

Draft BISHOPSTOWN & WILTON AREA ACTION PLAN

to the Plan as a whole, with most people considering that the broad strategy (vision) for the area was appropriate and necessary to bring about an improvement to the area.

5. Some of the most significant issues raised included:
 - Car parking at St. Joseph's SMA Church, Wilton. A very large number of submissions were received in relation to the proposal for a public square in place of existing surface car parking, currently used by the congregation. There was widespread concern regarding the reduction in car spaces particularly those easily accessible to the church for the elderly or disabled (see Issue 53 in Appendix One).
 - Proposed access bridge serving site number 7 at Victoria Cross and proposed public walkway/cycleway through The Grove residential estate (see Issues 71 and 72 in Appendix One).
 - Sports Grounds and the need for adequate recreational facilities in the area (see Issues 19 and 20 in Appendix One);
 - Wilton public park (see Issue 56 in Appendix One); and
 - Building height (see Issue 9 in Appendix One).

Car parking at Saint Joseph's SMA Church

5. The Draft Area Action Plan proposed the creation of a new public square to the front of St. Joseph's Church to act as a focal space for the district centre and as the location for a variety of commercial and community activities. It also proposes to reserve an area for surface car parking immediately north of the graveyard to serve the needs of the church and businesses, while most of the existing surface parking at the Wilton District Centre would be placed underground.
6. Many submissions raised concerns that there would not be adequate parking spaces made available close to the church and community centre and were therefore against proposals for the public space, which is currently used as surface parking. This is of particular concern for the elderly and disabled who require ease of access to the church. It is believed that any underground or multi-storey car parks may discourage church attendance. It is considered that the plan proposals would make it difficult for hearses and wedding cars to properly access the church door.
7. These comments have been taken on board and it is not the intention of the plan to have a negative impact on the functioning of the church and community centre. These are recognised as vital elements of social and community infrastructure. However it should be noted that the car parking area currently used by patrons of the church and community centre is in private ownership, and that any major redevelopment is likely to result in car parking being put at basement level. It is proposed to include an objective within the plan that:
 - Acknowledges the importance of the cluster of community uses fronting onto the proposed square (i.e. Saint Joseph's Church, the SMA Community Hall, the Bishopstown Library) and that these are recognised and supported as vital elements of the social and community infrastructure at the Wilton centre. The retention of these uses is an objective of the plan;
 - Ensures that there is adequate public parking provision within any redevelopment of the area;
 - Ensures provision of car parking spaces for community uses (SMA Hall, church and library) in line with City Plan 2004 parking standards;
 - Ensures that an appropriate number of disabled parking spaces will be provided within streets and spaces (2-5 per cent), including spaces to specifically serve the church and community centre;
 - All streets to be publicly accessible and taken in-charge;

Draft BISHOPSTOWN & WILTON AREA ACTION PLAN

- All streets to include on-street public parking, according to standard specifications, to provide for the needs of the development and very importantly to give a people presence on streets to contribute activity, animation and natural surveillance, which is particularly important after dark;
 - To increase the size of the area designated as a public square to 0.85 hectares (excluding vehicular streets) to allow for the inclusion of surface car parking in close proximity to the church and other community facilities.
8. There was also concern that there should be continued use of the church avenue to provide for funerals, weddings and other special church occasions (see Issue 53 in Appendix One). This is already an objective of the plan.

Proposed access bridge and public walkway / cycleway through The Grove

9. The Draft Plan proposes that a development site (Site 7 Wylam Chinese Restaurant and Former Honda Garage) at Victoria Cross be accessed to the rear via The Grove with a new bridge provided over the river. This was due to traffic concerns regarding direct vehicular access onto Victoria Cross Road. Submissions were received objecting to this proposal. In terms of the vehicular access to site 7, they believe that this is a safety concern and would increase traffic congestion. These comments have been taken on board and it is now proposed to omit the objective for a vehicular/pedestrian bridge to serve Site 7 through The Grove from the plan.
10. The Draft Plan also illustrates the development objective from the City Plan 2004 to create a public walkway/cycleway along the Glasheen River. This runs through The Grove. Submissions from residents of The Grove object to the proposed public walkway/cycleway. It is believed that trees that currently screen dwellings from new apartment developments to the north will be removed and children will have easier access to the river and be at risk of drowning. It is also feared that the existing green area will be removed to accommodate the walkway. There is also a concern regarding noise issues at night time. These comments have been taken on board and it is proposed to clarify the proposal in the following way:
- The diagram will be amended to omit the objective for the creation of a new walkway/cycleway through the estate. However it will remain an objective to achieve new sections of the riverside amenity route where these are not currently in existence (see Issues 71 and 72 in Appendix One).
 - It will be confirmed that the boundary trees and green space will be retained for the benefit of local residents.

Sports Grounds and the need for adequate recreational facilities

11. Many submissions emphasise the need for adequate recreational facilities in the area and the need to preserve the existing sports grounds. Particular reference was made to protecting Bishopstown GAA and Highfield Rugby Club grounds, and the need to ensure that the clubs do not relocate to sites outside of the city. The Area Action Plan endorses this position.
12. It is proposed to update the Sports Use Policy NHR12 to identify appropriate ancillary uses that could be developed within sports ground complexes to contribute towards their sports offering and role as an important element of the social and cultural fabric of the city. This is in response to submissions made by Highfield RUFC (see Issues 19 and 20 in Appendix One).

Wilton neighbourhood park

13. A number of objections were received in relation to the proposed neighbourhood park at Wilton. Local residents are concerned that the proposed park might suffer from security and maintenance issues, and that public open spaces help encourage anti-social behaviour such as

Draft BISHOPSTOWN & WILTON AREA ACTION PLAN

- public drinking. Policing of the park is a main concern as it is argued that the area has an ageing population and many elderly people would fear walking through the park especially in darkness. However people felt that if the park is developed then it should be properly supervised and regularly maintained. The objective to create a public park at this location is underpinned by the lack of high quality public open space in this part of the plan area. This site provides the only real opportunity in the area to create a neighbourhood park. The park will be provided to serve the needs of the proposed mixed use development at the Wilton District Centre and the ESB lands, as well as the wider needs of surrounding residential estates (within a 10 minute walking distance). It will include lands on the Wilton Sub-area and also involve the improvement and upgrading of lands along the River Glasheen corridor within Donscourt and Woodbrook Grove. In response to submissions received it is proposed to change the configuration of the proposed park by moving it eastwards within the ESB / Tesco lands so that it is in alignment with Wilton House. This will allow for the development of buildings on the western side of the park to provide a secure boundary to houses on Donscourt, and also to provide natural surveillance for the park.
14. It is envisaged that the neighbourhood park will be fronted onto by new residences and uses to provide surveillance of the space, and that the park will be of an excellent design standard, providing for passive and active recreational needs. It will contribute to the population and upgrading of the existing riverside spaces, which currently suffer from under-use due to lack of activity and overlooking. The City Council will ensure the proper maintenance and security of the park.
 15. The SMA objects to the extension of the proposed park onto their property on the grounds that this would not leave Wilton House and its outbuildings sufficient attendant grounds to enable their continued use and / or possible re-use in the future (see Issue 55 at Appendix One). It is proposed to amend the Area Action Plan to exclude their site from the public open space to enable the continued use of Wilton House into the future. A development objective for the site will be included to ensure that any development of the site is subject to a comprehensive masterplan that ensures the long term future of the Protected Structures within a viable framework. It will also be a development objective to secure the retention of the space to the south of the building as a private space, with Wilton House forming the visual focus of the Wilton Neighbourhood Park at its northern end.
 16. The ESB, who own the majority of the area of the proposed park object to the location of the park on their land and also object to the proposed size of the park, which they assert is greater than the 15% public open space required by development plan policy on major suburban development sites (See Issue 51 of Appendix One). The City Council consider that the proposed park needs to be of a sufficient size to be a real Neighbourhood Park to provide for the needs of the surrounding area, including the provision of three Multi-Use Games Areas (MUGAs). However, it is considered appropriate to reduce the width of the proposed park to approximately 50 metres width within the ESB site (approximately 1.3 hectares). In addition to this area of public open space within the ESB site, a riverside corridor of 15 metres (from the river) is required along the Glasheen River for natural heritage reasons. This space will also connect Sarsfield Road to the Donscourt estate along the river corridor. A number of trees are also proposed for protection within their land holding.
 17. The rezoning of land for public open space use to enable the creation of the park will be subject to a statutory variation of the *City Plan 2004*.

Building height

18. A number of submissions were made objecting to the principle of 'high rise' development in the Bishopstown and Wilton area. The Bishopstown Community Association request clarification on Paragraph 2.1.25 of the plan in reference to buildings over 3 storeys. They also state that Paragraphs 2.1.23 and 2.1.24 are too vague and general and should be revised.
19. It is considered that the draft Area Action Plan contains sufficient clarity with regard to building height. Sections 2.1.9 -2.1.30 of the plan deal with issues of housing height and density. 1-3 storey building developments will predominate in the area. The plan confirms that residential developments in existing residential areas will not exceed 3 stories in height. The bulk of the area falls into the category of established existing residential estates, where new developments would not be over 3 storeys. Only on large sites capable of accommodating their own intrinsic character will higher buildings be open for consideration, provided they do not have an adverse impact on the existing character of the area. Densities for each such site are identified in Table 2.5 and elaborated on in Chapter 3 Sub-area Strategies (see Issue 9 in Appendix One).

The way forward

20. It is first proposed to bring the report to the meeting of the SPC on 10th September and then be brought to Council.
21. A number of the proposed policies and objectives outlined in the draft Area Action Plan are different to the adopted *City Plan 2004*. These include:
 - The rezoning of lands at Wilton as public open space to create a new neighbourhood Park;
 - A development objective to enable the development of a Park and Ride facility on lands at Carrigrohane Road to serve the west of the city;
 - A new policy to require major employers to provide crèche facilities for their employees.
22. As the plan contains policies and objectives that are materially different to the adopted *Cork City Development Plan 2004*, the Area Action Plan cannot legally be "made" until those elements that are materially different to the development plan have been incorporated into it by way of a formal Variation process. It is proposed to bring the draft Variation of the *City Plan 2004* to Council in September 2007 also.
23. The Area Action Plan is a non-statutory local area plan. If members decide to "make" the Area Action Plan, subject to the adoption of the Variation, it will be adopted as a Corporate Policy document to provide guidance to the planning process. The plan will also provide the basis for prioritising projects for delivery in the area in alignment with the Implementation Strategy outlined in the plan.
24. I hereby submit the report on submissions received and ask Council to consider the report. It is also proposed to bring the draft Variation before Council for consideration on 24 September 2007. Members will be asked to:
 - Approve the principle of consulting on the Draft Variation to the development plan; and
 - Adopt the proposed amendments to the Draft Bishopstown & Wilton Area Action Plan, subject to the adoption of the Variation.

