

NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)

Cork City Council

Chief Executive's Report

February 2026



Comhairle Cathrach Chorcaí
Cork City Council

Executive Summary

Following the approval of the Revised National Planning Framework in April 2025, Government published the '*NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)*' which set the housing demand scenario for each local authority to 2040 by translating the NPF requirements into estimated average annual figures.

Updating city and county development plans cross the country is crucial to realising these housing growth requirements. The Guidelines require all local authorities to carry out a settlement capacity audit to identify zoned serviced and serviceable lands with residential development potential to cater for the housing growth requirement figures in all relevant settlements and to specify enabling infrastructure required.

Cork City Council followed the methodology used for the city capacity study carried out to inform the current Cork City Development Plan (2022) and its section 15(2) two-year progress report (2024) to establish that there is approximately 450 hectares of zoned residential land identified in the Core Strategy with the potential to deliver approximately 22,500-36,000 dwellings at densities of 50 and 80 dwellings per hectare (dph), and depending on assumptions.

There was no baseline uplift in housing growth requirement targets for Cork City Council in the Guidelines, however a provision of up to 50% additional provision applies.

Cork City Council intends to seek a two-year extension to the Cork City Development Plan, extending the plan period from August 2028 to December 2030. In order to secure the objectives of these Guidelines, Cork City Council proposes to publish a variation of the Cork City Development Plan in early 2026 to give effect to the housing growth requirements and additional provision to 2030.

In order to inform the forthcoming proposed variation, Cork City Council carried out a non-statutory consultation inviting submissions from interested parties for recommendations for lands to be zoned for residential development that meet the criteria of the Guidelines and Cork City Development Plan for compact growth, transport-oriented development, serviceability and deliverability.

Having reviewed the development plan against the revised housing growth requirements, the Guidelines set out that the Chief Executive should prepare a report for the Elected Members, and provide a copy to the Minister, setting out the development capacity of existing zoned lands and details of serviced and planning status, and demonstrating the means by which it is proposed to secure the objectives of these Guidelines. This report has been prepared in accordance with section 3.1 of the Guidelines.

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1. INTRODUCTION

1.1 Context

In April 2025 the Government approved the Revised National Planning Framework (NPF) in April, followed by the publication of the *'NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities'* in July 2025 (the Guidelines). These new Guidelines, issued under section 28 of the Planning and Development Act 2000, as amended, replace the *'Housing Supply Target Methodology for Development Planning Authorities Guidelines'* published in December 2020.

The Guidelines set an ambitious strategy to address Ireland's housing shortfall and meet the needs of a growing population, setting a target for 55,000 additional housing units to be delivered nationally per year until 2034, and 41,000 units per year from 2035 to 2040. The Guidelines also provide for up to 50% of additional housing provision beyond these baseline targets, which recognises that – for various reasons – a relatively significant proportion of zoned lands are not activated over the period of city and county development plans.

To meet these revised national housing targets, each planning authority has been allocated a new annual housing growth requirement. Eleven local authorities received no uplift on their existing annual housing supply targets, including Cork City Council, which has the most ambitious population growth targets under the NPF. Local authorities are required under the Guidelines to review their city and county development plans with regard to the Guidelines in order to reflect the updated housing growth requirements as well as up to 50% additional provision. This review is to be informed by a settlement capacity audit to identify zoned serviced and serviceable lands with residential development potential to cater for the housing growth requirement figures in all relevant settlements and to specify enabling infrastructure required.

1.2 Status of the Guidelines

The **Planning and Development Act 2000** (as amended) was the applicable legislation in force when the Guidelines were published, and the current City Development Plan was prepared under this Act. Under section 10(1A) of the 2000 Act planning authorities were required to prepare a 'core strategy' and to ensure that the development plan is consistent with the national and regional development objectives specified in the National Planning Framework and the relevant regional spatial and economic strategy. Section 4 of the *'Development Plans - Guidelines for Planning Authorities (2022)'* sets out the methodology for devising and incorporating the 'core strategy' which is intended to give spatial expression to the housing, population, land and employment parameters of the development plan.

'Chapter 5 – Development Plans' (sections 42-81) of the **Planning and Development Act 2024** (as amended) came into effect on 31 December 2025, and section 42(8) of the 2024 Act mirrors the requirements of section 10(1A) of the 2000 Act for development plans to be materially consistent with the NPF, National Marine Planning Framework, relevant regional spatial and economic strategy and any relevant National Planning Policies and Measures.

