



Turning Statutory Plans into Reality

Delivering Population, Housing and Jobs Growth
in the East Cork Corridor

OPR-AILG Members Training Webinar



Comhairle Contae Chorcaí
Cork County Council

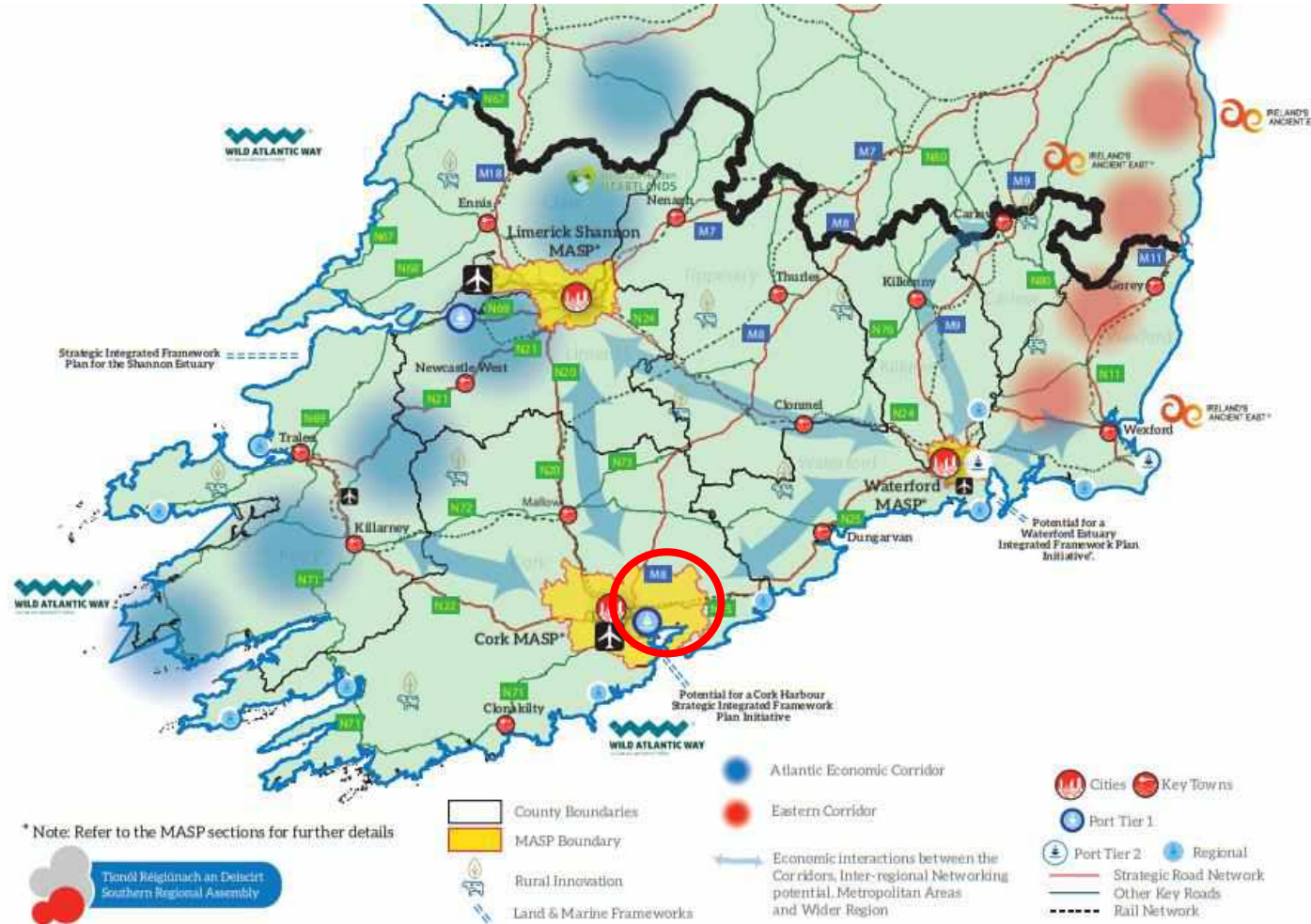
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Senior Planner
24th February 2023

Format of Presentation

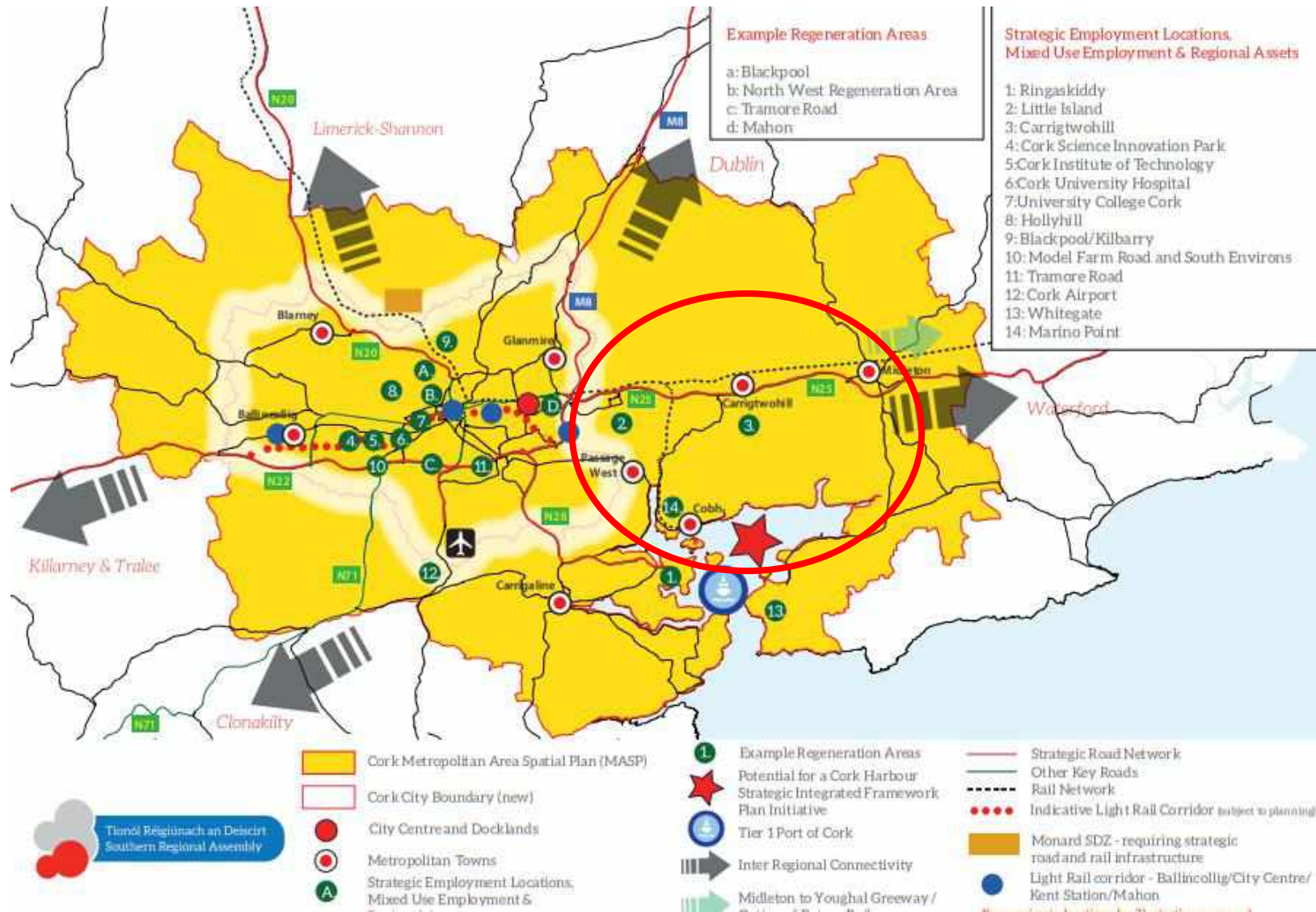
- East Cork Corridor in Context.
- Policy Framework.
- Housing Infrastructure Implementation Team.
- Active Travel.
- Biodiversity.
- Housing Delivery.
- URDF Funding.
- Learnings To Date.

