

CORK CITY DEVELOPMENT PLAN

2009 - 2015

Proposed Variation (No.7)

Marina Park - Pairc Ui Chaoimh

Under Section 13 of the Planning and Development Acts 2000-2010

23rd November 2011



Cork City Council
Comhairle Cathrach Chorcaí

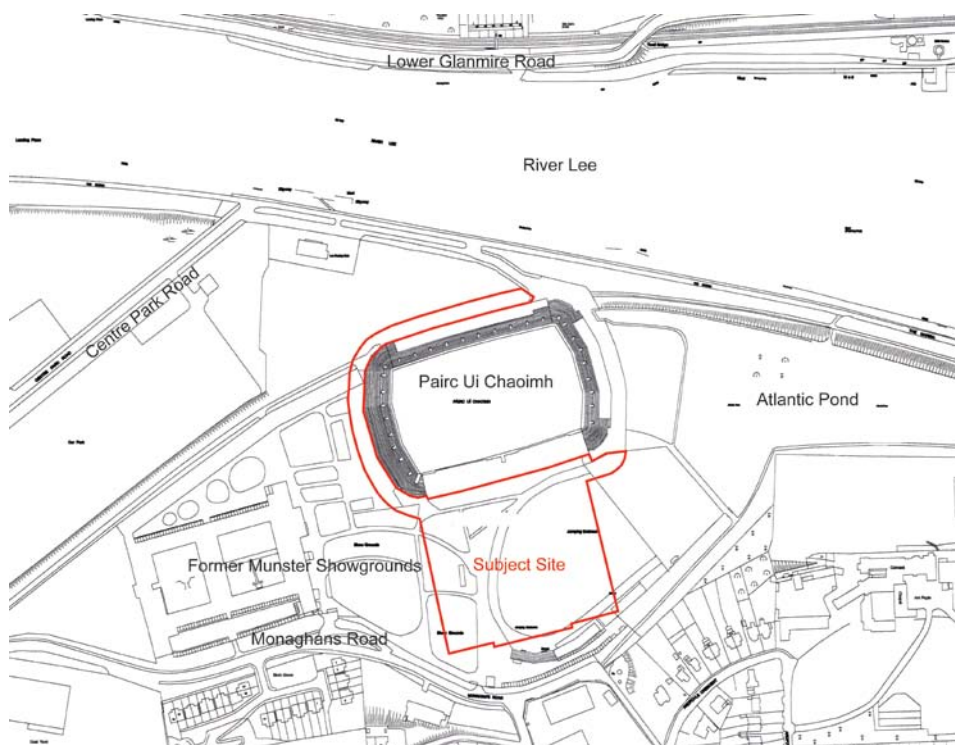
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Introduction

Cork City Council proposes to make a variation (No. 7) to the Cork City Development Plan 2009 - 2015 under Section 13 of the Planning and Development Acts 2000 - 2010. The proposed variation involves a change in land-use zoning of 6.82 acres of 'Public Open Space' to 'Sports Grounds' in order to facilitate the redevelopment of Pairc Ui Chaoimh and an 'all-weather' playing pitch within the former Munster Agricultural Showgrounds and the perimeter of Pairc Ui Chaoimh, Marina Park.

Figure 1 Site Location Map



Background

City Council Members at the Ordinary Council Meeting of 10/10/2011 voted in favour to dispose of the said 6.82 acres to An Coiste Chontae Chorcai, Cumann Luth-Chleas Gael in order to facilitate the upgrading of Pairc Ui Chaoimh, (increasing the capacity from 43,000 persons to 50,000 persons) and the development of an all-weather playing pitch and 1,000 seat spectator stand.

The land is currently zoned *Public Open Space* with the objective *'to protect, retain and provide for recreational uses, open space and amenity facilities, with a presumption against developing land zoned public open space for alternative purposes, including public open space with housing estates,'* with a view to developing it as part of the proposed Marina Park which would serve Docklands and the wider city. Rezoning to *Sports Grounds* with the objective *'to protect, retain and enhance the range and quality of sports facilities and grounds,'* is proposed to facilitate the redevelopment of Pairc Ui Chaoimh, as outlined above.