J Gavin
City Manager

05 September 2007

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

GENERAL COMMENTS ON THE PLAN		
Sub. Refs.	Key area-wide strategy issues raised	Draft Response
<p>7 14 30 120</p>	<p>Issue 1: Consultation Process These submissions suggest that improvements should be made to the consultation process for the plan and the planning process in general as they feel their concerns are not being addressed. It is further submitted that information leaflets should be delivered to houses and a presentation to small local resident groups should be carried out. The exhibitions should also be better advertised as many people missed these proceedings.</p>	<p>It is considered that the consultation process was sufficient in terms of informing the public about the draft plan and how they could get involved in the process. The draft plan was publicised through a series of newspaper articles and a number of flyers distributed to each house throughout the area. A three-day public consultation event was held in Wilton shopping centre which was very well attended. Representatives from residents' associations and various interest groups were also invited to meet officials from the Planning Policy Section to discuss any issues they may have had.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">Plan will be amended to outline full extent of consultation process</p>
<p>8 11 42</p>	<p>Issue 2: Definition of Area Object to the definition of Bishopstown as an 'inner suburban' area as they find it misleading. This categorisation may also allow for the increase in development density of the area. They submit that the term 'inner suburban' should be changed to 'outer suburban'.</p>	<p>The area is never referred to as an 'inner suburb' but rather a 'residential suburb' in the plan. The <i>City Plan</i> refers to <i>inner urban</i> and <i>central areas</i> as well as <i>suburban areas</i>. Inner urban are considered to be urban areas developed before 1925. As can be seen in Fig. 2.2 of the AAP, the vast majority of the plan area was developed after this. As the term has not been used in the plan and sufficient clarity has already been given, no changes are proposed.</p>
<p>25 34</p>	<p>Issue 3: Changes to Maps within Plan Submit that the quality and size of the maps within the plan are inadequate. Maps should be larger in scale and have street and housing estate names clearly marked on them.</p>	<p>Noted.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">The diagrams will be improved and made more legible.</p>
<p>55 169 183</p>	<p>Issue 4: Legality of Area Action Plan The legality of the Area Action Plan is questioned. In terms of the hierarchy of plans outlined in the Planning and Development Act 2000, you can only have a Development Plan or a Local Area Plan not a "non-statutory" local area plan</p>	<p>The plan is referred to as a "corporate policy document" which is generally in compliance with the <i>City Plan</i>. A variation will be made where any policies are considered at variance with the <i>City Plan</i>. Incorporation into the <i>City Plan</i> will give these policies a statutory basis.</p>
<p>10</p>	<p>Issue 5: Health and Safety Issues The Health and Safety Authority (HSA) submits that the plan should contain an indication of planning policy in relation to major accident hazard sites. The consultation distances supplied by the HSA and policy in relation to the siting of new major hazard establishments as well as mention of notified sites Vita Cortex Ltd., Goulding Chemicals Ltd. and Shell Ireland Ltd. should be made</p>	<p>The <i>City Plan 2004 (Policy ENV 28)</i> already addresses policy in relation to Major Accident Hazard sites. It is noted that the sites mentioned are not within or do not directly affect the plan area. The Grassland Fertiliser Company at Inchigaggin on Carrigrohane Road has recently been declared a major accident hazard site.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">The text and maps will be amended to mention the Seveso II status of the Grassland Fertiliser Company on Carrigrohane Road</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