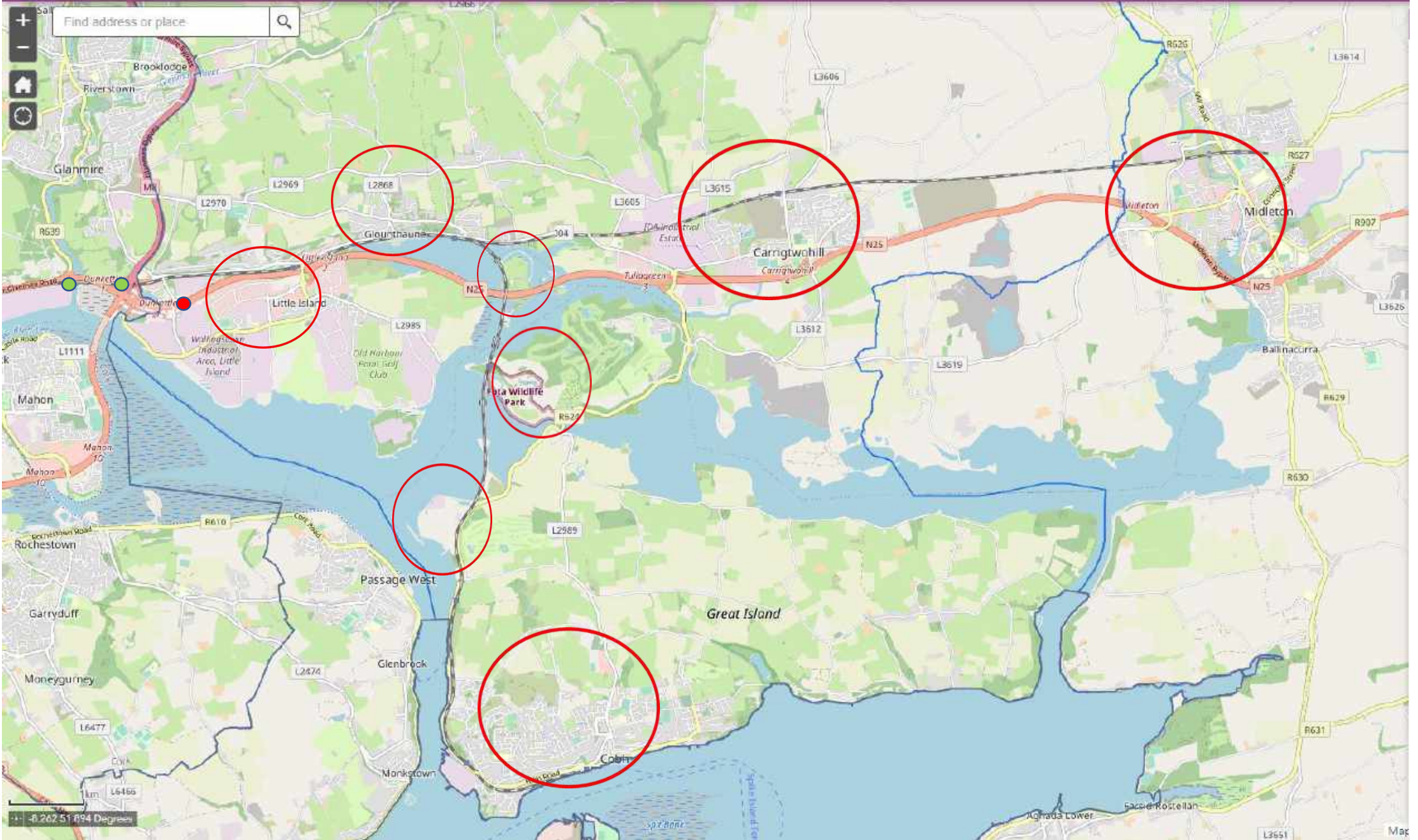


East Cork Corridor in Context



East Cork Corridor in Context





Policy Framework-CASP

Publication of Cork Area Strategic Plan 2001 (joint City and County initiative)

- Enable Cork to be a leading European City Region.
- Sustainable social and economic development.
- Attain Critical mass.
- Integrate land use and transport.
- Efficient use of investment in infrastructure.
- High quality environment, competitive and attractive City Region.
- Regenerate the city and develop Metropolitan Cork (North and East of city).
- New development along rail corridor as part of a fully integrated public transport system.