The Guidelines relate specifically to the implementation of the revised NPF, and as planning authorities are required to ensure that all plans are materially consistent with the NPF, the Guidelines set out the requirement for planning authorities to assess current development plans against the requirement to provide the capacity to develop housing to the extent identified in the Guidelines.

1.3 Requirements of the Guidelines

The Guidelines set out three 'Policy and Objectives' to which planning authorities are required to have regard and which are to be given effect through statutory variations of development plans.

Policy and Objective 1:

It is a policy and objective of these Guidelines that the housing growth requirements for each planning authority set out in Appendix 1 are reflected in the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.

Policy and Objective 2:

It is a policy and objective of these Guidelines that 'additional provision' of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.

Policy and Objective 3:

It is a policy and objective of these Guidelines that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan. Where a planning authority is undertaking a development plan review under the Act of 2000 or preparing a new development plan under the Act of 2024, a parallel process of varying the current adopted development plan, as appropriate, should be undertaken. The policies and objectives of these Guidelines should not be reflected in Local Area Plans without also being reflected within the relevant development plan.

Cork City Council's approach to securing the objectives of the Guidelines and these three Policy and Objectives is set out below in this report.

Purpose of this report

This report has been prepared in accordance with section 3.1 of the Guidelines to address:

- (1) the development capacity of existing zoned lands in Cork City and their status in terms of services and planning (see section 3 of this report), and
- (2) the Chief Executive's recommendation on how the Cork City Development Plan 2022-2028, as varied (the City Development Plan) will be varied to align with the Guidelines, (see section 4 of this report).

This report is being issued to the Lord Mayor and Elected Members of Cork City Council in the first instance and subsequently to the Office of the Planning Regulator and the Minister for Housing, Local Government and Heritage.

2. HOUSING GROWTH REQUIREMENTS FOR CORK CITY COUNCIL

2.1 Current City Development Plan Context

The Housing Need Demand Assessment (HNDA) prepared as part of the City Development Plan process calculated the housing demand for the plan period at 16,238 total households, or 2,706 households per annum. This was accepted by the Office of the Planning Regulator. These figures are reflected in Table 3.2 of the City Development Plan, which is included below.

Year	2022	2023	2024	2025	2026	2027	2028	Total
Homes	1,353	2,706	2,706	2,706	2,706	2,706	1,353	16,236

City Development Plan Table 3.2: Housing Supply targets per annum

Each Plan period year from 2023 to 2027 inclusive specifies an annual housing supply target of 2,706 units. The Plan only covers approximately half of 2022 and 2028 respectively, so a '50%' annual housing supply target of 1,353 is specified for each of these years. Collectively this totals the 16,236 specified in the HNDA. Converted to population, using the City Development Plan's average household size of 2.49, this equates to 40,428 population.

2.2 Housing Growth Targets for Cork City Council

'Policy and Objective 1' of the Guidelines requires local authorities to reflect the housing growth requirements set out in Appendix 1 of the Guidelines in their development plans (subject to consistency with stated policies and objectives and environmental assessments). Appendix 1 of the Guidelines sets out the housing growth requirement figures for each local authority in the form of an annualised estimated housing figure. This is provided for two time periods: 2025-2034 and 2034-2040. Appendix 1 as it relates to Cork City Council is set out below.

			2025 to 2034	2034 to 2040
Local Authority	Existing Annual 2020 Housing Requirement (HST)	Adopted Development Plan - Annual Housing Requirement (HST)	New Annual New HGR to 2034	New Annual New HGR 2035 to 2040
Cork City Council	2,032	2,706	2,706	2,539

Extract of Appendix 1 of 'NPF Implementation: Housing Growth Requirements Guidelines'

* **'HST'** means Housing Supply Target

* **'HGR'** means Housing Growth Requirement

The note to Appendix 1 states that the figures included above relating to the adopted development plans have been compiled based on the current adopted development plans for each planning authority. (The figure of 2,032 in the column "Existing Annual 2020 Housing Requirement (HST)" reflects the ESRI's baseline for their 2020 report that informed housing supply targets at the time.)

The existing City Development Plan housing supply target is 2,706 (as set out in Table 3.2) and this is the same as the new annual new housing growth requirement to 2034. Therefore, there is no increase in the baseline housing supply targets for Cork City Council. Therefore, the City Development Plan in its current state (i.e. as adopted and as subsequently varied by variation numbers 1 and 2) complies with Policy and Objective 1.

