



An  
Bord  
Pleanála

## Inspector's Report ABP-316734-23r

---

<b>Type of Appeal</b>	Appeal under section 653J(1) of the Taxes Consolidation Act 1997, as amended, against the inclusion of land on the Residential Zoned Land Tax
<b>Location</b>	Kennedy Quay, Marina Walk and Mill Road, South Docklands, Cork City
<b>Planning Authority</b>	Cork City Council
<b>Planning Authority Reg. Ref.</b>	CRK-RZLT-29
<b>Appellant(s)</b>	Leeside Quays Limited
<b>Inspector</b>	Paul O'Brien

## **1.0 Site Location and Description**

- 1.1. The subject site contains an area of land located to the north of Marina Walk/ south of Kennedy Quay within the south docklands of Cork City. To the west of the site is Mill Road which connects Kennedy Quay to Marina Walk. The lands are mostly vacant and are fenced off from access by palisade fencing. A two-storey office structure is located to the south of the site facing onto Marina Walk. To the south west corner is a single storey office building that does not form part of the site.
- 1.2. The site formed part of the Odlums/ R&H Hall complex within the Cork South Docklands and the lands were cleared in the early 2010s.
- 1.3. The surrounding lands contain a mix of warehouses and storage yards as would be expected within such a docklands location. There is an area of similarly undeveloped land between the subject site and a warehouse to the east of these lands.

## **2.0 Zoning and Other Provisions**

- 2.1. The subject lands are included within the Settlement Boundary of the Cork City Development Plan 2022 – 2028. The lands are zoned ZO 04 – Mixed Use Development with an objective ‘To provide and promote a mix of residential and other uses to ensure the creation of a vibrant and sustainable urban area.’

## **3.0 Planning History**

- 3.1. There are no recent, relevant, valid applications on this site.

## **4.0 Submission to the Local Authority**

- 4.1. The appellant made a submission to the Local Authority seeking to have their lands removed from the draft map on the basis that the lands may be required for the final route alignment of the Cork Light Rail Transit as indicated as part of the Cork Metropolitan Transport Strategy (CMATS) 2020.

## **5.0 Determination by the Local Authority**

- 5.1. The Local Authority determined that the site was in scope. The lands were suitably zoned and there was no reason to consider that the lands are required for, or are integral to, occupation by transport facilities/ infrastructure.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

The following points were made in support of the appeal:

- The lands may be required for the route of the proposed Cork Light Rail Transit (LRT) system.
- A wide corridor may be required for the LRT and the final route of the system including the landing point of a bridge over the River Lee have not been confirmed to date.

### **6.2. Planning Authority Response**

- No further comment.

## **7.0 Assessment**

- 7.1. The comments raised in the appeal are noted and the report of the Planning Authority with supporting reports are noted.
- 7.2. I note the issues raised in relation to the proposed LRT route and the route of this has not been confirmed to date. The northside route is likely to pass along Alfred Street and for the bridge to land on Mill Street, would require a significantly angled bridge, thereby increasing the cost of the LRT route.
- 7.3. Cork City Council do not consider that the development of this site would impact on the LRT routing and that the lands should be retained on the map. I agree with the Planning Authority and their recommendation.

## 8.0 Recommendation

- 8.1. I recommend that the board accept the determination of the Local Authority and that the indicated site be kept on the map.

## 9.0 Reasons and Considerations

- 9.1. The appellant requested that their site be removed from the map due to the fact that the lands may be required for the future Cork LRT route. The Planning Authority recommended that the lands be retained on the map.
- 9.2. The lands are suitably zoned and no restrictions in terms of service provision have been identified by the applicant and/ or the Planning Authority. The lands are unlikely to impact on the future routing of the Cork LRT system, and no finalised route has been identified to date in relation to this.

I confirm that the report represents my profession planning assessment, judgment and opinion on the matter assigned to me and that no person has influenced or tried to influence, directly or indirectly, the exercise of my professional judgment in an improper or inappropriate way.

---

Paul O'Brien  
Planning Inspector

4<sup>th</sup> September 2023