Policy Framework-CASP Vision

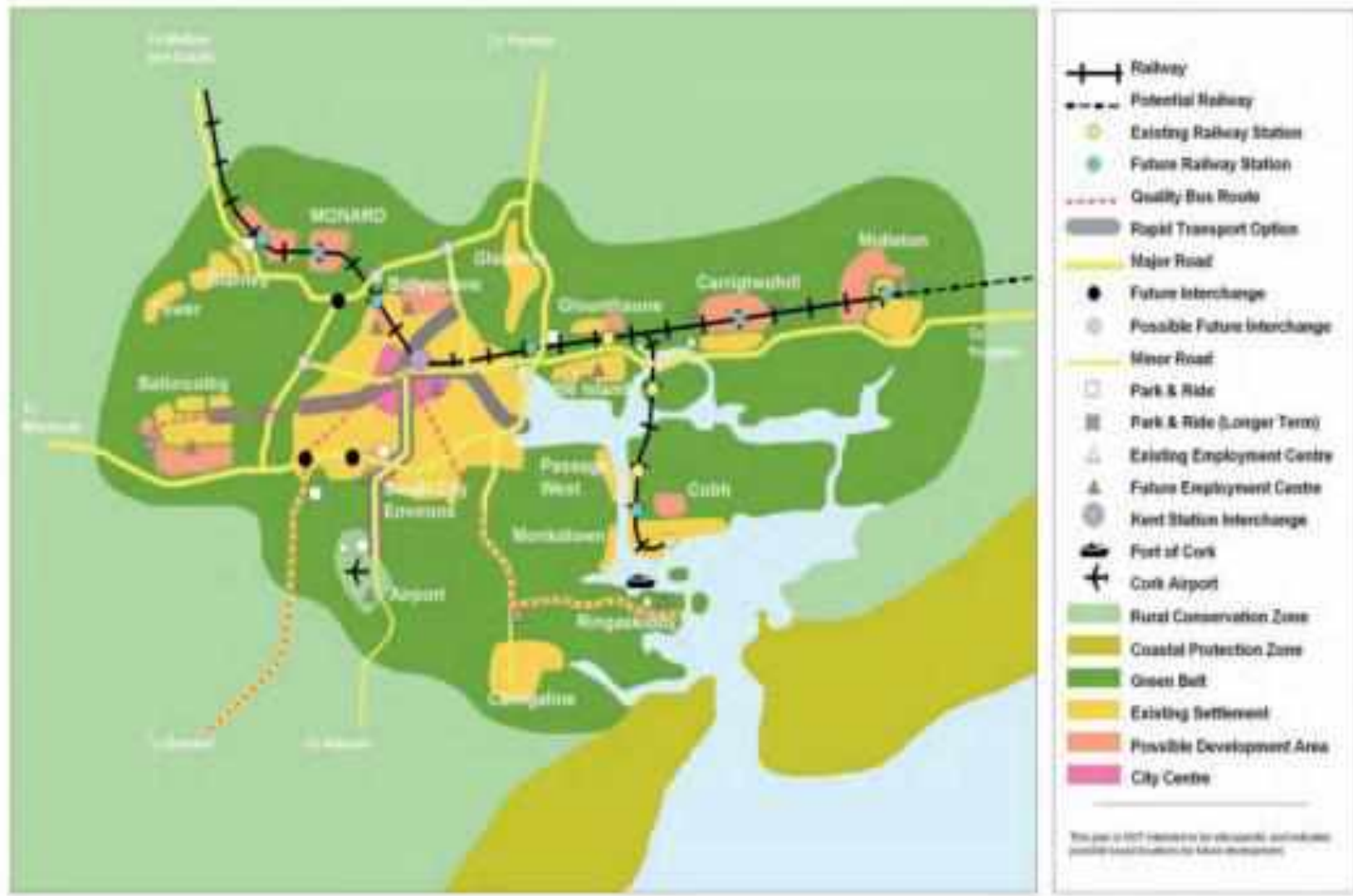


Figure 2.4: CASP Structure Diagram for Metropolitan Cork (CASP, 2001)



Policy Framework-Population

- Irish Rail Feasibility Study 2003.
- County Development Plan 2003.
- Local Area Plans/Special Local Area Plan, 2005.
- Cork – Midleton line reopened with commuter rail service in 2009. Cobh line existing. The reopening was supported by a Section 49 Special Contribution levied on all development along the rail corridor since 2004.
- All subsequent Development Plans /Local Area Plans /Masterplans 2009, 2011, 2014, 2017, 2022 have developed and refined proposals for significant **Urban Expansion Areas (UEAs)** in Carrigtwohill, Cobh and Midleton – housing, jobs and supporting services and amenities, including jobs growth at Little Island, Carrigtwohill and Midleton.

Location	Population Census 2006	Population Census 2011	Population Census 2016	Population Target 2028	Population Growth 2016 -28	Population Growth 06-16	Population Growth 06-28
Carrigtwohill	2,782	4,551	5,080	9,749	4,669	83%	350%
Cobh	11,303	12,347	12,800	15,836	3,036	13%	40%
Midleton	10,048	12,001	12,496	19,423	4,927	24%	93%
Total	24,133	28,899	30,376	45,008	12,632	-	-



Policy Framework-Housing

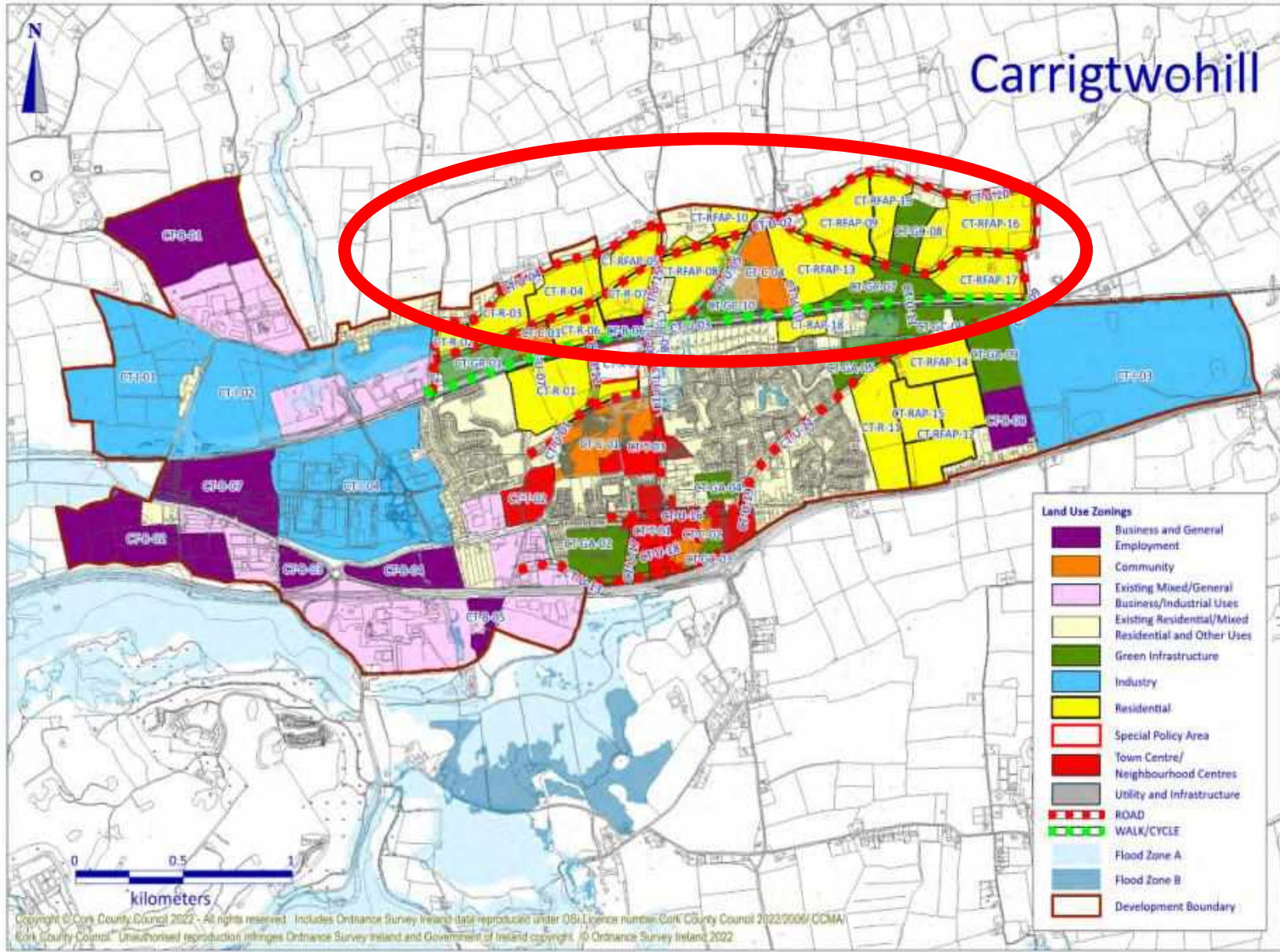
B1 County Metropolitan Cork Strategic Planning Area

