



<b>City</b>	<b>Cork</b>
<b>Location</b>	<b>Old Whitechurch Road Kilnap/ Blackpool</b>
<b>Population</b>	<b>125,000</b>
<b>Study Site</b>	<b>22 ha</b>
<b>Site of Project</b>	<b>0.75 ha</b>

#### Topic

This site is located within the Masterplan site for Old Whitechurch Road - North of Blackpool and East of Kilnap on the Northern boundary to the city.

It is a significant site in that it is the last large site in the ownership of the City available for development, also being adjacent to public transport routes and to existing and proposed road infrastructure, and is beside a significant zone for development/regeneration ie. Blackpool.

The Study Site is of such a scale as to allow for the development of a sustainable community with sufficient critical mass as to allow for the development of appropriate local services along with the adjacency of more significant neighbourhood services and access to city centre and regional services.

It also allows the opportunity to set the standard for sustainable development in terms of scale, density, materials and energy use and the integration of significant landscape features.

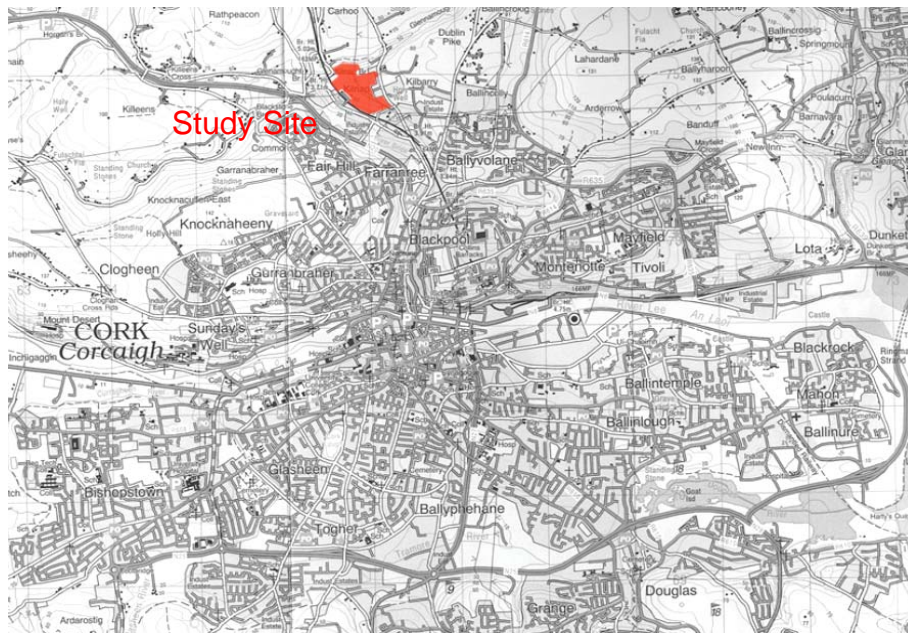
It is intended that the study site include for a diversity of housing types, tenures and architectural responses. Designs will adhere to the urban design principles illustrated in the Masterplan.