However, considering that Cork City Council is to seek a two-year extension to its development plan in order to align with the revised regional and spatial economic strategy, housing growth requirements in line with the Guidelines must be applied to part of 2028, 2029 and 2030. This is reflected in **Table 1** below.

2.3 Additional Provision

'Policy and Objective 2' of the Guidelines requires local authorities to reflect 'additional provision' of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 in their development plans (subject to consistency with stated policies and objectives and environmental assessments).

The Guidelines state that most current adopted development plan core strategies already incorporate a level of provision over and above the baseline housing supply targets and refer to the 25% headroom that was available under the '*Housing Supply Target Methodology for Development Planning (December 2000)*' and the 25% additional provision allowed for under the '*Development Plans Guidelines for Planning Authorities (2022 / Draft 2021)*'.

The Guidelines state in section 2.3 that for the purposes of these Guidelines, planning authorities should address the scope for additional provision of up to 50% in excess of the baseline housing growth requirement set out in Appendix 1, and further that 'additional provision' recognises the fact that, for a variety of reasons, a relatively significant proportion of zoned lands are not activated over the period of a development plan.

Taking into account the requirements of the Guidelines, up to 50% additional provision has been applied to the baseline housing growth requirement set out in Appendix 1 of the Guidelines. This is reflected in **Table 1** below.

2.4 Additional Housing Growth Requirements

The table below sets out the additional housing growth requirements for Cork City Council, taking into account a period from mid-2025 when the Guidelines were published to end 2030, which is the City Development Plan extension period to be sought. Explanatory notes are provided as footnotes to the table.

Year	Current City Dev. Plan allocation	2025 Guidelines baseline uplift	2025 Guidelines annual requirement	2025 Guidelines 50% additional provision
2025	1,353 ¹	-	-	667 ²
2026	2,706	-	-	1,353
2027	2,706	-	-	1,353
2028	1,353 ³	-	1,353 ⁴	1,353
2029	-	-	2,706	1,353
2030	-	-	2,706	1,353
TOTAL	8,118	-	6,765	7,422
TOTAL Additional Housing Growth Requirement			14,207	

Table 1: Additional Housing Growth requirement for Cork City Council 2025-2030 (all figures are homes)

¹ Half year allocation for 2025, taken from publication of Guidelines in July 2025

² 50% additional provision on 1,353 ≈ 677

³ Half year allocation for 2028, as current City Development Plan period is to August 2028

⁴ Half year allocation of annual requirement for remainder of 2028 (see note 2 above)

The total additional housing growth requirement for Cork City Council for the period mid-2025 to 2030 taking into account the 'Appendix 1' new annual housing growth requirement (which is the same as the current City Development Plan housing supply target) and an up to 50% additional provision is 14,207 units. Using the City Development Plan's assumed average household size of 2.49 persons per household, this equates to an approximate population equivalent of 35,375 persons.

The comparative figures for the City Development Plan period only – mid-2025 to mid-2028 – is 4,040 units (only additional provision applies as there is no baseline housing growth requirement uplift), which has an approximate population equivalent of 10,060 persons).

In order to determine the quantum of land required to accommodate the additional housing growth requirement to 2030 of 14,207 units, the density requirements of the City Development Plan – which is informed by a bespoke Urban Density, Building Height and Tall Buildings Strategy – and the 'Sustainable and Compact Settlements Guidelines for Planning Authorities (2024)' (the Compact Settlement Guidelines) are considered.

The City Development Plan is consistent with the Compact Settlement Guidelines in that the methodology for the Urban Density, Building Height and Tall Buildings Strategy that was carried out to inform the City Development Plan followed that proposed in the Compact Settlement Guidelines which is based on an iterative approach of establishing appropriate density ranges followed by refining density at a local level having regard to accessibility to public transport services, local character, amenity and the natural environment.

The table sets out the City Development Plan and Compact Settlement Guidelines density ranges (the colours in the left column relate to the colours reflected in the City Development Plan's density strategy).