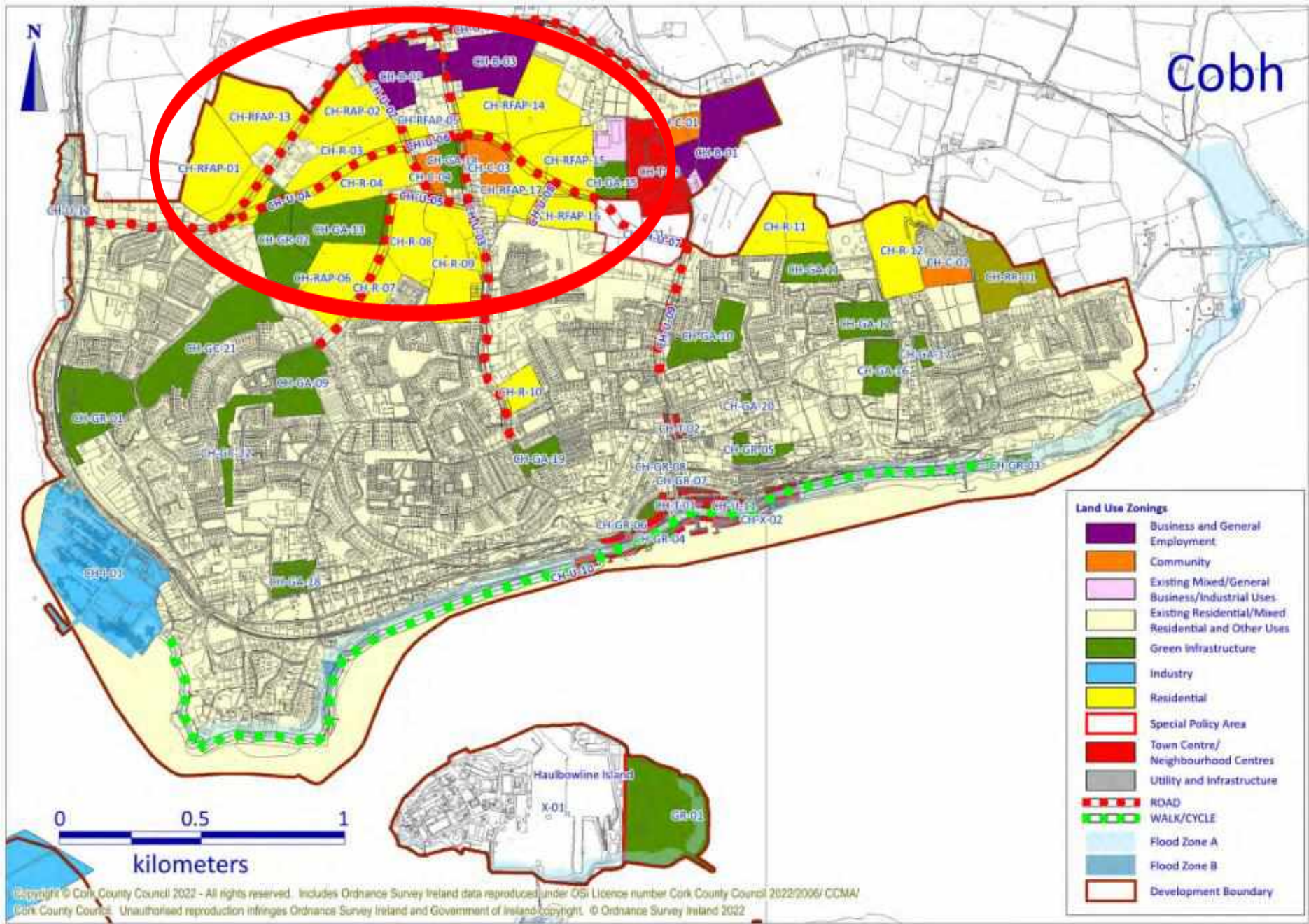
County Metropolitan Cork Strategic Planning Area	Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Zoning/ Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (excluding Additional Provision) (Units)	Total Units (including Additional Provision)	Total Estimated Net area zoned in this plan (including Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)	
								T1	T2
	Required			Supply					
Carrigtwohill	5,080	9,749	1,784	408	1,376	2,002	41	21	20
Cobh	12,800	15,836	1,160	368	948	1,680	43	19	24
Little Island	1,461*	2,769	500	0	500	500	17	0	17
Midleton	12,496	19,423	2,647	300	2,852	3,755	106	0	106
Glounthaune	1,440*	2,432	379	90	289	379	14	14	0

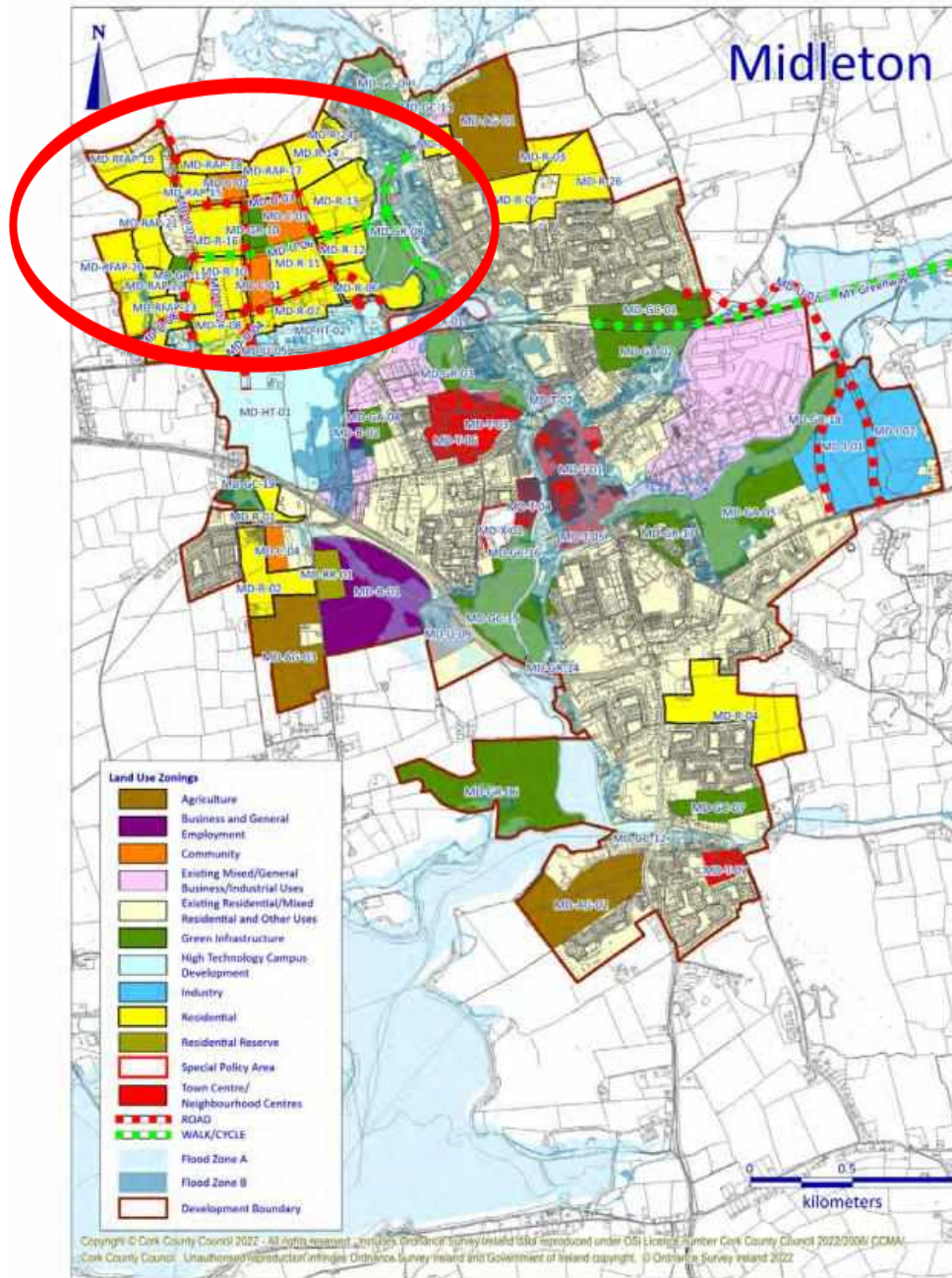
Total New Units Required for the Plan Period 22-28: 6,470 units.