#### Territorial Scale: Conurbation

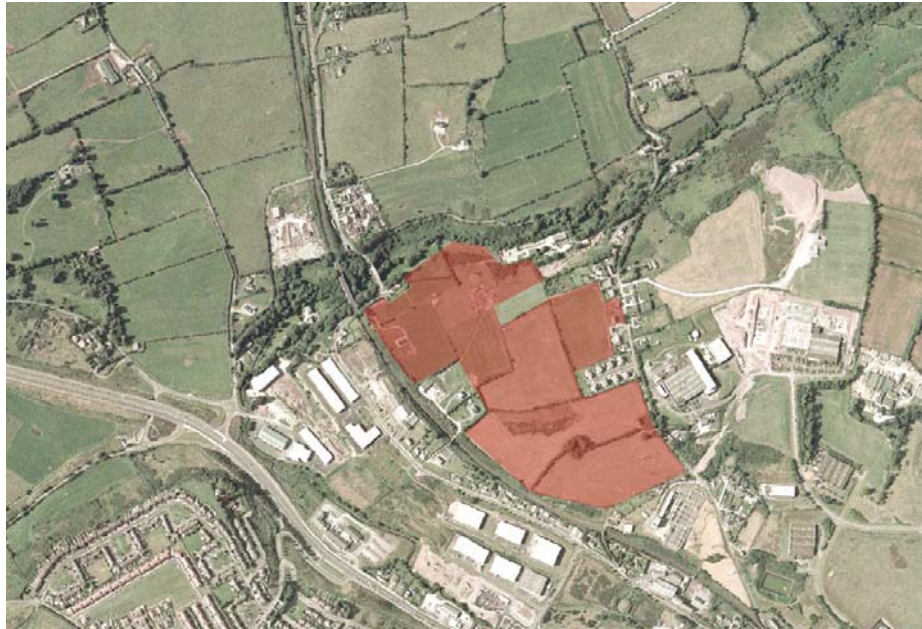
Cork is the second largest city in the Republic of Ireland and is the principal city of the Southern Region. In the National Spatial Strategy it is identified as a Gateway City for the region and is considered to be the engine for the development of the region.

However, the territorial limits of the city are restricted to the extent to the extent that the development of much of the metropolitan area of the city is outside the control of the City Council. Development land is scarce within the city so proper scale and density are critical to the successful and sustainable development of the major sites within the confines of the city.

Development controls are set by the City Development Plan 2003 and by Local Area Plans prepared and adopted since then.







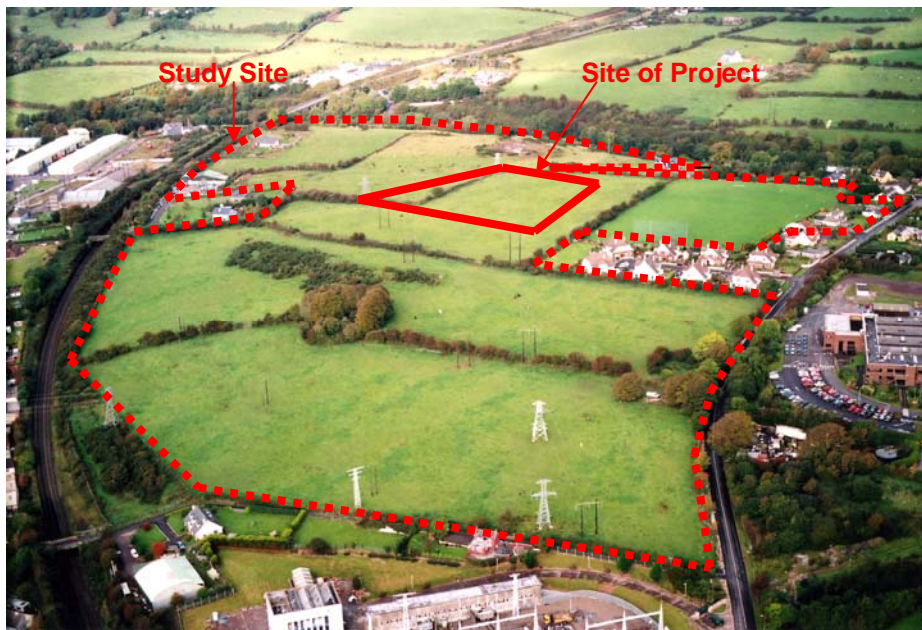
#### Urban Scale: Study Site

The Blackpool/ Kilnap area is currently the subject of one such Local Area Plan (LAP) process. The study site is located immediately to the north of this LAP area.

The Masterplan for the study site was commissioned by the Housing Directorate of Cork City Council to provide up to 1,400 new dwellings of mixed tenure - 33% private(market) 33% affordable (controlled/subsidised purchase dwellings) and 33% social (local authority or Housing Association owned and managed) - along with a local primary school, local shops, creches, services, pub/restaurant parks and playgrounds and a new commuter train station.