Location	Cork City Development Plan 2022-2028	Compact Settlement Guidelines 2024
City central area and docklands	100 + (no upper limit)	100-300
City fringe, key transport corridors, key urban centres	50-150	50-250
Inner-urban suburbs	40-100	50-250
Ballincollig, Blarney centres	40-100	50-150
Outer suburb	40-60	40-80 (up to 150)
Ballincollig, Blarney, Glanmire, Tower	40-60	35-50 (up to 100)
All other areas (hinterland villages)	Min. 35	Min. 25 reflect context

Taking into account the requirement for compact growth, consolidation of the built form and promotion of Brownfield and infill development, and taking into account that areas such as the city fringe, urban towns (Ballincollig, Blarney, Glanmire and Tower), existing and planned transport corridors and suburban expansion areas are likely to be considered for additional lands

for housing provision, a density assumption of between 50 and 80 dwellings per hectare (dph) is considered appropriate. This provides a range of approximately 180 to 280 hectares of land required to secure the objectives of the Guidelines to 2030.

Consideration is also given to the fact that the lands required to secure these objectives will provide for uses other than residential uses, such as the education, local employment, services, open space and amenity uses required to support the provision of vibrant and sustainable residential communities, as required in the growth strategy and strategic objectives of the City Development Plan. Taking the above into account the range of **250 to 280 hectares** of land is considered appropriate.

The summary position of Cork City Council's additional housing growth requirements to 2030 is set out in **Table 2** below.

Timeframe	Total Units	Pop. Equivalent	Land required (ha)
To end 2030	14,207	35,375	250-280

Table 2: Summary Position of Cork City Council's Additional Housing Growth Requirements to 2030

3. RESIDENTIAL DEVELOPMENT CAPACITY OF EXISTING ZONED LANDS

3.1 Cork City Capacity Study 2021/2022

The current City Development Plan was informed by a city capacity study carried out in 2021 and 2022 to fully assess the capacity of Cork City for future development within underutilised zoned lands, which included a combination of Greenfield, Brownfield and infill sites. The study was undertaken in the context of National Policy Objective 72(a) set out in the original 2018 NPF, which required planning authorities to apply a standardised, tiered approach to differentiate between zoned land that is serviced and zoned land that is serviceable within the life of a development plan. This is now National Policy Objective 101 in the NPF First Revision published in 2025. This study city capacity study informed the required level of land use zoning for residential use in Cork City to meet targets set out in the NPF for the plan period 2022-2028. Much of the underutilised land identified is serviced or serviceable in the short and medium term, including many infill and Brownfield sites within the existing built-up area. Other lands required new infrastructure or has additional constraints such as contamination, remediation, access issues or servicing. Investment in infrastructure will be critical in realising the development of these lands.

Informed by the city capacity study, 645 hectares of 'new residential' land was zoned in the City Development Plan, with a core strategy residential activity monitor established to keep track of the activity on these lands. In addition, 381 hectares of 'un-zoned' long-term strategic development lands were identified with an indicative capacity of 19,000 dwellings. These lands effectively operate as third tier of land, required beyond the current development plan period to fulfil Cork City's ambitions in achieving its ambitious growth targets for 2040. These lands are not zoned as they are considered as being unlikely to be serviced during the lifetime of the current development plan.

3.2 Cork City Capacity Study Update 2024

As part of the work undertaken to prepare the '*Cork City Development Plan 2022-2028, Section 15(2) Two-Year Progress Report*' the core strategy residential activity monitor mechanism established with the production of the City Development Plan revealed that of the 645 hectares of 'new residential' land zoned in the City Development Plan, 467 hectares remained. Based on assumptions set out in the Core Strategy in Chapter 2 of the City Development Plan, the provisional yield of these lands is approximately 13,200 dwellings, however this capacity in real terms (assuming full build out) is within the range of 16,000-25,000 dwellings, depending on assumptions.

3.3 Cork City Capacity for 2040 and Beyond

Considering the 2040 NPF horizon and beyond, Cork City has significant capacity to contribute to transport-oriented development (TOD) which is essential for sustainable compact growth for the city, Cork metropolitan area, Southern Region and nationally. TOD is important to achieving NPF priorities for compact and sustainable growth, supporting climate targets and in meeting housing delivery targets. Cork City Council has identified lands that are highly accessible to existing and planned transport infrastructure under CMATS 2040 for future strategic TOD. These lands incorporate clusters of underutilised sites including Brownfield, windfall, underutilised and Greenfield lands within strategic expansion areas. Overall, these TOD lands have the potential to deliver 60,000-100,000 new homes at medium density (80 dwellings per hectare) on 1,500 hectares of land within 0-8 km from the city centre.