AREA-WIDE STRATEGIES		
Sub. Refs.	Key area-wide strategy issues raised	Draft Response
RESIDENTIAL DEVELOPMENT		
<p>8 18 52 57 125</p>	<p>Issue 6: Affordable housing Submit that more affordable housing should be made available in order to entice young people to live in the area. To this end, it is suggested that Section 2.1.14 should be made a priority of the plan. The affordable housing being made available on the ESB and Department of Agriculture lands is welcomed.</p>	<p>Noted. The provision of affordable housing is supported in Section 2.1.31 of the Plan which requires all new developments to comply with the Housing Strategy which requires the provision of 20% of land in new housing developments to be reserved for affordable (15%) and social (5%) housing.</p>
<p>1 11 42</p>	<p>Issue 7: Underutilisation of housing stock One submission states that there is an under utilisation of the housing stock amongst 3, 5 and primarily 4 bedroom houses. It is suggested that older people could be accommodated by the Council while their properties provide housing for young families. On the other hand The Rise Residents' Association state that the Council has no right to relocate the elderly people of the area as suggested in Para 2.1.14. Some submissions object to the use of the term 'empty nesters' in the plan.</p>	<p>The Council aims to encourage a mix of housing types in the area so that people have a choice of moving to a larger or smaller house in their own area as their needs change. Any such relocation would be entirely voluntary up to the wishes of the individual.</p> <p style="background-color: #e0ffe0; padding: 2px;">PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0; padding: 2px;">The term 'empty nesters' will be deleted.</p>
<p>26 42 57 115 125 127 129</p>	<p>Issue 8: Dwelling mix Submit that the increase in number of high rise apartment buildings has led to an increase in development density levels. This can lead to various problems including the development of a transient community where it is difficult to maintain a balanced and stable community, increased traffic congestion, and devaluation of property values. A number of submissions request that the plan contain a chart showing the proportion of apartments to houses in the area. This would give an accurate portrayal of the current housing mix. In particular, some submissions focus on the 25% smaller units figure in Table 2.3, stating that this number for suburban areas is too large.</p>	<p>The Bishopstown/Wilton area is predominantly made up of 3-4 bedroomed houses. The overall density of development in the area is low. The household structure of the area and the city, however, is changing and the proportion of 1-2 person households requiring housing is increasing. The Plan aims to ensure a choice of house types within the area to cater for the range of household types in society. It also aims (Section 2.2) to ensure that new developments are designed to be integrated into the area physically, economically and socially, without having an adverse impact on the existing character of the area.</p>
<p>3, 7, 8, 11, 14, 15, 18, 22, 26, 37, 42, 49, 53, 57, 115, 120, 123, 125, 127, 128, 129, 813</p>	<p>Issue 9: Building height These submissions object to 'high rise' development. It is considered that the plan should address the number of these developments already permitted in the area and place a cap on the number of storeys permissible in any new building. New developments should maintain the character of the area whereby a maximum of three storeys is allowed by the plan.</p>	<p>Sections 2.1.9 -2.1.30 of the plan deal with issues of housing height and density. 1-3 storey building developments will predominate in the area. The plan confirms that residential developments in existing residential areas will not exceed 3 stories in height. Only on large sites capable of accommodating their own intrinsic character will higher buildings be open for consideration, provided they do not have an adverse impact on the existing character of the area. Densities for each such site are identified in Table 2.5 and elaborated on in Chapter 3 Sub-area Strategies.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Ref.	Key area-wide strategy issues raised	Draft Response
3, 7, 8, 11, 14, 15, 18, 22, 26, 37, 42, 49, 53, 57, 115, 120, 123, 125, 127, 128, 129, 813	<p>Issue 9: Building height (contd.) The Bishopstown Community Association request clarification on Paragraph 2.1.25 of the plan in reference to buildings over 3 storeys. They also state that Paragraphs 2.1.23 and 2.1.24 are too vague and general and should be revised.</p>	Figure 2.2 of the Plan shows existing residential development in Bishopstown. It can be seen that the bulk of the area falls into the category of established existing residential estates, where new developments would not be over 3 storeys.
	<p>Issue 9a: Student accommodation There is concern regarding the ten year limit on student accommodation as there is a fear that this could enable these developments to become home to 'socially disadvantaged families'.</p>	Any change of use from Student Accommodation would require planning permission. The City Development Plan states that such applications would be resisted except where it is demonstrated that an over provision of student accommodation exists in the city (see paragraph 11.30 of the <i>City Plan 2004</i>).
8, 17, 42, 115, 123, 128	<p>Issue 10: Infill Development Submit that the plan should address the issue of 'corner sites' and ensure that this type of development is strongly tackled in the plan.</p> <p>The Bishopstown Community Association welcomes Paragraph 2.1.21 whereby infill development must conform to the general characteristics of the area but submits that the plan takes a strong stance against the demolition and/or allowed dereliction of corner sites which they state is common practice at present.</p> <p>The Melbourne Residents Association submits that Paragraphs 2.1.21 and 2.1.22 should be more tightly written as these use the terms 'in general' and 'generally', which are open to interpretation.</p>	<p>The Plan states that all new development must conform to the existing character of the area and infill developments will be considered on a case by case basis, taking into account impact on adjoining houses, traffic safety and other relevant development issues.</p> <p>PROPOSED AMENDMENT These paragraphs will be rephrased to strengthen and clarify them. The term 'generally' shall be removed from the text.</p>
6	<p>Issue 11: Flooding The OPW submits that a number of the sites identified as residential development areas are at or are close to locations with a history of flooding. The most notable are sites at Sarsfield Road, Victoria Cross and Carrigrohane Road.</p>	<p>Noted. The sites mentioned are already developed (brownfield sites). Any flooding issues will be considered at planning application stage for redevelopment and appropriate mitigation measures taken as required.</p> <p>PROPOSED AMENDMENT Reference will be made to flooding issues in the new 'Infrastructure' section of the plan.</p>
GETTING AROUND		
PEDESTRIANISATION / WALKING AND CYCLING		
	<p>Issue 12: Walking/Pedestrianisation Submissions generally request the improvement of footpaths and the extension of cycle lanes in the area. Some state that buildings are being built too near to the roads and footpath width is narrowing as a result. Pedestrian crossings are essential on busy roads near schools, around CUH and on the Curraheen Road. Supports the goal of creating a flexible, walk-able neighbourhood that would have paths that are easily accessible to all people.</p> <p>Specific issues are raised in relation to School Avenue, Colaiste Spríod Naomh, Cork University Hospital Wilton Shopping Centre and Garanne Lane/Bishopstown Road.</p>	<p>Noted. The Plan aims to ensure a high quality and safe pedestrian environment (section 2.2.14).</p> <p>Specific comments in relation to particular areas will be passed on to the Roads and Transportation Directorate for consideration.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Ref.	Key area-wide strategy issues raised	Draft Response
<p>1 22 28 42 45 54 123 128 129 186 813</p>	<p>Issue 13: Cycling</p> <p>Submit that cycle lanes should be continuous and clearly seen. They should not come to an abrupt halt as on Wilton road. They should also have definite destination points and be paired with footpaths as in other European countries.</p> <p>Specific issues are raised in relation to Melbourne Road, Rossa Avenue and O'Neill/Crowley Bridge</p> <p>The Roads and Traffic Division made a subsequent submission in February 2007 making additional proposals in relation to cycling and cycle infrastructure</p>	<p>The Plan supports the implementation of the Cork Cycle Strategy and includes a range of measures to increase cycling both for travel and amenity purposes. ((Sections 2.2.15-2.2.18)</p> <p>Specific detailed comments will be referred to the Roads and Transportation Directorate for consideration.</p> <p>PROPOSED AMENDMENT</p> <p>Figure 2.4 'Cycle Strategy: Southwest' will be revised to make it more legible. The proposals submitted by the Roads and Traffic Division will be added.</p>
PUBLIC TRANSPORT		
<p>1 14 42 115 129</p>	<p>Issue 14 Public Transport</p> <p>Submit that the benefits of green routes are not realised because public transport does not get sufficient priority, particularly on Patrick's Street in the city centre. Buses should come into the city from the west by Lancaster Quay and Washington Street instead of the Mardyke.</p> <p>Green routes should be continuous and not just two hours per day.</p> <p>Request for increase in frequency of number 5 and 8 bus service, especially during the academic year, and examining possibility for shuttle service to local schools. Need for an orbital bus route and more connectivity between the numbers 5 and 8 bus services. Travel time information should be collected and analysed on a quarterly basis.</p> <p>The Glasheen residents Action Group would like to be informed of future plans for public transport in the area and to what degree companies such as Bus Eireann are involved in the plan.</p> <p>Light railway should be addressed more specifically in the plan and not in the current 'abstract' manner. Such a plan should include Ballincollig.</p>	<p>Improvements to city centre bus facilities are being implemented in tandem with the development of Green Routes which together should lead to significant improvements to the bus service.</p> <p>This is not considered appropriate or necessary at present</p> <p>Consultation has taken place with Bus Eireann though the course of this plan and they have been made aware of the issues raised in the submissions. The City Council although having only a limited direct role in relation to public transport provision is committed to working with public transport providers to upgrade provision within the city.</p> <p>Consideration of light rail for the city is outside the scope of this plan but the needs of this area will be taken into account in any future study into the feasibility of light rail.</p> <p>PROPOSED AMENDMENT</p> <p>Mention the possibility of light rail in the future as part of the plan.</p>
<p>11 42 120 129</p>	<p>Issue 15: Park and Ride</p> <p>Submissions welcome the introduction of a Park and Ride facility and generally agree with the location suggested. It is submitted that potential Park and Ride facilities could be located at the south-western entrance to Bishopstown by the viaduct and at the western end of the Ballincollig-Bishopstown border.</p> <p>See Issue 77 in relation to a submission received from the Traffic Division regarding a Park and Ride Facility on the Grassland Fertiliser site on Carrigrohane Road</p>	<p>Noted. The City Council will co-operate with Cork County Council to facilitate the provision of a Park & Ride to serve the south-west of the city.</p> <p>PROPOSED AMENDMENT</p> <p>An objective to develop a Park and Ride facility on the grounds of the Grassland Fertiliser site (see Issue 77)</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Ref.	Key area-wide strategy issues raised	Draft Response
TRAFFIC MANAGEMENT AND CAR PARKING		
14 23 24 120 123 124 128 186 813	<p>Issue 16: Traffic management</p> <p>Submissions focus on traffic calming measures in the area and welcome the objectives put forward in the plan. It is submitted that the traffic cells section needs more explaining as it is too vague.</p> <p>It is also argued that the plan should have waited for the conclusion of the ongoing traffic cells report and then could have incorporated it.</p>	<p>Noted.</p> <p>PROPOSED AMENDMENT</p> <p>The section on traffic cells will be clarified and updated to reflect progress on this project.</p>
	<p>The NRA submits that no direct access be permitted on to the National Road Network and the impact of additional traffic generated from new zoned lands on the existing or proposed interchanges should be assessed.</p>	<p>PROPOSED AMENDMENT</p> <p>Insert a sentence stating that the Planning Section will liaise with the NRA on such developments</p>
	<p>There is a request to introduce and enforce a 30kph speed limit on residential streets rather than speed bumps which can cause damage to cars.</p>	<p>This is not considered feasible at present as traffic regulations do not permit it.</p>
	<p>Specific Issues relate to:</p> <ul style="list-style-type: none"> • Traffic lights needed at Wilton Gardens. • A yellow box should be located at the junction of Garanne Lane and Bishopstown Road. • Introduce a roundabout at the junction of Curraheen Road and Melbourne Road. <p>Traffic calming measures needed at Uam Var Drive as it is used as a rat run through to CIT.</p>	<p>Specific issues will be considered where appropriate by the Traffic Section.</p> <p>PROPOSED AMENDMENT</p> <p>Insert a sentence stating that the feasibility of making Liam Lynch Park a non-through route will be investigated</p>
14 42 54 124 125 128 129	<p>Issue 17: Car parking</p> <p>These reiterate the great concern of residents in areas that are experiencing an overspill of car parking from CUH and CIT.</p> <p>Submit that planning permission for future commercial development should be dependent on adequate car-parking facilities.</p> <p>Object to the extension of disc parking into the suburbs. One submission suggests European style parking should be adopted. This involves parking being restricted to one side of the road for the first half of the month, and the other side for the second half.</p> <p>Resident parking permits should be introduced into housing estates where disc parking is currently in place.</p>	<p>The Plan requires the updating and implementation of the commuter plans for these institutions to deal with issues of car parking.</p> <p>Noted.</p> <p>Noted.</p> <p>This is available at present. Residents are entitled to apply for a parking permit within disc parking areas for their own vehicle apart from residents of purpose built apartment blocks with off street parking or any apartment block constructed after March 2004.</p>
12 49 115 120 128 129 813	<p>Issue 18: Road Transport</p> <p>Submissions are generally concerned with the widening of local roads and that the proposed road projects as outlined in the plan proceed.</p> <p>The NRA submits that lands are required for the upgrading of the Bandon and Sarsfield Road Interchanges. These should be reserved from development that may inhibit the ability to make improvements to the road network here.</p>	<p>Noted</p> <p>Noted</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Ref.	Key area-wide strategy issues raised	Draft Response
12 49 115 120 128 129 813	<p>Issue 18: Road Transport (contd)</p> <p>The Melbourne Residents Association welcomes the new link road from Ballincollig By-pass to Model Farm Road incorporating access to CIT. They oppose the linking of Ardrostig Cross and Melbourne Road as it would lead traffic through Bishopstown rather than out of it. This would also contradict Paragraph 2.2.31 which aims to eliminate 'rat running'.</p>	<p>Noted. The Ardrostig Cross to Melbourne Road link will help give local relief of traffic and reduce traffic in residential estates in the vicinity. Implementation of this project will not proceed until the proposed new link into CIT from Curragheen Road / Bishopstown By-Pass.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">Include statement reflecting the above in Infrastructure Strategy</p>
	<p>Specific Issues relate to:</p> <ul style="list-style-type: none"> • There is no reference in the plan to linking MFR (at Melbourne Road) with Carrigrohane Road even though this has been included in previous studies. Submits that this link should be completed. • The plan should include the completion of the fly over at Sarsfield road roundabout and Bandon road roundabout which is not mentioned. 	<p>The need for this link has been superseded by subsequent developments and is not considered necessary or desirable.</p> <p>These are referred to in Section 2.2.28(3) of the Plan and are awaiting Government funding</p>
PUBLIC OPEN SPACE & RECREATION		
SPORTS GROUNDS AND USES		
1 7 14 39 42 57 125 127 129 172 187	<p>Issue 19: Sports grounds uses: general</p> <p>Many submissions emphasise the need for adequate recreational facilities in the area. The preservation of existing sports grounds is essential and the plan should ensure that no development will take place on these lands.</p> <p>Particular reference is made to Bishopstown GAA and Highfield Rugby Club grounds. The plan should ensure that these will not be relocated to different sites. A statement is needed in the plan to specifically rule out any new dwellings or other developments to be built on these lands.</p> <p>It is also submitted that the use of car-parking facilities by non-sports users should be regarded as an ancillary use (e.g. Highfield RUFC / Bishopstown GAA grounds by CUH). Highfield suggest that this could include a possible four storey, 300 space car park to facilitate hospital employees and weekend uses for the club. Other potential uses on site could include a crèche, large hall with conference rooms and multi-purpose gym to serve both CUH and Highfield.</p>	<p>Noted. The Plan strongly supports the protection of existing sports grounds. It is proposed to enhance the existing planning policy framework protecting sports grounds in the following fashion:</p> <p>PROPOSED AMENDMENT TO CITY PLAN 2004</p> <p style="background-color: #e0ffff;">Minor modifications to strengthen <i>Policy NHR 12, Sports Facilities and Grounds</i> of the <i>City Plan 2004</i> are proposed, while still facilitating normal sports club activities. It should read as follows:</p> <ul style="list-style-type: none"> • <i>To protect the existing supply of sporting facilities. There will be a general presumption against the loss of sports <u>grounds</u> for development. In exceptional circumstances limited development may be considered if the proposed development:</i> <ul style="list-style-type: none"> ○ <i>Is ancillary to the principle use of the site as playing pitches and does not affect the quantity or quality of the pitches or adversely impact upon their use <u>and</u></i> ○ <i>Only affects land incapable of forming part of the playing <u>surfaces</u> and does not result in the loss of any playing pitch</i> <p>It is considered that uses which are 'ancillary' should be defined to clarify the policy. The following should therefore be added to the <i>City Plan</i>:</p> <p style="background-color: #e0ffff;"><u>Ancillary uses include other sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, gym, sports training halls, catering facilities and appropriate car parking facilities. Crèches and community uses are open for consideration provided that they are linked to the sports use. There are no circumstances where residential development (other than caretaker's accommodation) could be considered.</u></p> <p>Other sports uses could also be accommodated within this zoning e.g. tennis courts or all-weather playing surfaces.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Ref.	Key area-wide strategy issues raised	Draft Response
	<p>Issue 19: Sports: Murphy's Farm Other submissions include giving consideration to any land at Murphy's Farm which could facilitate playing pitches.</p>	Noted
	<p>Issue 19: Sports: Presentation Brothers Some submissions outline that clarification is needed on policy concerning the Presentation sports grounds and whether the complete grounds are considered as a sports facility or just part of the area. Meanwhile the Presentation Brothers submit that surplus lands associated with the playing pitches should be identified as a development opportunity site in the plan. Residential development would help secure the upgrading and future viability of the adjoining pocket park and pedestrian walkway with added security through passive supervision.</p>	No change is proposed to the zoning of the Presentation Brothers' playing pitches. The complete grounds are zoned and considered as part of the sports facility. The <i>Sports Grounds</i> zoning does not permit these lands to be used for residential development.
	<p>Issue 19: Sports: Farranlea Park Farranlea Park could be singled out as potential development land, as it is underutilised</p> <p>Sustainable funding sources that support the development of recreation and leisure are required. The plan should also support the local sporting clubs' development of their playing facilities. In addition, the existing City Council sports fields should be enhanced with new playing surfaces, lighting, parking and dressing rooms.</p>	<p>It is considered that Farranlea Park should retain its zoning for Sports Grounds.</p> <p>Noted. The Plan aims to upgrade existing facilities as funding permits.</p>
PARKS STRATEGY AND PLAY STRATEGY		
2 3 7 8 14 17 18 22 42 56 57 115 120 125 128 129	<p>Issue 20: Limited potential for new parks Submissions by and large welcomed proposals for parks and open spaces as set out in the plan. There is a need to retain all areas currently used as green space. Concerns were raised over the potential for additional, large areas of open space due to the increasing level of development in Wilton/Bishopstown.</p>	Noted. It is considered that the proposed parks hierarchy in the plan provides for sufficient areas of public open space of varying sizes including new parks at Wilton District Centre and Model Farm Road. Policy NHR11 of the <i>City Plan</i> protects unzoned public open space within housing estates.
	<p>Issue 21: Management of parks It is also submitted that parks should be properly maintained and serviced with emphasis on the appointment of a park warden or ranger for the area, particularly at Murphy's Farm. Parks should be properly landscaped and secure with adequate lighting along walkways. This would help alleviate the problem of anti-social behaviour.</p>	<p>The plan provides for upgrade works in existing parks such as Murphy's Farm. More detailed information on the costing involved in implementing these measures will be included in the plan. The issue of a park warden will be discussed with the Recreation and Amenity Section.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">The plan will be amended to take account of the recommendation outlined above.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Ref.	Key area-wide strategy issues raised	Draft Response
	<p>Issue 22: Playground provision</p> <p>The role of playgrounds in the plan is generally welcomed and it is hoped that these too would be properly maintained. One submission requests an additional playground at Woodhaven green. However some concerns were expressed regarding the proposed playground at Bishopstown Village Green and the potential for further anti-social behaviour. This issue is dealt with more indepth in the Bishopstown Village sub-area section.</p>	Noted (see Bishopstown Village Area section below)
	<p>Issue 23: New parks</p> <p>Potential areas for new parks are identified at the south western corner of Dennehy's Cross, the Crow's Nest and Westend/Hawkes Road.</p>	Noted. It is considered that the plan provides for a sufficient number of green areas in the area. A public space is proposed as part of any redevelopment of Dennehy's Cross. Other sites mentioned have already been granted permission for development and are considered too costly to acquire.
	<p>Issue 24: Footbridges over Curragheen River</p> <p>There is a call for footbridges across the river at Curragheen River Park to provide access to the woodlands.</p>	Noted.
PUBLIC WALKWAYS/CYCLEWAYS		
<p>8 14 18 42 57 115 123 128 129 813</p>	<p>Issue 25: Maintenance of walkway / cycleways</p> <p>Submit that walkways and cycleways should be properly maintained and enhanced, with the risk of flooding reduced and made more accessible to those with mobility problems, whilst providing secure surroundings for the people that use them.</p>	Noted. The Plan contains proposals for the upgrading of many of the walkways within and linking the main parks in the area. Specific issues will be addressed by the Recreation and Amenity Directorate where feasible.
	<p>Issue 26: School cycle routes</p> <p>More cycleways along school routes would encourage schoolchildren to cycle.</p>	Noted. This issue is dealt with in section on Movement and Accessibility.
	<p>Issue 27: New Cork County cycle routes</p> <p>Walkways and cycleways should not stop at the City boundary, but should be planned and implemented jointly with the County Council.</p>	Noted. Walkways will be extended into the County where feasible, with the co-operation of Cork Co. Council.
	<p>Issue 28: Specific issues</p> <p>Specific issues were raised in relation to lands between Glasheen Road and Model Farm Road, walks at Woodbrook/Strattan Pines/Woodhaven, Murphys Farm and The Grove</p>	Specific issues will be addressed by the Recreation and Amenity Directorate where feasible.

