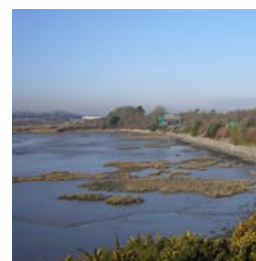


Proposed South Mahon Local Area Plan 2011

Project Outline and Issues Paper March 2010



Planning Policy Section
Planning & Development Directorate



Cork City Council
Comhairle Cathrach Chorcháí

Proposed South Mahon Local Area Plan 2011

Cork City Council is preparing a statutory Local Area Plan for the South Mahon area in the south-east of the city, which is identified in the *Cork City Development Plan 2009-2015* as a Key Suburban Development Area.

Purpose of the Project

To prepare a plan that provides a framework for the future development and improvement of South Mahon.

Plan Aim

To prepare a vision document that sets out an ambitious plan for the transformation of South Mahon into a thriving area for working, living, playing, shopping and visiting. The development framework will be feasible and flexible to enable delivery of projects over the next twenty years. The local area plan will provide a general land use and planning framework but will also seek to ensure an appropriate built environment and the delivery of necessary infrastructure to allow change to happen.

Plan boundary

The plan area boundary is broadly defined by Skehard Road to the north, Lough Mahon to the east, Douglas Estuary to the south, and Mahon Golf Club to the west. The plan area is divided into the following sub-areas:

1. Bessboro Industrial Estate / Skehard Road (west);
2. Bessboro House;
3. Lough Mahon Road ;
4. Mahon Point;
5. Skehard Road (east);
6. Jacob's Island.

These are illustrated at Appendix One.

Key Plan Objectives outlined in the Cork City Development Plan 2009-2015

The City Council has the following specific objectives in the *Cork City Development Plan 2009-2015* in relation to the South Mahon area which will be supplemented by the local area plan:

- To ensure an appropriate mix of uses in the area, including a high quality business park, district centre, housing and related secondary uses;
- To ensure that an appropriate transportation system serves the area;
- To promote a high standard of urban design with a clear sense of place and architectural quality;
- To ensure the provision of infrastructure appropriate to the needs of the area and the emerging intensification of use;
- To ensure that development proposals do not undermine the potential of the wider area;
- To promote development within the District Centre subject to the objectives set out in paragraphs 14.41 to 14.43. The District Centre site should be adapted to have a more urban format i.e. mixed uses, a restructured layout, reduced surface parking, higher density and buildings fronting on to the street edge. (Please refer to Chapter 14 of the *Cork City Development Plan 2009-2015*).

Plan modules

The South Mahon LAP will include modules which address the following key issues:

- Transportation;
- Land use;
- Urban design;
- Infrastructure;
- Implementation; and
- Environment (SEA / AA / Flood Risk).



Key Plan issues

The key issue that the plan must address is the nature of the balance that needs to be struck between environmental, social and economic factors, and in particular the appropriate balance of land use, transportation and intensity of use.

The following are a list of questions that might help you in considering the future of the South Mahon area and might inform any submission that you may choose to make:

<p>Getting Around</p> <ul style="list-style-type: none"> - How easy is it to get around South Mahon? - What would help to reduce traffic congestion in and around the area? - How could it be made easier for people to get to work or to the shops without using their cars? - Are there pedestrian routes / facilities that need improving? - How should cycle facilities be improved? - What public transport service is required to meet the needs of South Mahon? 	<p>Land Use</p> <ul style="list-style-type: none"> - Where should residential development be located and what type of housing should be provided? - What non-residential uses should be provided? - What development should we seek to make South Mahon special? - What should the future use of Bessboro House and its historic parkland be?
<p>Built environment</p> <ul style="list-style-type: none"> - How do we make South Mahon into a place that we all want to live, work and play in? - Where should the heart of South Mahon be? - How should the plan sub-areas (see Appendix I) be better connected? - What will give South Mahon a stronger sense of place and respond to the unique character of Cork; - What older buildings should be protected; - What should the new buildings be like? - How can we make Lough Mahon Road and other key streets and spaces the focus for life in Mahon? 	<p>Environment</p> <ul style="list-style-type: none"> - What are the areas existing assets and how do we make the most of them? - How should we ensure that development has a minimal or neutral impact on the environment? - How do we conserve South Mahon's landscape and wildlife assets, including Douglas Estuary and Lough Mahon, which are both protected habitats?
<p>Social</p> <ul style="list-style-type: none"> - What gaps are there in the provision of civic and community facilities in South Mahon? Where should they be provided? - What should be provided to bring existing and new communities together? 	<p>Economic</p> <ul style="list-style-type: none"> - What are the new kinds of jobs that are likely to be created in the area? - Are there adequate training and education facilities to ensure that local people have access to jobs being created in the local jobs market? - Are there types of jobs missing from the area that should be planned for? - How do we ensure that people can get to jobs outside of the area?
<p>Infrastructure</p> <ul style="list-style-type: none"> - What infrastructure do we need to make South Mahon work for all? - How can we ensure that South Mahon has an adequate parks and open spaces to meet the needs of those living, working and visiting the the area? 	<p>Residential Areas</p> <ul style="list-style-type: none"> - How should we seek to integrate the established residential areas with the new development areas being created; - What types of housing aren't currently provided in the area?