3.4 City Capacity Audit 2025

The baseline date for this audit was August 2025.

Section 2.4 of the Guidelines requires planning authorities to prepare a 'settlement capacity audit' in line with the provisions of the *'Development Plans Guidelines for Planning Authorities (2022)'* in order to both identify zoned serviced and serviceable lands, and to highlight infrastructural requirements, including social infrastructural requirements.

Following the established methodology underpinning the City Development Plan and the 2024 City Development Plan two-year progress report, an audit of the development capacity of existing zoned land in the Core Strategy was undertaken to establish the status quo as of August 2025. This exercise included assessing the following:

- the quantum of undeveloped land zoned for new residential development across the city,
- the quantum developed or under-construction lands since the adoption of the current City Development Plan in August 2022,
- the quantum of zoned land that remains undeveloped to date, and
- the capacity of remaining zoned residential lands.

The outcome of this exercise concluded that approximately 450 hectares of new residential zoned land remain undeveloped. With a density assumption of between 50 and 80 dwellings per hectare (dph), these lands would have a provisional yield within the range of 22,500-36,000 dwellings, depending on assumptions.

As set out in the City Development Plan, these lands are all either Tier 1 or Tier 2 sites as per the NPF definitions and are either currently serviced or serviceable by physical infrastructure or within the life of the City Development Plan. In addition to the lands identified in the Core Strategy, there are many other Brownfield sites zoned for residential use, or a mix of residential and other uses, with active uses within the city with the potential for development that may come forward for redevelopment. These were not included in the Core Strategy as their delivery likelihood or timeframe cannot be estimated. These will be treated as windfall sites if or when they become available.

As set out above in this report, a total of 645 hectare of new residential land zoned was zoned in the current City Development Plan in August 2022. To date:

- 195 hectares of these lands have been developed for housing,
- 450 hectares of these lands remain available for development (set out immediately above),
- 53% of remaining undeveloped residential lands are Greenfield with 47% located within the built-up area, and
- spatially, the largest capacity for future residential development is within the urban towns (Ballincollig, Blarney, Glanmire and Tower) and the North East and South West Local Electoral Areas (two of the five local electoral areas within Cork City Council).

The City Development Plan's (and the Guidelines') annual housing supply target is 2,706 dwellings per annum. In terms of residential planning permission pipeline, since the City Development Plan's adoption:

- 6,951 units were granted planning permission, averaging 2,139 units granted per annum, and
- 4,043 units have been delivered, averaging 1,348 units delivered per annum.

Spatially, the South East and North East Local Electoral Areas accounted for the majority of the planning permissions, with the highest rates of completions in the South West and North East Local Electoral Areas.

The outcome of this analysis reveals:

- the planning permission pipeline is **80%** of the housing supply target annually,
- approximately **two-thirds** of permitted units are delivered annually, and
- approximately **half** of the housing supply target is delivered annually in Cork City.

4. CHIEF EXECUTIVE RECOMMENDATION TO SECURE OBJECTIVES OF GUIDELINES

4.1 Summary Position

Policy and Objective 3 of the Guidelines requires local authorities to use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan.

The city capacity audit carried out on foot of the Guidelines reveals that 450 hectares of zoned and serviced or serviceable residential land is available within Cork City Council's administrative area. There is also a substantial quantum of un-zoned long-term strategic development land identified in the City Development Plan, and more land not identified in the Plan that can contribute toward TOD up to 2040 and beyond.

However, having regard to the provision of the Guidelines – in particular Policy and Objectives 1 to 3 – in order to secure the objectives of these Guidelines, Cork City Council proposes to publish a variation of the City Development Plan in early 2026 to give effect to the housing growth requirements and additional provision to 2030. This variation will aim to rezone an additional 250 to 280 hectares of land for residential purposes, as identified in section 2 of this report.

This takes into account Cork City Council's intention to seek a two-year extension to the Cork City Development Plan, extending the plan period from August 2028 to December 2030. This is in part to align with the revised regional and spatial economic strategy which is to be reviewed. The next City Development Plan will have a ten-year timeframe. While there is still uncertainty on any extension to the City Development Plan, it is envisaged that the next plan will be made in mid-2029, which will align well with the NPF horizon year of 2040.