Net Area Zoned for residential Development: 221ha.









Policy Framework-Jobs

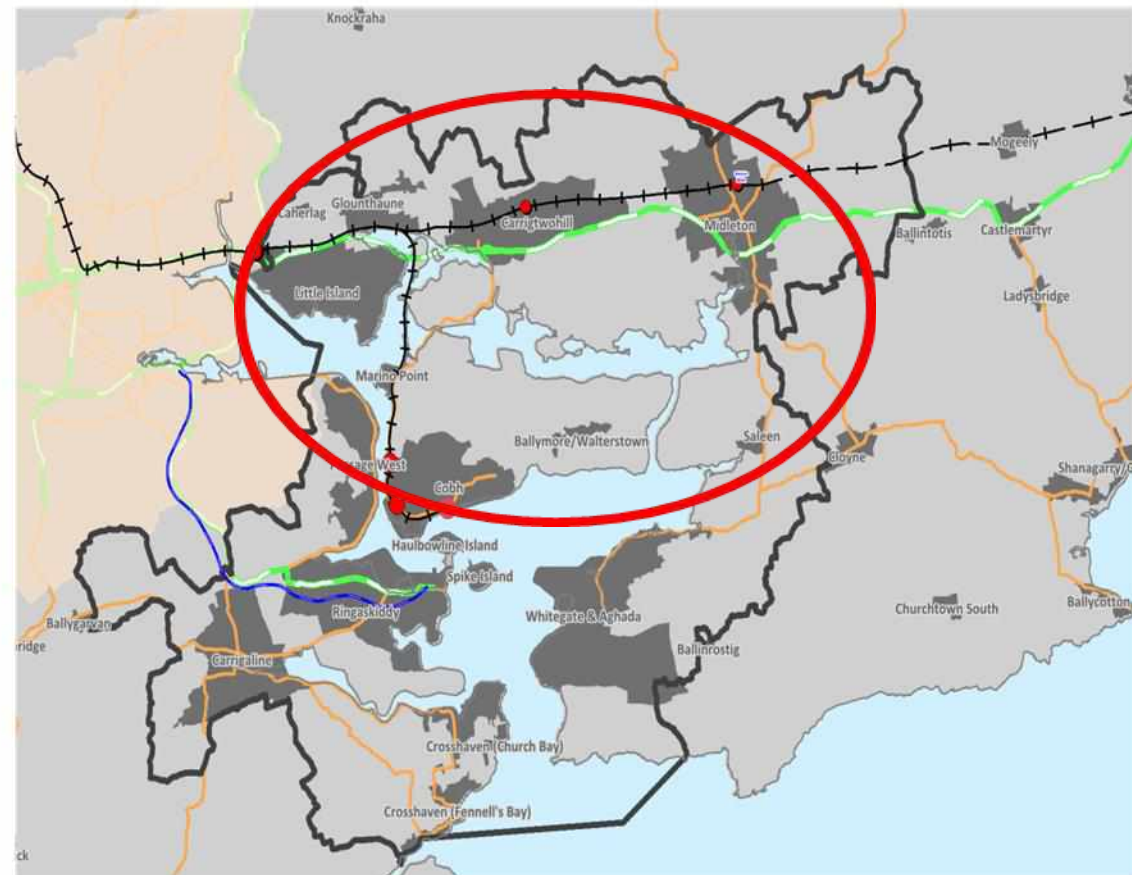
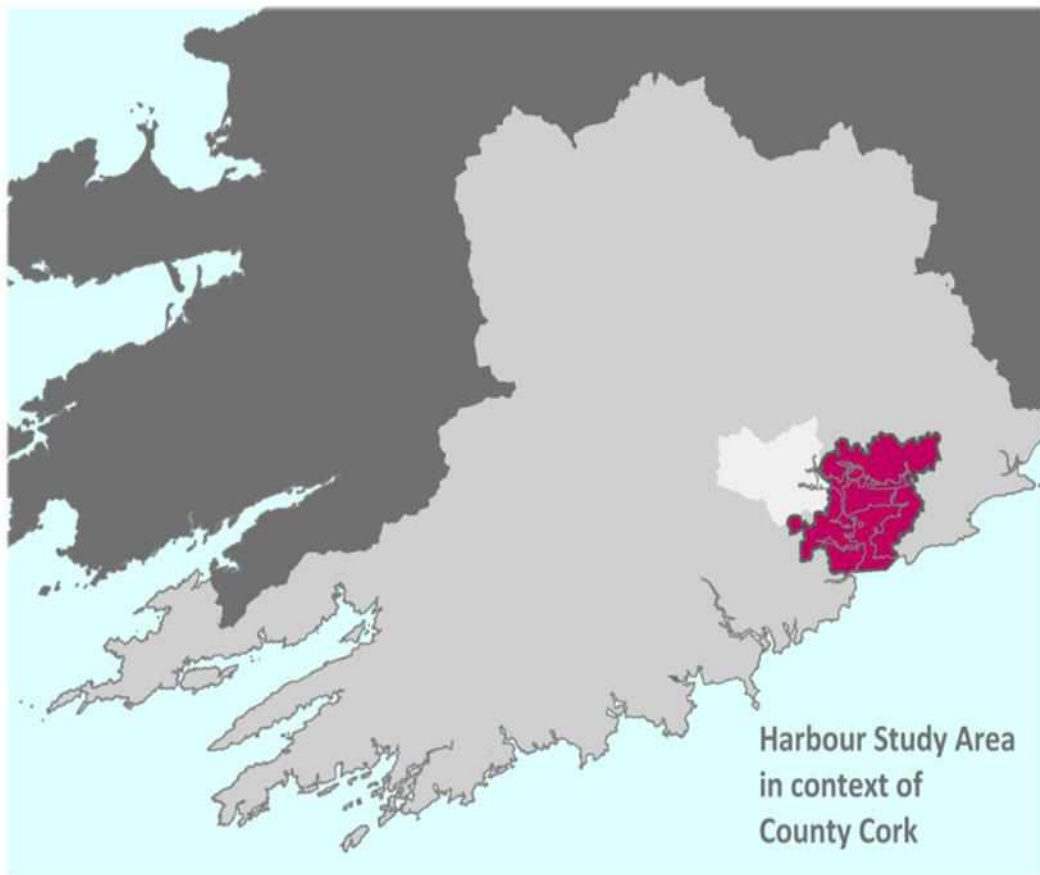
- Significant employment recorded within the corridor in Census 2016.
- Significant employers and FDI companies in the corridor.