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Ref.	Key area-wide strategy issues raised	Draft Response
BUILT ENVIRONMENT		
BUILDING CONSERVATION		
5 42 129	<p>Issue 29: Building Conservation</p> <p>These submissions largely welcome this section of the plan, but are concerned that some of the buildings proposed to be incorporated into the record of protected structures are also utilised for community purposes. They fear this may restrict their development in the future.</p> <p>One submits that there is great potential to create an historical centre at Murphy's Farm that could also incorporate an interpretative centre. There is also scope for elements from the Bishop's Palace such as the weather vane, clock and sundial to be integrated into the structure of the new Wilton library.</p>	<p>Noted. Protected structure status does not prevent adaptation of buildings over time but seeks to ensure that such changes are carried in such a way as to protect the character of the structure.</p> <p>Noted.</p>
	<p>Issue 30: Additions to the Record of Protected Structures</p> <p>Structures recommended for addition have recently been added to the Record of Protected Structures. Table 2.13 will be amended to reflect this change. The Conservation Officer has recommended amendments to paragraph 2.4.2 to augment the architectural and historical importance of the area, as well as minor amendment to paragraphs 2.4.6, 2.4.13, Fig 2.7, Table 2.14 'Buildings of Significance' and Table 2.15 'Areas of Local Architectural Interest'</p>	<p>Noted.</p> <p>PROPOSED AMENDMENT</p> <p>Tables 2.13, 2.14 and 2.15 as well as paragraphs 2.4.2, 2.4.6, 2.4.13 and Figure 2.7 will be amended taking account of recommendations.</p>
AIRPORT SAFETY ZONE		
130	<p>Issue 31: Public Safety Zone</p> <p>Submits that the guidelines to planning authorities on Public Safety Zones (PSZs) have not yet been adopted. However certain proposals outlined in the plan, which are based on the PSZ report, do not take full account of its recommendations. This includes exceptional circumstances where a development's socio-economic benefits (etc.) outweigh the 'safety risk' and is impracticable that it be located elsewhere. It is recommended that the plan be amended so that it does not limit or circumscribe development in advance of the publication of guidelines.</p>	<p>Noted. The AAP seeks to provide information on the proposed PSZs and their possible implications for future development within the area. However it states that these policies have yet to be determined by government and that advice will be taken from the Irish Aviation Authority in the interim.</p> <p>PROPOSED AMENDMENT</p> <p>To provide a clearer picture the plan will be amended to include the sentence: <i>"However there may be cases, in exceptional circumstances, where it is judged that a development's socio-economic benefits (etc.) outweigh the 'safety risk', and that it is impractical for such a development to be located elsewhere."</i></p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

INSTITUTIONAL DEVELOPMENT		
Sub. Ref.	Key area-wide strategy issues raised	Draft Response
CORK UNIVERSITY HOSPITAL		
8 15 34 43 57 115 120 124 125 129 186	<p>Issue 32: Car parking</p> <p>The majority of submissions support the idea of additional car parking on hospital grounds. They state that the development of a multi-storey car park would be the more favourable option. The second main concern is that the plan should place more focus on a park and ride facility. These coupled with an extension of the bus services would help alleviate the congestion issue.</p>	The Plan requires the updating and implementation of the commuter plan for CUH to deal with issues of car parking and congestion.
15.	<p>Issue 33: Rights of way across CUH</p> <p>The rights of way across the hospital site from Wilton Avenue to Bishopstown Avenue / schools / etc. should be maintained.</p>	Noted
187	<p>Issue 34: Mobility Management</p> <p>CUH submit that mention should be made of progress made by the hospital in achieving a shift towards green modes of transport. In terms of Mobility Targets (Section 2.5.14) the following should be noted: <u>Walking</u>: Pedestrian spine is being implemented; <u>Cycling</u>: The AAP should note progress made in delivering facilities at main entrances and seek further enhancement; <u>Car</u>: The AAP should note referral of staff parking charges to the Labour Relations Commission for adjudication.</p>	<p>Noted.</p> <p style="background-color: #e0ffe0; margin-top: 10px;">PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">The plan will be amended to include this.</p>
187	<p>Issue 35: Section 2.5.5 - background</p> <p>Submits that the AAP should acknowledge the significance of the 1978 hospital building and its architecture.</p>	Noted. The building has already been acknowledged as a local landmark building. However no further changes are proposed as the building is not considered to be of significant architectural merit.
187	<p>Issue 36: Future development</p> <p>Submits that the AAP would support the development of a new landmark building adjacent to the Wilton roundabout.</p>	<p>Noted. A distinctive landmark building at the corner is supported. However the proposal for a tall building is not supported.</p> <p style="background-color: #e0ffe0; margin-top: 10px;">PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">The plan will be amended to take account of this.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Ref.	Key area-wide strategy issues raised	Draft Response
187	<p>Issue 37: Objective BW14: Childcare</p> <p>Submits that whilst the hospital supports the development of crèche facilities to provide for the 2,500 whole time staff that work at the hospital, a crèche isn't an appropriate facility on the hospital campus on the grounds that it provides acute services. CUH considers that a facility would better be provided off-campus (e.g. on the ESB site).</p>	<p>Noted. It is considered that the objective to build a crèche facility in the vicinity of the hospital should be included as an objective. The precise location of the crèche will be a matter for CUH, however a suitable location in or accessible to the hospital is considered acceptable in principle.</p> <p>PROPOSED AMENDMENT</p> <p>Objective BW12 'Cork University Hospital' will be amended to allow for crèche facility in the vicinity rather than specifically on the grounds of CUH.</p>
187	<p>Issue 38: Development of block fronting onto Bishopstown Road (Section 2.5.12)</p> <p>Submits that it is unclear whether the triangular site (including CUH's land) fronting onto Bishopstown Road has a "District Centre" or "Residential, Community and Local Services". Submits that their land allow for retail development in addition to those uses permitted under the existing zoning objective.</p>	<p>Noted. Restate the City Plan objective. The site is zoned 'Residential, Community and Local Services' in the City Development Plan 2004. This includes institutional uses such as the hospital. It is not considered appropriate to zone this land for retail purposes.</p>
CIT		
2 11 18 26 123 124 125 128 129	<p>Issue 39: Link road to CIT from Ballincollig By-pass</p> <p>There are several submissions that support the proposal of a link road from the Ballincollig by-pass to the Model Farm Road incorporating a slip road to the campus, as envisaged in the 2004 City Development Plan.</p>	<p>Noted This proposal is integrated into and supported in the plan</p>
	<p>Issue 40: Mobility Management</p> <p>The formation of a comprehensive commuter and parking action plan that would be monitored by the council is also promoted. There are several suggestions to alleviate traffic and parking concerns such as the erection of a multi-storey car park within CIT, addressing the need for an adequate entrance to the campus and an extension of bus services in the area. Disc parking has also been singled out as a potential option in discouraging parking in residential areas such as Elton Lawn and Uam Var.</p>	<p>The Plan contains a package of Mobility Management proposals for CIT to address these issues.</p>
LOCAL SHOPPING AND COMMERCIAL SERVICES		
11 42	<p>Issue 40: Post office</p> <p>The Rise Residents' Association state that the closure of the Post Office at Hawkes Road late last year has greatly inconvenienced the community, particularly the elderly. They request that a sub-office at Bishopstown Village be included in the plan.</p>	<p>This proposal has been put to An Post but they feel that the existing Post Office in Wilton Shopping Centre and the new Post Office at Leesdale will adequately address the needs of the area.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