#### Programmatic intentions:

It is intended that the Masterplan be completed and approved in 2007 and that Phase 1 of development commence in 2008.



#### Proximity Scale: Site of Project

The Masterplan envisages areas within the study site of differing scales and densities ranging from 2 storey town-houses to 5/6 storey apartment buildings.

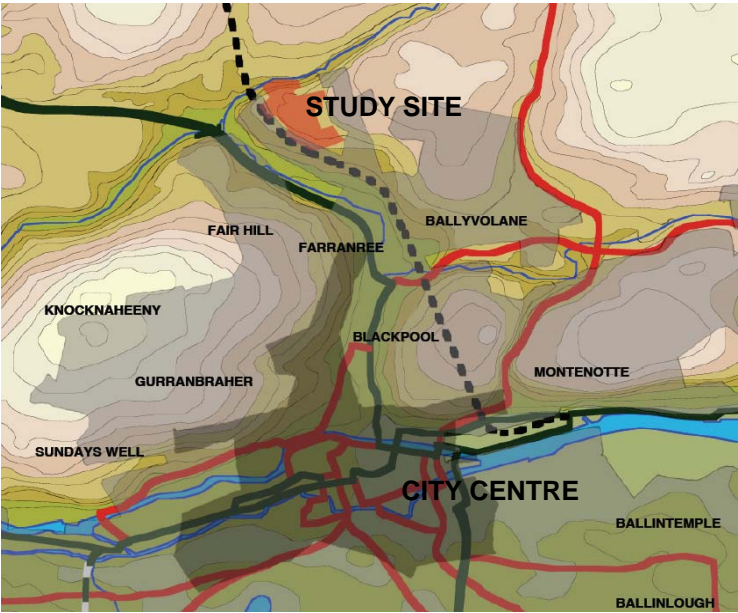
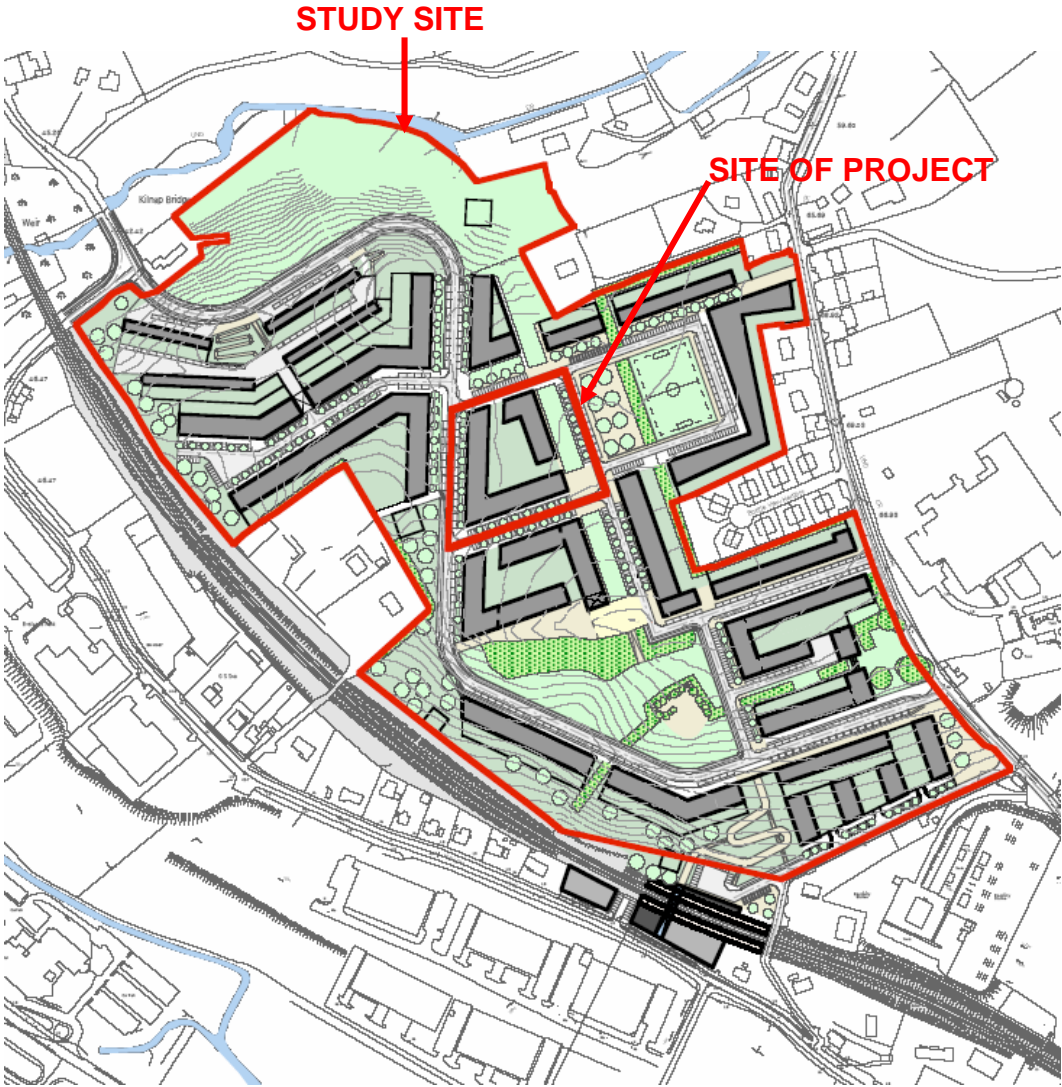
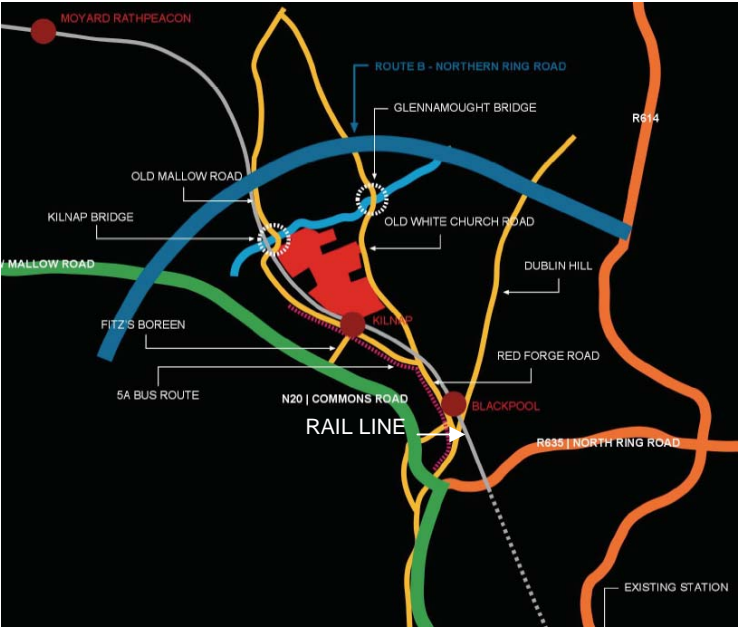
The site of the project is located within one of the higher scale/density areas positioned as it is at the centre of the site and adjacent to local shops and services. It is envisaged that the development will be generally 5 storeys in height and comprise of apartments and duplex units. It shall include a public landscaped area to the east of the site and is bounded, to the west by the Main Street through the development and on the other three sides by local access roads.

To the south-east of the site are existing 2-storey houses privacy from overlooking and overshadowing should be protected.

#### Programmatic intentions:

It is intended that the site of the project will be developed in 2009.







View of existing houses to the South- East of the site



View From Blackpool