The list is not exhaustive and is intended as a prompt to assist you.

Plan preparation process

The plan preparation process will extend from March 2010 to October 2011. The Plan stages are set out in the following table.

Plan stage	Stage name	Timescale	Parallel processes
1	Pre-draft Public Consultation	March – May 2010	Strategic Environmental Assessment / Flood Risk Assessment
2	Preliminary Objectives	May – June 2010	
3	Prepare Draft Plan	June – December 2010	
4	Statutory 39 week period	December 2010 – September 2011	Appropriate Assessment
5	Plan adoption and publication	October 2011	

To start the preparation of the plan the City Council is undertaking a pre-draft issues exploration consultation to identify key planning and development issues.

Following the completion of this Pre-Draft Public Consultation stage the City Council will prepare a Preliminary Objectives Paper based upon the inputs received during consultations. This will form the basis for the preparation of the draft plan.

How do I have a say? - the future of South Mahon is in your hands

South Mahon is an area of strategic significance to Cork City and also of local significance to the Mahon and Blackrock areas. Therefore the plan will need to consider strategic and local issues and strike an appropriate balance between these two different scales.

Developing a plan that works is going to require the active support and involvement of strategic and local key stakeholders and the community within South Mahon and beyond.

The City Council invites written submissions from you to inform the plan-making process, which should include your own name and address. Submissions can be sent by individuals or groups of people articulating a collective view. Often submissions on behalf of groups can have greater weight within the process. Your submissions should identify issues that need to be considered in the plan-preparation process and also any solutions that you consider appropriate.

The deadline for the receipt of submissions is 4.30pm on Monday 10th May 2010. Please send submissions to the following postal or email address:

Kevin Terry, Director of Services & City Engineer
Planning & Development Directorate
City Hall, Cork

Email: southmahonlap@corkcity.ie
Tel: 021– 492-4757

A public consultation workshop to promote discussion about the area's future will be held on Wednesday 21 April 2010 at the Conference Room, Bessborough Centre, Mahon, Cork. Places are limited and must be booked in advance by ringing 021-492-4757. Further details regarding this consultation event will be issued to those who book places.

Further details about the project can be viewed at the City Council's website (<http://www.corkcity.ie/ourservices/planningdevelopment/localareaplans>).

Kevin Terry
Director of Services and City Engineer
Planning and Development Directorate
30 March 2010

APPENDIX ONE: PROPOSED SOUTH MAHON LAP PLAN AREA

Boundary

The proposed boundary of the plan area is indicated in the following diagram, and the total site area is c. 347 acres (c. 140 hectares).



The area is divided into a number of character areas:

Sub-Area 1 – Bessborough Industrial Estate / Skehard Road (west) is an area combining an established residential area with some very new housing developments within it, and a large industrial estate containing a mix of light and heavier industry and related uses, and business and technology uses.

Sub-Area 2 - The Bessboro Centre (Sub-Area 2), is one of the largest land parcels and comprises the historic Bessboro House, which is a Protected Structure and historic landscape of significance, displaying many landscape assets (e.g. important mature tree canopy). Bessboro House and its setting is protected by a Landscape Preservation Zone in the *City Plan 2009-2015*.

Sub-Area 3 – Lough Mahon Business and Technology Park, is a large business and technology park, and includes the Central Statistics Office, City Gate (including business and health services), Project Management, the National Software Centre and RCI.

Sub-Area 4 – Mahon Point, which contains the recently opened suburban format Mahon Point Shopping Centre and Mahon Point Retail Park, Johnson & Perrott and Webworks.

Sub-Area 5 – Skehard Road (east), which is an established residential area with public open space, sports grounds and a cemetery.

Sub-Area 6 – Jacob's Island, to the south of the N25, is being developed as a residential neighbourhood with a mix of low, medium and higher densities and in low and high rise formats. It is environmentally sensitive as it fronts onto the protected habitats of Douglas Estuary and Lough Mahon.