LOCAL SERVICES		
Sub. Ref.	Key area-wide strategy issues raised	Draft Response
CHILDCARE PROVISION		
141	<p>Issue 41: Childcare provision</p> <p>Supports the Childcare Provision Strategy and the specific objective of securing crèche facilities commensurate with the needs arising from the development within the Wilton Sub-area (Objective BW18). Specific locations for crèches should be identified and incorporated into the plan (generally and within the Wilton sub-area).</p>	<p>Noted. Objective BW14 seeks to secure childcare provision in a number of locations.</p> <p>PROPOSED AMENDMENT</p> <p>This will be supplemented by a general statement on the need to provide appropriate childcare in new developments over 75 dwellings and for major employers.</p>
OTHER LOCAL SERVICES		
854	<p>Issue 42: Schools provision</p> <p>The Department of Education and Science submits that the residential development proposed in the plan would yield the following educational requirements:</p> <ul style="list-style-type: none"> • 538 primary school pupils; • 415 post primary pupils. <p><u>Primary provision</u> An additional primary school may be required in the area and that a site of c3 acres would be required.</p> <p><u>Post-primary provision</u> It appears unlikely that a site for a new post-primary school would be warranted (existing schools already draw from a wider catchment than the city boundary).</p> <p><u>Department guidelines on school provision</u> New schools should be close to the areas of greatest residential expansion and close to other amenities to enable facility sharing (e.g. other schools, playing fields, libraries). This may help in reducing land-take for new schools.</p>	<p>New development is likely to occur in a number of dispersed locations rather than being concentrated in one location; therefore it is considered that the existing provision of schools within the area is sufficient to cater for future populations. Existing schools could be extended if considered necessary.</p> <p>PROPOSED AMENDMENT</p> <p>A general statement will be added taking account of the recommendations outlined above.</p>
19 34 37 42 43 129	<p>Issue 43: Youth facilities</p> <p>The general consensus is that there is a lack of facilities for young people in the area and the plan does little to address this. They suggest that this can result in an increase in anti-social behaviour amongst teenagers. Two submissions request that the council acquire land specifically for the provision of facilities. Facilities that are proposed include Rollerblade Parks, Cinema, Bowling Alley, Youth Centre, Skateboard Park.</p>	<p>The Plan proposes a Community Needs Scoping to identify in detail the needs of the area. This will be led by the Community Association in conjunction with the Recreation, Amenity and Culture Section and will aim to prepare a strategy to meet the needs identified for all sections of the community including young people. Other facilities such as those mentioned would be more suitably provided through private sector development.</p>
1 11 22	<p>Issue 44: Hotel</p> <p>Submit that new affordable hotel facilities needed in the area. They state that the Kingsley Hotel is the only hotel in Wilton/Bishopstown and there is room for possibly two more for an area of this size.</p> <p>Location should be considered for the western end of Bishopstown.</p>	<p>Noted. The Plan aims to ensure land is suitably zoned to facilitate provision of a range of local services and facilities, such as a hotel. The precise location of such a facility will be a matter for the private sector but it would be suitably located at or near the Wilton District Centre or Bishopstown Village.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

NATURAL HERITAGE		
<p>11 28 42 123 129 186</p>	<p>Issue 45: River corridors These submissions concern the need to maintain and enhance the quality of the local river corridors. They state that a major clean-up operation is required for the Curragheen, Two Pot and Glasheen rivers. Fencing should also be erected along their banks for safety.</p> <p>It is hoped that the potential improvement in water quality would encourage an increase in natural flora, fauna and fish levels.</p>	<p>Noted. The Plan recognises the importance of the river corridors from the point of view of nature protection and public amenity and proposes a range of measures to upgrade them.</p>
<p>20 127</p>	<p>Issue 46: Preservation of Trees Submits that the trees on the Bishopstown Road opposite the Garda station should be preserved as they are of a mature age.</p> <p>‘Communities for Sustainable Development’ request that due consideration be given to the long row of Eucalyptus trees on the Department of Agriculture lands as it is a unique feature and should be preserved in any future development.</p>	<p>The trees located at the Department of Agriculture site are not considered to merit protection, however the plan will contain an action to assess and protect if necessary the trees located opposite the Garda station on Bishopstown Road.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0; padding: 5px;">The plan will be amended taking account of the recommendation outlined above.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

SUB AREA ISSUES		
WILTON DISTRICT CENTRE		
Sub. Ref.	Key area-wide strategy issues raised	Draft Response
181 188	<p>Issue 47: Wilton Motors: (Sub Area A: High Street)</p> <p>Request that land owned by Wilton motors to the rear of their premises on Bishopstown Road be included in the Development Opportunity Site at High street and the Wilton District Centre. Would also like consideration of a temporary permission for car parking in this area before redevelopment happens</p>	<p>The site will be included in the Development Opportunity Site and rezoned to allow for a minor extension to the District Centre. This will allow for the integrated development of the Bishopstown Road frontage and the setting back of the building line to create a more pedestrian friendly public space. Consideration of a temporary permission for car parking is a Development Management issue and should be dealt with through a planning application.</p>
87	<p>Issue 48: Xtravision & four adjacent houses (Sub Area A: High Street)</p> <p>Xtra Vision and adjoining properties are included in the City Plan District Centre but not in the Development Opportunity Site identified in the Action plan. Request that this is changed to reflect City Plan. Submit that a 3 storey over basement development is appropriate. Point out inconsistency between Fig 3.2 and 3.3.</p>	<p>Plan will be amended to include site in Development Opportunity Site to reflect zoning in the City Development Plan. It is also considered appropriate that design guidance for the site be included. Inconsistency between Fig 3.2 and 3.3 will be corrected.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">The plan will be amended taking account of the recommendations outlined above.</p>
59	<p>Issue 49: Access to Gaelscoil, Cardinal Way</p> <p>The Gaelscoil is the only school in the Wilton area and is an important element in the community. It should have its setting protected. Request that the vehicular access to the school to and from Cardinal Way be retained for both schoolchildren and other groups who use the school.</p>	<p>While the Plan modifies the road access to the Gaelscoil to rationalise vehicular movements in the Bishopstown Road area there will be no negative impact on access to the school. Road access will continue to be taken from the Bishopstown Road.</p>
87 169 170 174 181	<p>Issue 50: Building Height</p> <p>Landowners submit that building height caps are overly restrictive. Request that a statement be included in the plan allowing for flexibility in building height subject to appropriate development control standards.</p> <p>Submit that a height of 6 storeys will not provide for a landmark building on the Wilton roundabout.</p> <p>Request that the plan not be prescriptive in this regard allowing for detailed consideration at planning application stage.</p> <p>Submissions from a number of community groups request that building heights in the centre should respect the character of the area.</p>	<p>Guidance on building heights in the area are considered appropriate.</p> <p>Noted. Building height of 6 storeys is considered appropriate given the character of the immediate area. Building height is not the only attribute that marks a building as a landmark; design is often a more significant feature.</p> <p>Noted. See response above.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Ref.	Key area-wide strategy issues raised	Draft Response
<p>41 169 170 174 181</p>	<p>Issue 51: ESB Lands</p> <p>Submit that proposal to develop site for low density housing with extensive areas of public open space is inequitable and unsustainable.</p> <p>Request is made for extension of district centre zoning onto the ESB lands as it would allow for maximum flexibility in redevelopment of entire site.</p> <p>Given existing office and service use on site, the need to promote competition in the retail sector and in the interests of equity it would be more appropriate to allow for the development of a mixed use quarter including retail, residential and other commercial uses. A residential density appropriate to the sites strategic location should be allowed.</p> <p>Submit that the amenity value of the proposed public park would be limited, and that its size is excessive. Allowance should be made for alternative design and location of public space on site determined at application stage.</p>	<p>Noted. It is considered appropriate to allow for a higher density given the site's size and strategic location. Appropriate guidance will be included in the Plan.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">The plan will be amended taking account of the recommendations outlined above.</p> <p>It is not considered appropriate to extend the District Centre as there is sufficient capacity within the existing centre for significant redevelopment.</p> <p>A range of different uses are allowed under the site's existing zoning "Residential, Community and Local Services" including the continuation and expansion of existing uses, local services, institutional uses, and a park and walk facility.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">The plan will be amended to state a range of uses open for consideration on the site.</p> <p>The area proposed for the Wilton Public Park will be amended to achieve a more appropriate design solution. The area proposed as open space to the west of the site will be removed.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">The plan will be amended taking account of the recommendations outlined above.</p>
	<p>Request is made to make reference for need to provide social and affordable housing on site.</p>	<p>20% of land in any housing development will be required for social and affordable housing in accordance with the Housing Strategy.</p>
<p>27 31 125 129 169 170 173 181</p>	<p>Issue 52: Saint Joseph's Church and SMA Institution</p> <p>Submissions were made supporting the principle of redevelopment of the Wilton Centre but requesting that such development would not have a negative impact on the SMA complex and the Church and associated community uses.</p>	<p>The importance of the complex is recognised and it will be clearly stated in the plan that the redevelopment of the centre should not have a negative impact on the functioning of the Church and the community centre and the privacy and security of the SMA grounds.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">It is proposed to amend the plan to reflect the objective set out above.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Ref.	Key area-wide strategy issues raised	Draft Response
<p>65 - 74 76 - 82 86 89-118 122 133 135-140 144 - 153 155-167 173,177 185 190 - 412 414 -637 639 - 641 643 -671 673 - 674 676 678 - 686 688 -690 692-812 814- 853 855</p>	<p>Issue 53: Saint Joseph's Church - Car Parking to provide for users</p> <p>A large number of submissions were received from people that attend the church and community centre on a regular basis. It is requested that adequate parking spaces are made available close to the church to facilitate them in the plan.</p> <p>The vast majority of submissions are against the proposal for public open space in front of the church. They are concerned that this will dramatically reduce the number of car parking spaces available to the public, particularly those close to the church door.</p> <p>They argue that the elderly and disabled would have great difficulty attending the facilities if there was any great distance to walk. Better wheelchair access between church and carpark is also a concern.</p> <p>They are also concerned at the prospect of any multi-storey or underground car parking that may come about in the future as it may discourage attendance. It is believed that the opening of the new library may also put greater pressure on existing parking facilities.</p> <p>The loss in spaces could also lead to parking on both sides of Cardinal Way leading to traffic congestion. Its also stated that additional parking spaces should be included in the plan.</p> <p>They are also concerned that weddings and funerals will be impeded by the existing proposals as it will be increasingly difficult for hearses and other ceremonial vehicles to properly access the church door.</p>	<p>The Draft Area Action Plan proposed the creation of a new public square to the front of St. Joseph's Church to act as a focal space for the district centre and as the location for a variety of commercial and community activities. It also proposes to reserve an area for surface car parking immediately north of the graveyard to serve the needs of the church and businesses, while most of the existing surface parking at the Wilton District Centre would be placed underground.</p> <p>Many submissions raised concerns that there would not be adequate parking spaces made available close to the church and community centre and were therefore against proposals for the public space, which is currently used as surface parking. This is of particular concern for the elderly and disabled who require ease of access to the church. It is believed that any underground or multi-storey car parks may discourage church attendance.</p> <p>These comments have been taken on board and it is proposed to amend the plan in a number of respects.</p> <p>In particular, the plan will be amended to clearly state that the continued operation of the church and community uses in the area is a core objective in the redevelopment of Wilton Centre. These are recognised as vital elements of social and community infrastructure and their continuance is imperative to provide for the needs of the wider area.</p> <p>In addition, the plan will be amended to identify that any development must ensure that public car parking is provided to meet the needs of the development. It is recognised however that surface car parking should play an important role in car parking provision in the area, including in close proximity to the cluster of community. In this regard it is proposed to amend the plan to include a number of specific provisions. This will include on-street parking and parking for the disabled. However, it should be noted that the car parking area currently used by patrons of the church and community centre is in private ownership, and that any major redevelopment is likely to result in changes in the location and management of public car parking. The location and kind of car parking available to the public will therefore change and it is likely that the majority of car parking will be underground. A number of specific locations will also be identified for surface public car parking.</p> <p>The surface public car parking included in the draft plan (in brown on Diagram 3.2) within the ownership of the HSE will also be omitted, as this is not achievable. Disabled car parking will be provided on the eastern side of Cardinal Way.</p> <p>Others solutions to car parking issues may be found through the provision of car parking for community uses on SMA grounds.</p> <p>PROPOSED AMENDMENT TO THE AAP</p> <p style="background-color: #e0ffe0;">It is proposed to include an objective within the plan that:</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