Location	Population Census 2016	Jobs Census 2016
Carrigtwohill	5,080	931
Cobh	12,800	1,432
Midleton	12,496	3,871
Little Island	1,335	7,955

- Little Island and Carrigtwohill are Strategic Employment Locations
- Marino Point is a Specialist Employment Centre.
- Over 500ha zoned employment land available for new employment uses within the Corridor.
- Potential for significant numbers of new jobs over the plan period, in line with population growth.



Cork Harbour Economy



Cork Harbour Economy



Policy Framework-CMATs

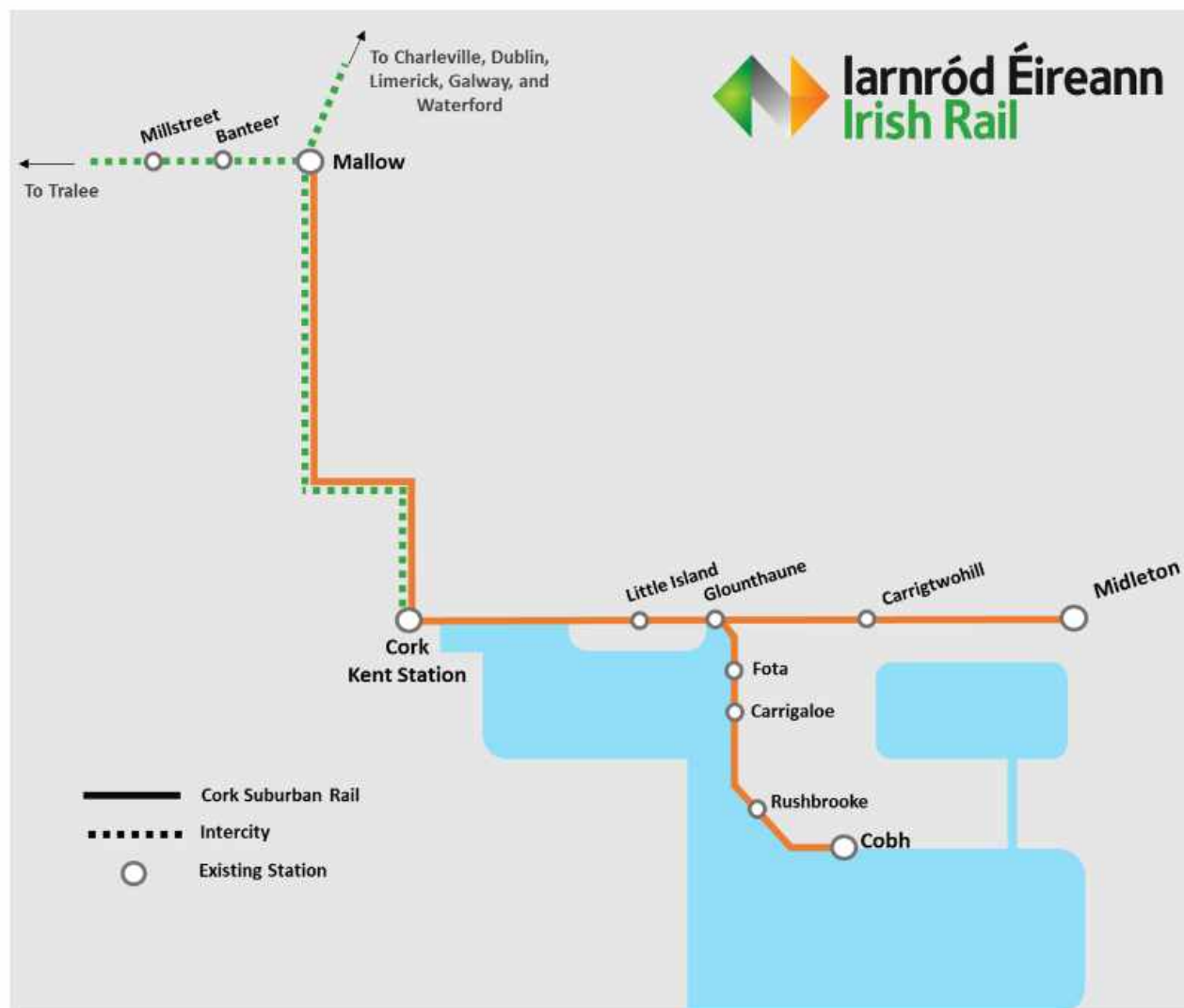
Cork Metropolitan Area Transport Strategy 2040.

- Landuse and transportation strategy to support development of the Cork Metropolitan Area.
- Public transport oriented development – compact mixed use development at higher densities, with reduced trip distances, that supports the viability of high capacity public transport.
- East Cork Rail investment – 5 new stations (Tivoli, Dunkettle, Carrigtwohill West, Ballynoe, Water Rock Midleton), new rolling stock, track upgrades, dual track, more frequent service, park and ride etc.
- Light rail through the City – Mahon to Ballincollig.
- Investment in bus – more high frequency routes, bus corridors, more buses etc.
- Walking and cycling network upgrades.(City to Little Island/Cobh/Midleton/Youghal inter urban cycleway.)
- Parking Management, reduced parking provision, Park and Ride.
- Road network -strategic investment. Dunkettle Interchange, M28 to Ringaskiddy. Corridor management on N22 (Macroom), N25 (Waterford), N27 (Airport) and N71 (Bandon) .