4.2 Informing a Variation – Non-statutory Consultation on Additional Residential Lands

In order to inform the forthcoming proposed variation, Cork City Council carried out a non-statutory consultation inviting submissions from landowners, homebuilders and other interested parties for recommendations for lands to be zoned for residential development that meet the criteria of the Guidelines and Cork City Development Plan for compact growth, transport-oriented development, serviceability and deliverability.

The parameters of the non-statutory consultation were clear and specific, and requested that all site-specific submissions were supported by relevant information to demonstrate that they:

- align with the strategic objectives for growth and the 9 strategic objectives set out in section 2.16 of the City Development Plan,
- are serviced, or due to be serviced, or serviceable within the next five-year period (to 2030),
- are located in areas that contribute to transport-oriented development (TOD) by virtue of good availability and proximity to public transport,
- contribute to sustainable compact growth and the principles of the 15-minute city (ideally located within the built-up footprint of the city) and align with sections 2.24 to 2.30 of the City Development Plan in relation to delivering compact liveable growth,
- are located in areas where market analysis shows a level of demand exists,
- support the development of infill housing, housing on Brownfield land or address vacancy and dereliction,

- are located in areas with good social infrastructure and capacity in schools and community facilities,
- do not have significant challenges or impediments to the development of housing (e.g. legal, environmental, topographical or servicing), and
- would not negatively impact upon achieving the objectives of the City Development Plan, Southern Regional Spatial and Economic Strategy, National Planning Framework, and other relevant strategic policies such as the national Climate Action Plan 2025 and the Cork City Climate Action Plan.

There was a good response to the non-statutory consultation, with 115 submissions received collectively proposing over 1,000 hectares of land – four times that required to secure the objectives of the Guidelines in Cork City to 2030.

4.3 Preparing a Formal Variation

Work has been carried out to inform a formal variation to the City Development Plan in order to secure the objectives of the Guidelines as set out in this report.

- Step 1 – City Capacity Audit: This is addressed under section 3 of this report.
- Step 2 – Internal Site Identification Audit: This involved assessing over 1,200 sites that formed the basis of the city capacity audit, and considered existing long-term strategic development sites identified in the City Development Plan, longer-term TOD sites, LDA relevant lands and other lands. High-level sieve mapping was carried out to consider issues such as physical constraints, biodiversity, flooding, heritage, hazards, and other relevant matters.
- Step 3 – Non-Statutory Consultation: Described in detail above, the sites proposed through submission to the non-statutory consultation were assessed in the same manner as the internal site identification audit set out under Step 2.

Through this extensive exercise, lands have been identified that will come forward as a formal variation of the City Development Plan in order to secure the objectives of the Guidelines to 2030.

4.4 Environmental Screening

The proposed variation will be subject to the relevant environmental assessments required under national and European law, (strategic environmental assessment [SEA], appropriate assessment [AA], and strategic flood risk assessment [SFRA]). noting also *National Policy Objective 1* of the NPF which requires that all plans, projects and activities requiring consent arising from the National Planning Framework are subject to the relevant environmental assessment requirements including SEA, EIA, SFRA and AA, as appropriate.

4.5 Chief Executive's Recommendations

Having regard to the Guidelines the following actions are proposed:

1. Prepare and publish a formal variation under section 58 of the Planning and Development Act 2024, as amended, proposing up to 250 to 280 hectares of additional zoned residential lands.
2. Carry out the relevant environmental assessments required under national and European law (SEA, AA and SFRA).
3. Seek an extension under section 68 of the Planning and Development Act 2024, as amended of the current Cork City Development Plan from August 2028 to the end of 2030.

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LINKS

Cork City Capacity Study

<https://www.corkcity.ie/en/proposed-cork-city-development-plan-2022-2028/draft-plan-documents/phase-3-proposed-material-alterations-to-the-draft-development-2022-2028/city-capacity-study-report/>

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<https://www.corkcity.ie/en/>

Cork City Development Plan 2022-2028

<https://www.corkcity.ie/en/cork-city-development-plan/>

Cork City Development Plan 2022-2028, Section 15(2) Two-Year Progress Report

<https://www.corkcity.ie/en/cork-city-development-plan/two-year-progress-report/>

National Planning Framework

<https://www.npf.ie/>

Section 28 Guidelines – NPF Implementation: Housing Growth Requirements

<https://www.gov.ie/en/department-of-housing-local-government-and-heritage/publications/section-28-guidelines-npf-implementation-housing-growth-requirements/>