<p>Issue 53 (continued)</p>	<ul style="list-style-type: none"> • Acknowledges the importance of the cluster of community uses fronting onto the proposed square (i.e. Saint Joseph’s Church, the SMA Community Hall, the Bishopstown Library) is recognised and supported as a vital element of the social and community infrastructure at the Wilton centre. The retention of these uses is an objective of the plan; • Ensures that there is adequate public parking provision within any redevelopment of the area; • Ensures provision of car parking spaces for community uses (SMA Hall, church and library) in line with <i>City Plan 2004</i> parking standards, as part of the total provision; • Provides 14-18 public car parking spaces immediately to the front of the library, designed into the new square to still allow strong pedestrian connection between the library and the square; • Ensures that an appropriate number of disabled parking spaces will be provided within streets and spaces (5 per cent of total provision), including spaces to specifically serve the church and community centre; • To specifically reserve the area to the west of the tree-lined avenue for disabled car parking; • All streets will include on-street parking to provide for public use and importantly provide evening activity to animate and supervise public spaces; • To increase the size of the area designated as a public square to allow for the inclusion of surface car parking in close proximity to the church and other community facilities. <p>In addition, the Area Action Plan will be amended to identify which streets will be Primary, Secondary and Tertiary Streets (access / pedestrian only streets), and identify the specification for each type of street. All Primary and Secondary streets will include on-street public car parking. This will also be incorporated into a variation of the city plan as part of a new implementation policy that will outline the key site development objectives for this major development site.</p> <p>PROPOSED AMENDMENT TO AREA ACTION PLAN The plan will be amended to include the recommendation outlined above.</p> <p>PROPOSED AMENDMENT TO CITY PLAN 2004 An implementation policy will be incorporated into the City Plan 2004 to incorporate key development objectives relating to:</p> <ul style="list-style-type: none"> • Primary and Secondary Streets; • Vehicular Access / Traffic Controlled Junctions; • Public open space; • Tree protection; • New plazas (locations and sizes); • General building heights; • Development of Wilton House / outbuildings and grounds; • General urban design requirements; • Creche and other community infrastructure; • Public car parking;
-----------------------------	---