Policy Framework-CMATs

Figure 1: Existing Rail Network in Cork

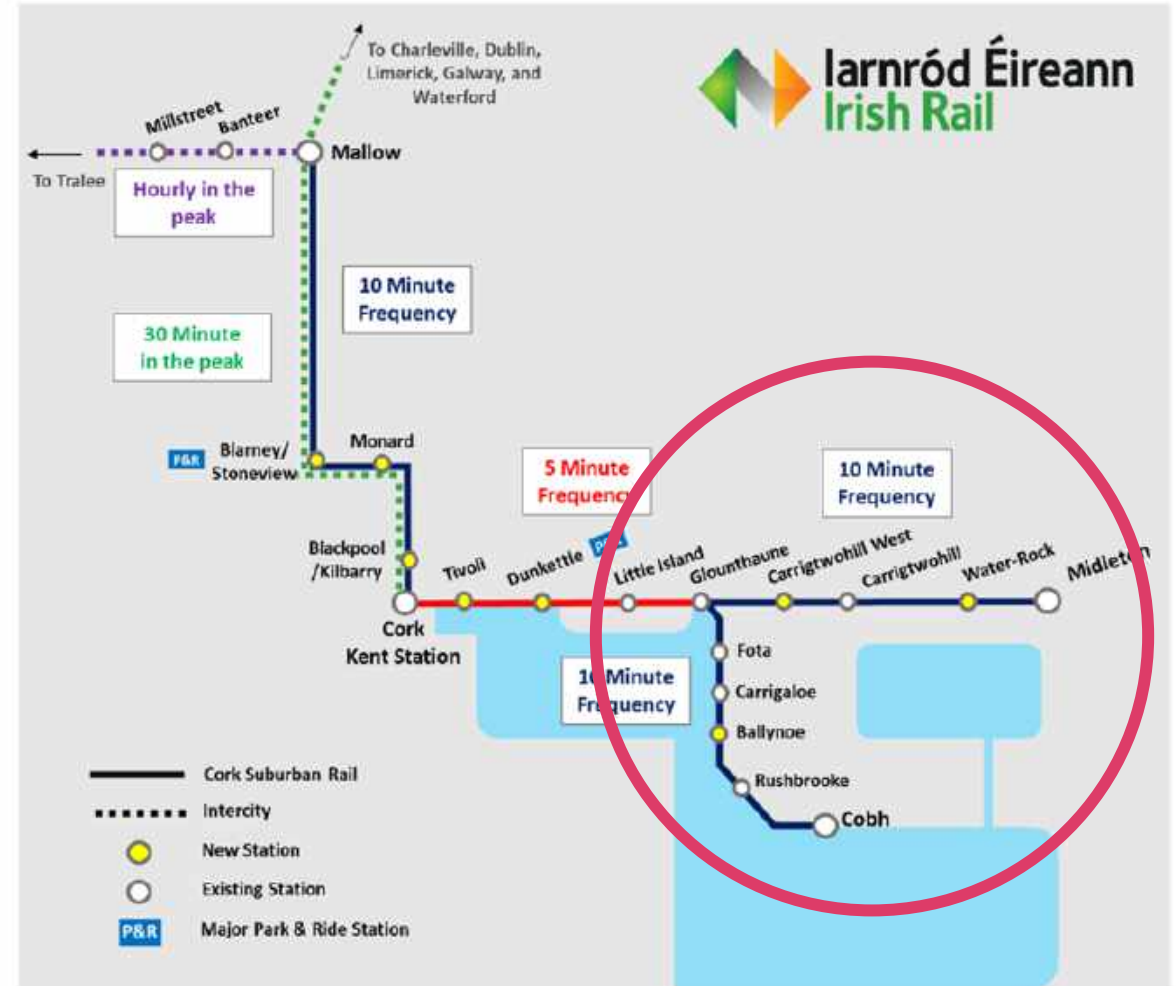


Policy Framework-CMATs

Corridor starts at Kent Station in Cork City and provides a commuter rail service :

- To Cobh
- To Carrigtwohill and Midleton - former Cork – Youghal line.
- Currently 8 stations with plans to expand to 15.
- Serves Little Island – Strategic Employment Centre within the Cork Harbour Economy

Figure 2: Future network



Housing Infrastructure Implementation Team (HIIT)

- Establish Housing Infrastructure Implementation Team (dedicated multi-disciplinary team) (2016).
- Liaising with all Stakeholders.
- Establish agreements with landowners.
- Staffing 1 SEE and 2EE (with access to support from Planners/Architects).
- Incorporate 9 UEAs identified in LAPs 2017 (complete early studies, establish infrastructure objectives) Now 4 UEA's



HIIT Approach –Local Infrastructure Housing Activation Fund (LIHAF)

Successful LIHAF Funding Application and Grant Agreement

- Local Infrastructure Housing Activation Fund (LIHAF) funding €5.5m (DHLGH 75% and Council 25%)
- DHLGH Grant of €4.13m to be converted into reduced price housing grants (i.e. cashflow only)
- Grant Agreement signed (October 2017)

Land Assembly

- Memoranda of Understanding signed with 5 LIHAF landowners (to collaborate on infrastructure delivery) (Sept 2017)
- Section 47s signed with 5 LIHAF Landowners Developers (regulating the land acquisition and the delivery of the LIHAF infrastructure)

Statutory Process

- Part 8 Approval (LIHAF works and Non LIHAF works)
- Preparation and implementation of Water Rock Development Contribution Scheme

Procurement (In tandem with all of the above)

- Procurement of Consulting Engineering Design Services (Appointed Feb 2018 to Design of LIHAF Works and Non-LIHAF works)
- Procurement of Construction Works (Construction of LIHAF works)



Water Rock LIHAF

Water-Rock
Road

School Site

Former
Dawn Meat

NORDIC
BUSINESS PARK

Midleton
Northern
Relief Road

RAIL STOP



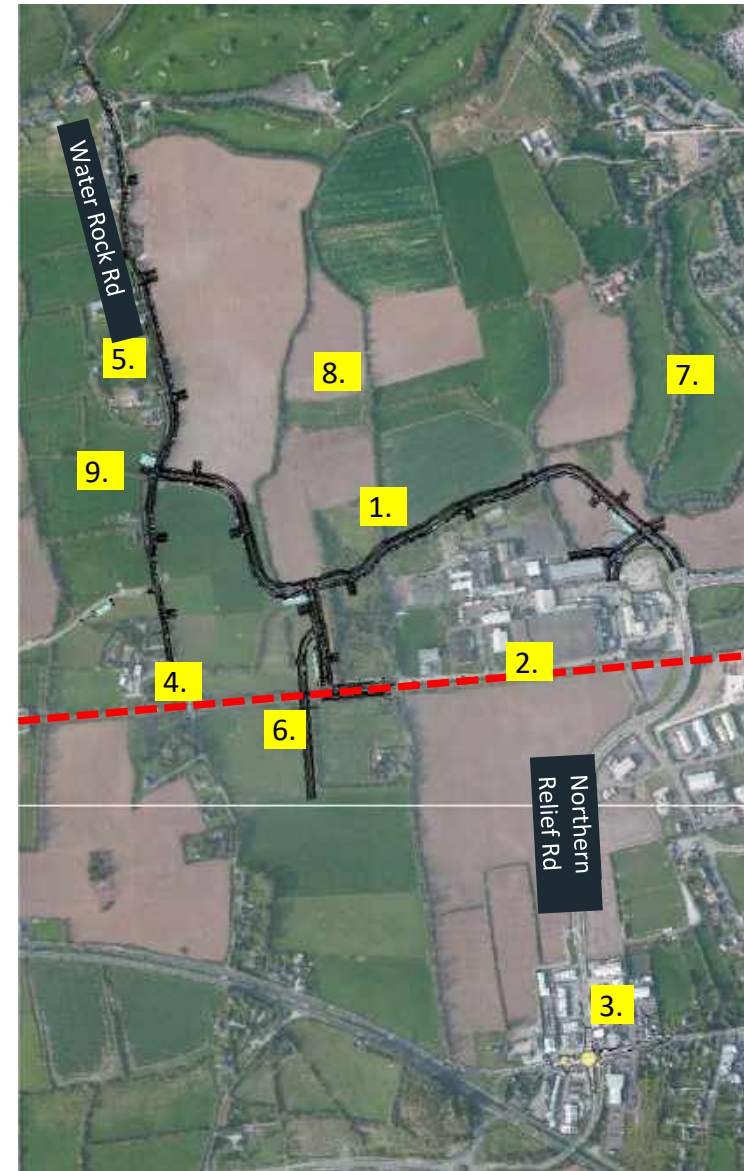
Development Contribution Scheme Projects

1. Services Corridor Link Road
2. Surface Water Drainage System
3. Knockgriffin Junction Upgrade
4. Water-Rock Road Traffic Management Measures

LIHAF

5. Upgrade/ Realignment of Water Rock Road
6. Road Bridge over Railway (land acquisition)
7. Linear Park MD-O-08
8. Pocket Park MD-O-10
9. Pocket Park MD-O-11

NON_LIHAF





HIIT-Issues Addressed

Funding:

- Increased cost estimates as design progressed,
- Collaboration with Elected Members of East Cork MD to establish Water-Rock Development Contribution Scheme.
- Inflation due to War In Ukraine.
- No LIHAF funding for Land Acquisition.