Material Amendment

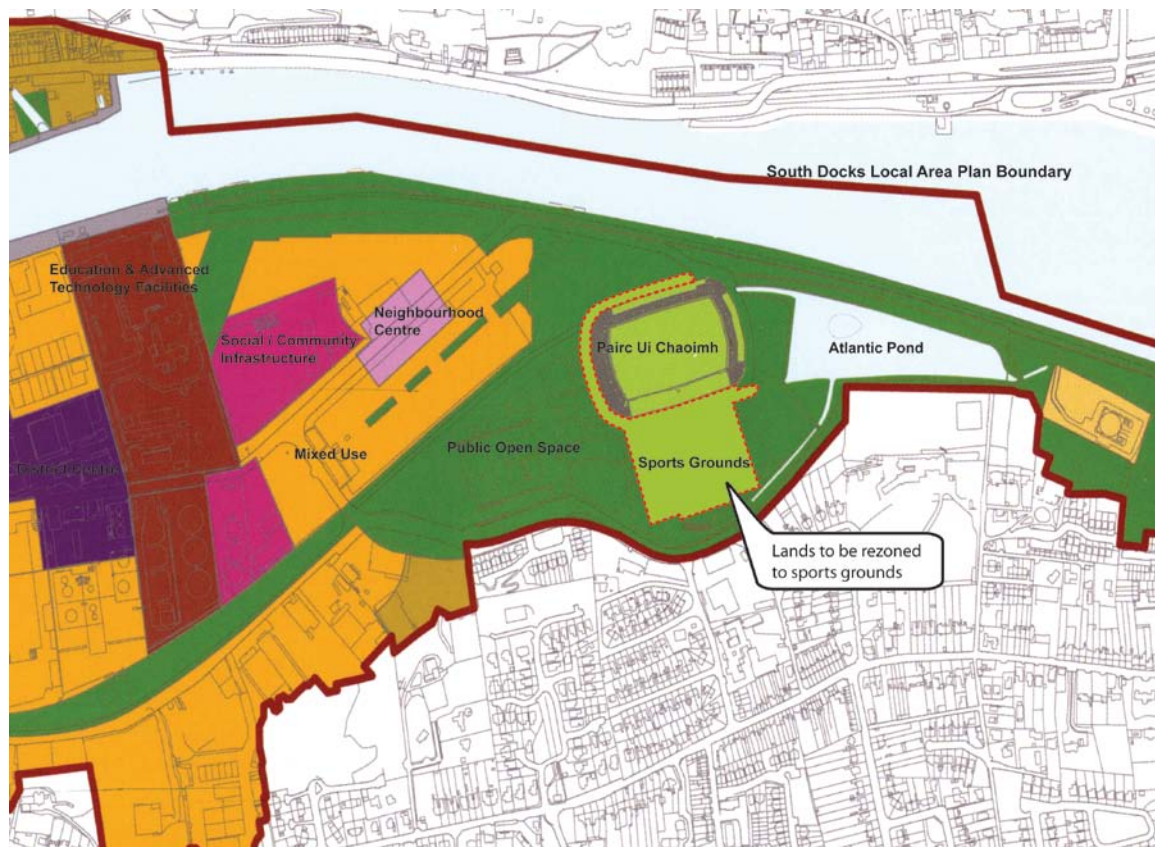
The proposed variation relates to a material change to Map 1: City Centre & Docklands Zoning Objectives, (Volume No. 2) of the Cork City Development Plan 2009 - 2015, as follows:

'To rezone 6.82 acres of land currently zoned 'Public Open Space' to 'Sports Grounds' on the site of the former Munster Showgrounds' and consequent changes to text.

Figure 2 Current Cork City Development Plan Land Use Zoning Map 1.



Figure 3 Proposed Cork City Development Plan Land Use Zoning Map 1.



The Proposed Variation involves the following text alteration on page 141 of Volume 1 - Written Statement:

Marina Park

As part of the South Docks Local Area Plan 2008 it is proposed to develop the Marina Park. It will extend east from the Showgrounds including the Atlantic Pond, lands to the east of the pumping station at Atlantic Pond and the underutilised parklands north of the old rail line and south of the Marina. It is proposed to accommodate the upgrading of Pairc Ui Chaoimh to a modern stadium by working with the GAA and to facilitate the development of a Centre of Excellence. The showgrounds will be developed as an area of public open space **and accommodate the upgrading of Pairc Ui Chaoimh and a 'centre of excellence.'** It is proposed to promote an international design procurement competition for the design of Marina Park and to provide public art and an outdoor performance space. It is proposed that marina Park be developed between 2010 and 2013.

(Note: **Bold text** denotes new text)

A Strategic Environmental Assessment (SEA) screening report, an Appropriate Assessment (AA) screening report and a Flood Risk Assessment (FRA) has been undertaken in conjunction with the variation.

The SEA screening report has been referred to Environmental Agencies, for comment following which a final adjudication will be made on whether a full SEA is undertaken. The AA screening report has been referred to the National Parks & Wildlife Service for consultation to determine whether a full AA is required. The Flood Risk Assessment report concludes that sports ground development is appropriate at this location.

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