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Refs.	Key area-wide strategy issues raised	Draft Response
<p>27, 31 125, 129 169, 170 173, 181</p>	<p>Issue 54: Saint Joseph’s Church - Wilton Square / Tree-lined Avenue</p> <p>A number of submissions noted that the tree lined avenue to the front of the church is important to its setting and should be retained with vehicular access allowed for special occasions at the Church. It is considered that the plan proposals would make it difficult for hearses and wedding cars to properly access the church door.</p>	<p>The proposal to create a public square to the front of the church was based on the objective to enhance the setting of the church and provide an area for the celebration of public events. In addition, the proposals included in the Plan continue to allow for vehicular access to the church along the avenue for drop-off, funerals, wedding and other special church occasions. An objective for the retention of this Avenue and the trees has been included in the Plan. The avenue will otherwise form a part of the central pedestrian plaza.</p>
<p>27 31 125 129 169 170 173 181</p>	<p>Issue 55: SMA Institution and Lands</p> <p>The SMA Fathers had a number of concerns, particularly the loss of their existing entrance off the Sarsfield Road, the devaluation of their property and the impact on the security and privacy of the complex. The plan should be amended to address these concerns.</p> <p>While the SMA have are no immediate plans to relocate, guidance should allow flexibility for alternative future uses of the site. The substantial grounds around the house could accommodate development. Measures should be included in the plan to allow for the reuse of SMA house and the redevelopment of the complex as a whole.</p> <p>An appraisal of the SMA buildings Historic building appraisal with submission that does not disagree with the SMA buildings designation as Protected Structures.</p>	<p>It is considered appropriate to propose the closure of the access road off the Sarsfield Road to achieve the creation of a public park in the area. An alternative access via Cardinal Way is also proposed.</p> <p>Agreed. It is proposed to amend the Area Action Plan to exclude their site from the public open space to enable the continued use of Wilton House into the future. A development objective for the site will be included to ensure that any development of the site is subject to a comprehensive masterplan that ensures the long term future of the Protected Structures within a viable framework. It will also be a development objective to secure the retention of the space to the south of the building as a private space, with Wilton House forming the visual focus of the Wilton Neighbourhood Park at its northern end.</p> <p>PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0; padding: 5px;">It is proposed to amend the plan by including a development objective for the SMA lands reflecting the above.</p> <p>Noted. The building is now included on the RPS.</p>
<p>64,66,118 , 167, 250,275 295 -297, 299, 307 412-414 430 469-470 476 480 521 524 - 525 540, 556,629, 636 -638 65-659 671-672 677 678 692 790</p>	<p>Issue 56: Wilton Public Park</p> <p>Objections are raised concerning the proposed amenity park primarily due to security and maintenance issues. There are concerns that public open spaces help encourage anti-social behaviour such as public drinking. Policing of the park is a main concern as it is argued that the area has an ageing population and many elderly people would fear walking through the park especially in darkness. However if it should proceed, it is hoped that the park would be properly supervised and regularly maintained.</p>	<p>The objective to create a public park at this location was underpinned by the lack of quality open space in this part of the plan area. It is envisaged that the park would serve the amenity and recreational needs of the immediate community and act as a counter balance to Murphy’s Farm in the west of the Plan area. The park will be designed to a high standard so as to integrate well with surrounding areas and to ensure appropriate overlooking and surveillance. In addition, the City Council will ensure the proper maintenance and security of the park</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Refs.	Key area-wide strategy issues raised	Draft Response
<p>169 170 174 181</p>	<p>Issue 57: Retail Development</p> <p>Request a generic land use zoning objective be applied to the entire site rather than single land use zonings to allow for the potential to create a vibrant mixed use urban quarter. Masterplan for entire site submitted. Contend that the Masterplan, whilst still facilitating the objectives of the Action Plan, would represent a more proactive development framework. Request inclusion of statement support the objectives of the Masterplan submitted.</p> <p>Submission from a number of landowners that allowance should be made for the expansion of retail offer in centre beyond the thresholds set in the City Development Plan.</p> <p>Recognition of status of district centre under the Retail Planning Guidelines. Submit that greater emphasis should be placed on retail development in the area strategies for the district centre. That the strategy is overly restrictive, particularly in terms of building height and open space designations, allowing for insufficient capacity for retail development.</p>	<p>It is not proposed to change the zoning objectives outlined in the City Development Plan which are considered compatible with the objective to create a strong mixed use district centre.</p> <p>It is not proposed to amend the provisions and targets for retail development set out in the City Development Plan's Retail Strategy.</p> <p>A Review of the City and County Council's Joint Retail Strategy will commence early in 2007. The City Council's objectives for the redevelopment of the Wilton District Centre will help inform this review. The recommendations of the review will be then be incorporated into the City Plan.</p>
BISHOPSTOWN VILLAGE		
<p>41 43 48 143 168 179</p>	<p>Issue 58: Building Height</p> <p>The proposal for a maximum building height of three storeys in the Village centre was considered too high by a number of submissions. The Cornfields was cited as an example of the inappropriateness of three storeys in the area. Alternatively two storey structures with mansard roofs would be more appropriate.</p> <p>In contrast, submissions from landowners and traders in the area, felt that the building height cap of three storeys was overly restrictive and would hinder redevelopment opportunity. They request that it would be a "general" height with allowance for higher buildings where appropriate.</p>	<p>A building height of three storeys is considered appropriate given the Plan's objective to create a mixed use village centre that would see residential uses on upper floors.</p> <p>A building height of three storeys is considered appropriate given the character of residential areas in the immediate vicinity.</p>
<p>43 48 129 143</p>	<p>Issue 59: Village Green Area</p> <p>A number of submissions were against the proposal for a Village Green incorporating a children's playground. They argued that the area would attract anti-social behaviour. Dunnes Stores proposals include development of area identified as Village Green, while other submissions put forward alternative proposals for the landscaping of the area.</p>	<p>The proposal for a green area as part of the Village centre is considered appropriate given the existing use of the area as a public open space and the objective to create a positive public realm in the centre.</p> <p>Issues such as anti-social behaviour will be addressed at the detailed design of the playground and the redevelopment of the centre and thorough the on-going management of the pocket park.</p> <p style="text-align: center;">PROPOSED AMENDMENT TO CITY PLAN 2004</p> <p style="text-align: center; background-color: #e0ffe0;">The site will be rezoned as Public Open Space</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Refs.	Key area-wide strategy issues raised	Draft Response
129 143 179	<p>Issue 60: Car Parking Provision</p> <p>Concern was expressed at the car parking provision proposals for the Village. Access from Firgrove to underground parking would have a negative impact on the surrounding residential areas; if underground car parking was charged it would lead to illegal parking in the estates; and more surface car parking should be provided.</p> <p>Two draft redevelopment proposals at the Dunnes Stores and Medical centre included the provision of basement car parking.</p>	<p>Noted.</p> <p>PROPOSED AMENDMENT</p> <p>It is proposed that the plan be amended to state access to basement parking from Firgrove Avenue would be for residents of the centre while access from Curraheen Road would serve the commercial elements of the centre. Provision for surface car parking is considered sufficient.</p> <p>Noted. Basement parking is considered appropriate in principal.</p>
126 129 134 168	<p>Issue 61: Extent of Development Opportunity Sites</p> <p>Two requests were made for extensions to the Development Opportunity Sites.</p> <p>Site at rear of 3 Westgate Road has been subject to interest for commercial redevelopment. Submission states that it is not suitable as a garden and offers an opportunity to create a buffer between the commercial uses and the surrounding residential areas. Requests that the site be designated as a development opportunity site or if it is not so designated that development overlooking does not have a negative impact.</p> <p>Nos. 5 & 6 St. Joseph's Gardens be designated as Development Opportunity Sites since they are already in commercial use and form an established part of the commercial core of the village area.</p>	<p>The inclusion of this site within the Development Opportunity Site is not considered appropriate given its current use and the residential character of adjoining properties. Issues such as overlooking will be addressed at planning application stage.</p> <p>It is considered appropriate to include 5 & 6 St. Joseph's Gardens in the Development Opportunity Site given the provisions of the City Development Plan and their existing use.</p> <p>PROPOSED AMENDMENT</p> <p>The Plan will be amended to include the recommendation outlined above.</p>
41 43 125	<p>Issue 62: Cornfields</p> <p>There was strong disapproval and criticism of the scheme. Any redesign of Cornfields would be welcome, suggest that ground floor apartments would become commercial and front onto the proposed pedestrian street.</p>	<p>Noted. An objective has been included for the redesign of the Cornfields building at Ground floor level. The detailed design of new developments will be dealt with at planning application stage. Development objectives with regard to building height and broader design issues are outlined in the Plan.</p>
CARRIGROHANE ROAD / VICTORIA CROSS / DENNEHY'S CROSS		
CARRIGROHANE ROAD		
55 180 183 184	<p>Issue 63: Development density</p> <p>The landowners on Carrigrohane Road submit that:</p> <ul style="list-style-type: none"> The main implications of the plan proposals for Carrigrohane Road are that long standing businesses will have to relocate in order to implement the vision as set out in the plan. It is considered that the financial viability of such a relocation is restricted by the density limitations of the plan. The plan should be amended to state that these are "minimum indicative densities subject to appropriate design and layout". This would allow enough flexibility for landholdings to be combined and presented as an overall planning application. 	<p>Noted. The Plan proposes a range of densities for these sites, higher to the east near County Hall and decreasing to the west, and allowing for a range of housing types to be provided. It is considered that the density proposed is in line with the <i>City Plan</i> and is considered appropriate. No change is proposed.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Refs.	Key area-wide strategy issues raised	Draft Response
55 180 183 184	<p>Issue 64: Sliproad</p> <p>The landowners on Carrigrohane Road submit that:</p> <ul style="list-style-type: none"> Existing businesses seek assurance from the City Council that it will not seek to implement the slip road as part of planning applications to improve or modify existing commercial operations but only as part of residential development. A 15 metre carriageway width is considered excessive along the entire length of the site. Night time vehicular traffic on the slip road may confuse drivers on the Carrigrohane Road thus creating a traffic hazard. 	<p>Noted. The objective for a slip road is considered appropriate and will be achieved on an incremental basis as redevelopment occurs. The proposed tree buffer will screen headlights from Carrigrohane Road.</p>
55 180 183 184	<p>Issue 65: Riverside amenity corridor</p> <p>The landowners on Carrigrohane Road submit that: The 10 metre wide riverside amenity area is also considered excessive given the polluted nature of the river. It is considered that further culverting should be permitted to allow the provision of ground level amenity areas. Furthermore a less extensive riverside amenity area should be permitted where there is an opportunity for high quality designs and layouts. The Lee Fields adjacent already provides a high quality amenity which has more potential for being used by future residents. John Atkins & Co. Ltd uses a culverted area which the plan proposes to remove for storage, however they have an established right over this.</p>	<p>Noted. It is an objective in the <i>City Plan</i> (Paragraph 8.36) that development proposals in waterside locations dedicate a minimum of 10 metres to the provision of a public walkway/cycleway and to preserve the ecological and amenity value of the corridor. The objective is therefore considered appropriate.</p>
55 180 183 184	<p>Issue 66: Redevelopment of Atkins site</p> <p>In relation to the Atkins site, John Atkins & Co. Ltd. submits that the northern portion of the site be rezoned to a development opportunity site incorporating densities of 50-75 dph. It is proposed that the remainder of the site be developed at a density of 50-75 dph. Building heights should range from 4 storeys along Farranlea Road to 5+1 storeys along Carrigrohane Road.</p> <p>Atkins made a further submission in December 2006. This stated that they considered that a more appropriate approach to ensuring successful delivery of the scheme would be the adoption of a Masterplan. It is considered that the zoning of a large portion of the Atkins lands as open space is inequitable and unfeasible. The City Council has previously waived the requirement on-site provision of public open space for a number of recent developments at Victoria Cross as a result of their proximity to the Lee Fields. It is suggested that a more suitable arrangement would be the creation of a series of pocket parks throughout the area.</p>	<p>Noted. The Plan proposal to provide a central area of active open space and need to provide a mix of dwelling units on the site as a whole is considered appropriate. The <i>Residential Density Guidelines</i> state that in sites for which an Action Plan is appropriate, public open space should be provided at a minimum rate of 15% of the total site area. It is considered that a central area of open space is merited and could be located to the area towards the rear of the site as opposed to that previously proposed</p> <p style="background-color: #e0ffe0;">PROPOSED AMENDMENT</p> <p style="background-color: #e0ffe0;">Figures 3.5 and 3.6 will be amended to show the area of public open space located towards the rear of the site. Paragraph 3.2.16 will be reviewed in terms of urban design requirements.</p> <p style="background-color: #e0ffff;">PROPOSED AMENDMENT TO CITY PLAN 2004</p> <p style="background-color: #e0ffff;">The <i>City Plan</i> will be varied to include the slip road, access road and public open space to provide for the needs of the whole development along the river corridor and towards the rear of the Atkins site.</p>
VICTORIA CROSS / DENNEHY'S CROSS		
16	<p>Issue 67: Public space at Crow's Nest</p> <p>Submits that Site No. 8 (Crow's Nest) should be used to create a public space.</p>	<p>Noted.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Refs.	Key area-wide strategy issues raised	Draft Response
51	<p>Issue 68: Wylam Restaurant Harry Wong submits that there is no interested party to purchase the entire area of Site 7 (Wylam Chinese Restaurant and Former Honda Garage) together. He now wishes to develop the restaurant site on its own and the plan should be adjusted to take account of this.</p>	Noted
63	<p>Issue 69: Uses in Victoria Cross area Submits that the plan shows a lack of vision for Victoria Cross and other uses should be explored for development sites at Victoria Cross such as retaining offices at the HSE site and community services for old people- sheltered housing and health centres.</p>	The plan states that active ground floor uses are desirable to provide for local shops and services.
171	<p>Issue 70: Dennehy's Cross Frinailla Ltd. & the Dennehy Family submit that in relation to Site 2 (Dennehy's Cross House and car showrooms):</p> <ul style="list-style-type: none"> • Dennehy's Cross House should be omitted from the list of Areas of Local Architectural Interest as its architectural and local importance has been overstated in the AAP. Its retention would result in a significant departure from the permitted and emerging urban design solution for a redefined Dennehy's Cross • The Development Strategy should be altered to allow for high density development. The current strategy does not have regard to the strategic location of the site, cost of redevelopment or current planning policies and planning history. 	<p style="text-align: center;">Noted</p> <p>PROPOSED AMENDMENT Dennehy's Cross House will be omitted from the List of Areas of Local Architectural Interest.</p> <p>The density is considered appropriate to protect the setting of the church and the relationship of the site to the churchyard.</p> <p>PROPOSED AMENDMENT Paragraph 3.2.28 of the plan be amended to include the following: <i>The building line should be set back along Model Farm Road in line with Dennehy's Cross House to achieve the desired public space.</i></p>
32-33 35 38-39 44 46-47 52, 58 75 84-85 119 121 132 423	<p>Issue 71: Vehicular access to Site 7 (Wylam Restaurant and Former Honda Garage) Residents of The Grove are not in favour of plan proposals to provide a bridge for traffic accessing a development site on Victoria Cross Road through The Grove. There are safety concerns regarding children playing in the estate and the removal of part of the green area. There is particular concern regarding commercial vehicles and the resulting noise and threat to public safety. The estate presently suffers from parking and traffic congestion, which is due to inadequate parking provision serving new developments. Vehicular and pedestrian access to the site would increase this pressure. If proposals were to go ahead it is believed many families would move out of the area.</p>	<p>Noted. Any redevelopment of the site would be subject to the Development Management process.</p> <p>PROPOSED AMENDMENT The objective for a vehicular/pedestrian bridge to serve Site 7 will be removed from the plan.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Refs.	Key area-wide strategy issues raised	Draft Response
<p>32-33 35 38-39 44 46-47 52, 58 75 84-85 119 121 132 423</p>	<p>Issue 72: Proposed walkway/ cycleway through The Grove Residents are requesting that the objective relating to the proposed walkway/cycleway through The Grove be removed from the plan. They believe that their privacy will be affected by the removal of trees along the river which screen dwellings from apartment developments to the north to accommodate the walkway. There are a number of families with small children in the estate and it is feared that the removal of trees will pose a risk of drowning to their children. It is further submitted that the existing green area, which is used as a play area will be removed to accommodate the walkway. There is a concern regarding the noise pedestrian traffic would generate particularly at night time. It is considered the walkway should be provided north of the river where most of the end users reside.</p>	<p>The walkway/cycleway is listed in the <i>City Plan, Table 8.2</i> as a <i>New/Upgraded Amenity Route</i> and would run along the Glasheen River from Dennehy's Cross and the South Channel of River Lee through Orchard Grove. Significant progress is being made in achieving sections of the walkway through the development management process. It is agreed that it would not be desirable to remove the existing trees along the riverbank in The Grove, nor to establish a new pathway through the green area, rather using the existing footpath and roadway in the estate.</p> <p>PROPOSED AMENDMENT The diagram showing a new walkway/cycleway through the Grove will be omitted. However it will remain an objective to achieve new sections of the riverside amenity route where these are currently not inexistence.</p>
Kelleher site, Bishopstown Road (Esso garage site / 2 houses to north)		
<p>15</p>	<p>Issue 73: Impact on Wilton Avenue Submits that the redevelopment of this site must ensure that it does not have a negative impact on the amenities of residents living at Wilton Avenue (to the west) in terms of:</p> <ul style="list-style-type: none"> • Daylight and sunlight; • Visual amenity; • Privacy; and • Security. 	<p>Noted. This is an issue for the Development Management process.</p>
<p>182</p>	<p>Issue 73: Impact on Wilton Avenue Kelleher Group submit the following:</p> <p>Support for the objectives set out in <i>Section 2.5 (CUH) / Objective BW12</i> and <i>3.1 (Wilton) / Objective BW18</i></p> <p>Propose a strategy for the improvement of Bishopstown Road, including:</p> <ul style="list-style-type: none"> • A traffic management system for Bishopstown Road (within the sub-area) which retains the Wilton roundabout and introduces a new roundabout at the proposed relocated entrance to CUH / Wilton Shopping Centre / Cardinal Way; • The introduction of a central pedestrian reservation <p>It is submitted that this strategy, with the new hospital access located immediately to the east of the "Kelleher site", could be implemented incrementally. Thus:</p> <ul style="list-style-type: none"> • Stage 1: establish site access to Kelleher site in location of proposed hospital access • Stage 2 - Hospital access relocated to new site access with implementation of roundabout at this point. Wilton Centre access remains at existing location. This allows boulevard to be implemented between the two points; • Stage 3 - Wilton Centre access relocated to new combined access and boulevard implemented between new roundabout and Wilton roundabout (on a phased basis). 	<p>This issue has been referred to the Traffic Division of the City Council. They consider roundabouts as offering poor facilities to cyclists and pedestrians and none to those with disabilities. Therefore they are not in favour of the long term retention of the Wilton Roundabout, a new roundabout at the entrance to CUH/Wilton Shopping Centre or eliminating the right and left turning lanes west of the Wilton roundabout as this would cause traffic chaos in the area. Any relocation of the main entrance to CUH will also require robust assessment and justification.</p> <p>A subsequent planning permission has been gained for the redevelopment of this site.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Refs.	Key area-wide strategy issues raised	Draft Response
OTHER SITES		
127	<p>Issue 74: Department of Agriculture site Submits that the existing Department of Agriculture use should be retained and expanded on site as this conforms to the <i>National Spatial Strategy</i> and sustainable development.</p> <p>Submits the site could be redeveloped for Business and Technology uses, extending the IDA campus, incorporating the Department of Agriculture uses (redeveloped) and provide a valuable second access to the IDA site.</p>	Noted. It is not proposed to change the existing zoning of the site.
131	<p>Issue 75: Riverside Farm Submits that an additional floor be added to the buildings permitted under TP05/29860</p>	Noted. This is a matter for the Development Management Process.
175	<p>Issue 76: Melbourne Business Park, Model Farm Rd Submits that the site / buildings that form the Melbourne Business Park, currently zoned for light industrial use, should be rezoned to "Local employment, Services and Retail Centre" on the grounds that:</p> <ul style="list-style-type: none"> • The proposed zoning objective would allow for Business & Technology Uses and retail outlets to provide for the demands generated by the surrounding residential and employment populations; • The <i>City Plan 2004</i> and B&WAAP both identify a need for a new neighbourhood centre in this location; • The proposed zoning would allow employment uses / employment to continue while still allowing provision of retail uses in units / combined units / redeveloped areas of the site; • A market appraisal which claims that units have been vacant for extended periods; • Wider structural shifts in the market relating to the decline in jobs in the light industrial sector, such uses moving away from residential areas and potential objectors to operations, and oversupply of units for light industrial use due to new developments in other areas (including sub-division of larger facilities). <p>In addition the estate has a deficit with regard to:</p> <ul style="list-style-type: none"> • Proximity to 2-storey dwellings; • Open storage for raw materials, finished products or waste containers; and • Relatively poor access for HGVs. 	<p>Noted.</p> <p>PROPOSED AMENDMENT TO CITY PLAN 2004</p> <p>The site should be rezoned to Business and Technology.</p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