Land assembly:

- Negotiation of equivalent terms with 5no. LIHAF Landowners,
- Coordination of road design work and designs by Developer's Agents,
- Conclusion of land acquisition simultaneously,

Stakeholder/Scope Management:

- Irish Water Delivery of Network Extensions Project to Support UEA Development (Agreement to include IW Pumping Station in CCC Part 8 for water services network extensions)
- Irish Rail Delivery of Rail Stop (Agreement to included Water-Rock Railway Stop in CCC Part 8)
- Inclusion of Non-LIHAF works design to ensure an integrated approach (E.g. Water Rock Road Upgrade).



HIIT-Works Program Challenges

Significant Programme Challenges:

- Manage the various risks in relation to programme,
- Compliance with the DHLGH LIHAF Funding Agreement (expenditure by Q2 2023),
- Section 47s signed prior to tendering,
- Section 47s signed prior to commencing process of making the development contribution scheme,
- Approval of LIHAF works tender amount by DHLGH,
- Conclude land acquisition to accept tender,

Other Challenges:

- TII Upgrade of N25,
- Midleton Flood Relief Scheme,
- Schools Zoning/DoE,
- Urban Design Framework,
- Process for making the County Development Plan 2022 (densities),



HIIT-Infrastructure Delivery

- Land Acquisition for LIHAF Works concluded June 2022
- LIHAF works tendered amount accepted July 2022 c. 8.5m (additional c.1.4m due to inflation),
- Works Commenced August 2022,
- Substantial Completion Programmed for Oct 2023,
- CCC secured funding for the Network Extensions in 2017 and IW commenced deliver of the works project for completion in June 2025.
- Irish Rail is progressing the dual tracking project and has committed to delivery of the Rail Stop in tandem with housing development at Water Rock.
- N25 Upgrade project put in abeyance at Route Selection Stage but TII has committed to its future delivery,
- Landowners have applied successfully for planning permission to develop c.1400 units at Water Rock UEA to date.



Active Travel Key Deliverables

- **Dunkettle to Carrigwohill Pedestrian and Cycle Route**
 - Phases 1& 2 complete
 - Phase 3 under construction and due for completion in April 2023
- **Carrigwohill to Midleton Pedestrian and Cycle Route**
 - Part XIII approved for Phase 1 (IDA Business Pk to Ballyadam) in 2022
 - Consultant appointed to prepare outline design.
 - Planning application for Phase 2 (Ballyadam to Water-Rock) being prepared – this is only section between Dunkettle and Ballinacurra that doesn't have a consent in place.
- **Little Island Sustainable Travel interventions**
 - Consultant appointed for detailed design of network
 - Consultant appointed to prepare outline design & Part X planning application for pedestrian & cycle bridge connecting into Little Island railway station
- **Rushbrooke to Cobh**
 - Consultant appointed for feasibility assessment & optioneering or route.



Active Travel-Key Deliverables

- **Ballinacurra to Midleton Pedestrian and Cycle Route**
 - Contractor appointed for Phase 1 works. Phase 2 currently at detailed design & will be tendered in 2023.
- **Integration of public transport systems and active travel infrastructure**
 - Working with Iarnród Éireann to deliver an integrated active travel network with Glounthaune, Little Island, Carrigwohill and Midleton Stations.
 - Working with Bus Éireann & NTA to upgrade bus shelter infrastructure and improve integration with active travel network.



Safe Route to Schools - Rushbrooke



Before



After



Dunkettle to Carrigtwohill Interurban Cycleway – Phase 3



Midleton



CDP Biodiversity Policy

Implement national policy and the National Biodiversity Action Plan.	15-1
Protect biodiversity – nature conservation sites, protected species, habitats of biodiversity value, ecological linkages in the wider countryside.	15-2
Integrating ecological considerations into land use plans.	BE 15-3
Ensuring that biodiversity protection is a central consideration where CCC is acting as a developer.	BE 15-4
Protecting biodiversity on Council owned and managed land.	BE 15-5
Protecting biodiversity through the development management process.	BE 15-6
Preventing the spread of invasive alien species.	BE 15-7
Protecting trees.	BE 15-8
Supporting community initiatives to protect biodiversity.	BE 15-9



Biodiversity in
the East Cork
Rail Corridor

Harpers Island, Glounthaune



Creating and Extending Wetland Habitats



Planting Trees





Managing Habitats to Enhance Ecological Value



Housing Delivery

Units under construction and Potential units at various stages of the preplanning/planning process;

- **Glouthaune/Little Island: 544**
- **Carrigtwohill: 1,578**
- **Midleton/Water Rock: 2,021**
- **Cobh: 598**
- **Total Under Construction 467** (across all 5 settlements)

Total: 5,208



Current URDF Projects

- 5 projects funded – Midleton x2, Cobh x2 and Carrigtwohill x1.
- Project details:
 - Midleton - Pedestrian Cycle Infrastructure and Linear Park and Upgrade of Midleton Main Street
 - Cobh - Public Realm Urban Design Plan and Diaspora Centre Feasibility Study
 - Carrigtwohill - Public Realm & UEA Infrastructure.
- Projects at various planning, design and tender stages.
- URDF funding received c€3m, with c€3m complementary funding by CCC.
- Estimate cost of project completions €20m+.



Learnings To Date

- Need for strong evidence-based planning policy support through National, Regional and Local Plans- Need to Stay the Course.
- Need to ensure local authority can shape national / regional policy and give local articulation to high-level strategic policy.
- Ambitious Targets for Population, Housing and Jobs.
- Realistic ambitions can be delivered with Local Government in Development Agency Role
 - All of organisation with Vision/Drive from top of Management Structure.
 - Buy-in from Key Infrastructure Providers is critical.
- Certainty of Dedicated funding streams - LIHAF & NTA v URDF bidding.



Learnings To Date

- Significant challenge around delivery of social/community infrastructure in tandem with housing delivery. Additional structures/resources need to be put in place to deliver that infrastructure.
- Ensure a balance between population/housing/jobs and environmental considerations (Biodiversity/Climate Mitigation and Adaptation)
 - Cork Harbour Economy .
- Increased focus in Statutory Plans on Implementation and Delivery, articulated in Chapter 19 of CDP.
- Strong support from Elected Members for both policy initiatives and delivery of Part VIII applications – from policy formulation right through to delivery
Its their Plan in their Community.



Infrastructure Delivery Jigsaw- Critical Pieces





Thank You