Sub. Refs.	Key area-wide strategy issues raised	Draft Response
178	<p>Issue 77: Inchigaggin Lane Landscape Protection Zone (owned by Richard Woods / Grasslands Fertiliser / John A Woods)</p> <p>Submits that the land should be rezoned from “Landscape Protection Zone” to “Residential, Community and Local Services” on the grounds that:</p> <ul style="list-style-type: none"> • The site is one of the last major greenfield sites within the city boundary and can make a significant contribution towards population targets established in CASP for the city and also the SW of the city which has a declining population; • The 12.3 hectare (30.4 acre) site has the potential to be a major residential site, and if developed as an “urban village” (with medium densities) would yield a significant number of residential units; • The site masterplan would preserve and build upon the site’s landscape / heritage / natural heritage assets and addresses and mitigates hydrology & flooding issues; • The site is serviceable by infrastructure and is accessible to public transport (Carrigrohane Road Green Route and Model Farm Road green route) for public transport users and the proposed traffic management proposals on Carrigrohane Road will facilitate easy access to the site for vehicles; and • Will complement proposals for the Lee Fields and the Curragheen Park and Walkway. <p>Submits that the site should form part of the Carrigrohane Road / Dennehy’s Cross Sub-area as a “Development Opportunity Site” in the B&WAAP on the same grounds.</p> <p>A subsequent submission was received from the owner of the site in February 2007 regarding the development of the site following the designation of the site as a SEVESO II site in November 2006. This made the following supplementary proposals:</p> <ul style="list-style-type: none"> • A 700 space Park and Ride facility at the corner of Carrigrohane Road / Inchigaggin Lane; • The site is a gateway site to the city and is key to its “Image and Competitiveness”, and therefore its development as a sustainable suburb is desirable; • The development of the site would complement the proposed expansion of the Lee Fields City Park on lands within the County and owned by Richard Wood, also the owner of this site. It would obviate the need to provide open space on the Inchigaggin Lane site. <p><u>Roads and Transportation Directorate</u> In addition, the Roads and Transportation Directorate also made a supplementary submission in June 2007. This submits:</p> <ul style="list-style-type: none"> • The Traffic Division are currently progressing the implementation of a Park and Ride facility on the Grasslands Fertiliser site to serve those customers approaching the city from the west; • The facility would also serve commuters to CIT, CUH, UCC and Boston Scientific by private bus service to these major employers. This would 	<p>No change to the <i>Landscape Protection Zone</i> zoning objective is proposed. The objectives contained in the <i>City Plan 2004</i> are clear that:</p> <ul style="list-style-type: none"> • The site is a landscape asset and its future use is as open space / woodland to provide a landscape setting to the River Lee and maintain a green approach into the city along the Lee Fields; • Limited development of the site could occur on the site providing it achieves the overriding objectives and ensures that there is no adverse harm to the landscape asset; • The built-up area of the city should start to the east of the former municipal dump lands at the “Carrigrohane Road Sub-Area”. <p>PROPOSED AMENDMENT</p> <p>The plan will be amended to include:</p> <ul style="list-style-type: none"> • Details of the Seveso II status of the Grasslands Fertiliser site and its implications; • An objective to develop a Park and Ride facility on the grounds of the Grassland Fertiliser site, including a Variation to the City Plan 2004 to secure this objective <p>PROPOSED AMENDMENT TO CITY PLAN 2004</p> <p>The development plan will be amended to include:</p> <ul style="list-style-type: none"> • Details of the Seveso II status of the Grasslands Fertiliser site and its implications; • The following additional paragraphs will be inserted: <p><u>4.51A The South Western Park and Ride Feasibility Study (May 2007) considered park and ride provision in the South-West of the city and its hinterland. The City Council has identified a preferred location for a</u></p>

DRAFT BISHOPSTOWN & WILTON AREA ACTION PLAN

DRAFT APPENDIX 1: SUBMISSIONS RECEIVED & PROPOSED RESPONSES

	<p>make a significant contribution to reducing congestion and on-street parking in the Bishopstown and Wilton area.</p> <p>The Traffic Division request that the Bishopstown & Wilton AAP and the City Plan 2004 be amended to include an objective to reserve the Grasslands Fertiliser for use a Park and Ride site.</p>	<p><u>new park and ride facility to serve the south-west of the city to provide for the needs of those approaching the city from the west. This site is on Carrigrohane Road and is currently in private ownership and in use by Grasslands Fertiliser. It is an objective of the City Council to seek to secure a 900 space park and ride facility on this site (the site is identified in outline in <i>Chapter 10: Suburban Areas</i>). Additional park and ride facilities will also be needed to serve the south-west of the city to provide for public and private users.</u></p> <p><u>4.51B The Carrigrohane Road Park and Ride facility is located within a Landscape Protection Zone which is protected by Policy NHR4 (see <i>Chapter 8: Natural Heritage and Recreation</i>). The development of this site for a park and ride facility within the landscape protection zone is specific and exceptional in that the development of the site will provide a significant improvement in the landscape character, involving the decommissioning of the site from an industrial / storage use to a landscaped and well screened park and ride facility.</u></p> <ul style="list-style-type: none"> • Policy T11 Park and Ride will be amended as follows: <p><u>Cork City Council will secure the provision of:</u></p> <ul style="list-style-type: none"> • <u>A Park and Ride facility at the South Link Road; and</u> • <u>A Park and Ride facility on the Carrigrohane Road on the grounds of the Grasslands Fertiliser site (currently a SEVESO II site).</u> <p><u>Cork City Council will co-operate with Cork County Council and the public transport authorities in the provision of additional Park and Ride facilities.</u></p>
IMPLEMENTATION STRATEGY		
	<p>A number of submissions were concerned that projects proposed in the implementation strategy should be implemented according to targets outlined.</p>	<p>PROPOSED AMENDMENT TO AAP</p> <p>The Implementation Strategy will be updated prior to publication and responsibilities assigned to City Council Directorates / Divisions.</p>