

Relevant Planning Policy for St Finbarr's Hospital Development Control Plan

The Cork City Development Plan 2022–2028 (as varied) is the relevant statutory Development Plan for the area. The following policies and objectives are minimum requirements and should be taken into consideration during the preparation of the Development Control Plan (DCP) for the St Finbarr's Hospital Campus:

Chapter 2 – Core Strategy

- Objective 2.8 – Strategic Objectives
- Objective 2.30 – Implementing the Core Strategy
- Objective 2.31 – Compact Growth

Chapter 3 – Delivering Homes and Communities

- Objective 3.4 – Compact Growth
- Objective 3.14 – Community Infrastructure and Services
- Objective 3.26 – Cork City as a WHO Healthy City
- Objective 3.27 – Healthcare Infrastructure
- Objective 3.28 – Sustainable Transport for Hospitals and Healthcare Facilities
- Objective 3.31 – Inclusive Design

Chapter 4 – Transport and Mobility

- Objective 4.1 – CMATS
- Objective 4.4 – Active Travel
- Objective 4.5 – Permeability

Chapter 5 – Climate Change and the Environment

- Objective 5.1 – A Climate Resilient City
- Objective 5.2 – International and National Climate Change Legislation, Policy and Guidance
- Objective 5.5 – Climate and Environmental Action Strategies
- Objective 5.10 – Energy Conservation and Efficiency
- Objective 5.11 – Energy Efficiency Considerations
- Objective 5.13 – Waste Management – Construction and Operation of Development
- Objective 5.14 – Adaptable Design
- Objective 5.16 – Renewable and Low Carbon Energy
- Objective 5.18 – Roof-Top Solar Photovoltaic/Thermal Panels
- Objective 5.22 – Electric Vehicles
- Objective 5.23 – Rainwater Harvesting
- Objective 5.24 – Green and Blue Infrastructure

Chapter 6 – Green and Blue Infrastructure, Open Space and Biodiversity

- Objective 6.1 – Cork City Green & Blue Infrastructure Study and Strategy
- Objective 6.5 – Trees & Urban Woodland
- Objective 6.9 – Landscape
- Objective 6.14 – Cork City View Management Framework
- Objective 6.17 – Open Space Strategy
- Objective 6.18 – Open Space (Protection and Provision)
- Objective 6.22 – Natural Heritage and Biodiversity
- Objective 6.23 – Designated Sites and Protected Species

Chapter 7 – Economy and Employment

- Objective 7.8 – Health and Education Sector

Chapter 8 – Heritage, Arts and Culture

- Objective 8.1 – Strategic Archaeology Objective
- Objective 8.2 – Protection of the Archaeological Resource
- Objective 8.3 – The Value of Archaeological Knowledge
- Objective 8.17 – Conservation of the City's Built Heritage
- Objective 8.18 – Reuse & Refurbishment of Historic Buildings
- Objective 8.22 – National Inventory of Architectural Heritage (NIAH)
- Objective 8.27 – Elements of Built Heritage

Chapter 9 – Environmental Infrastructure

- Objective 9.2 – Waste Water
- Objective 9.4 – Sustainable Urban Drainage Systems (SUDS)
- Objective 9.6 – Storm Water
- Objective 9.7 – Water Quality
- Objective 9.12 – Waste Management
- Objective 9.13 – Energy
- Objective 9.15 – Renewable Energy
- Objective 9.19 – External Lighting
- Objective 9.20 – Noise

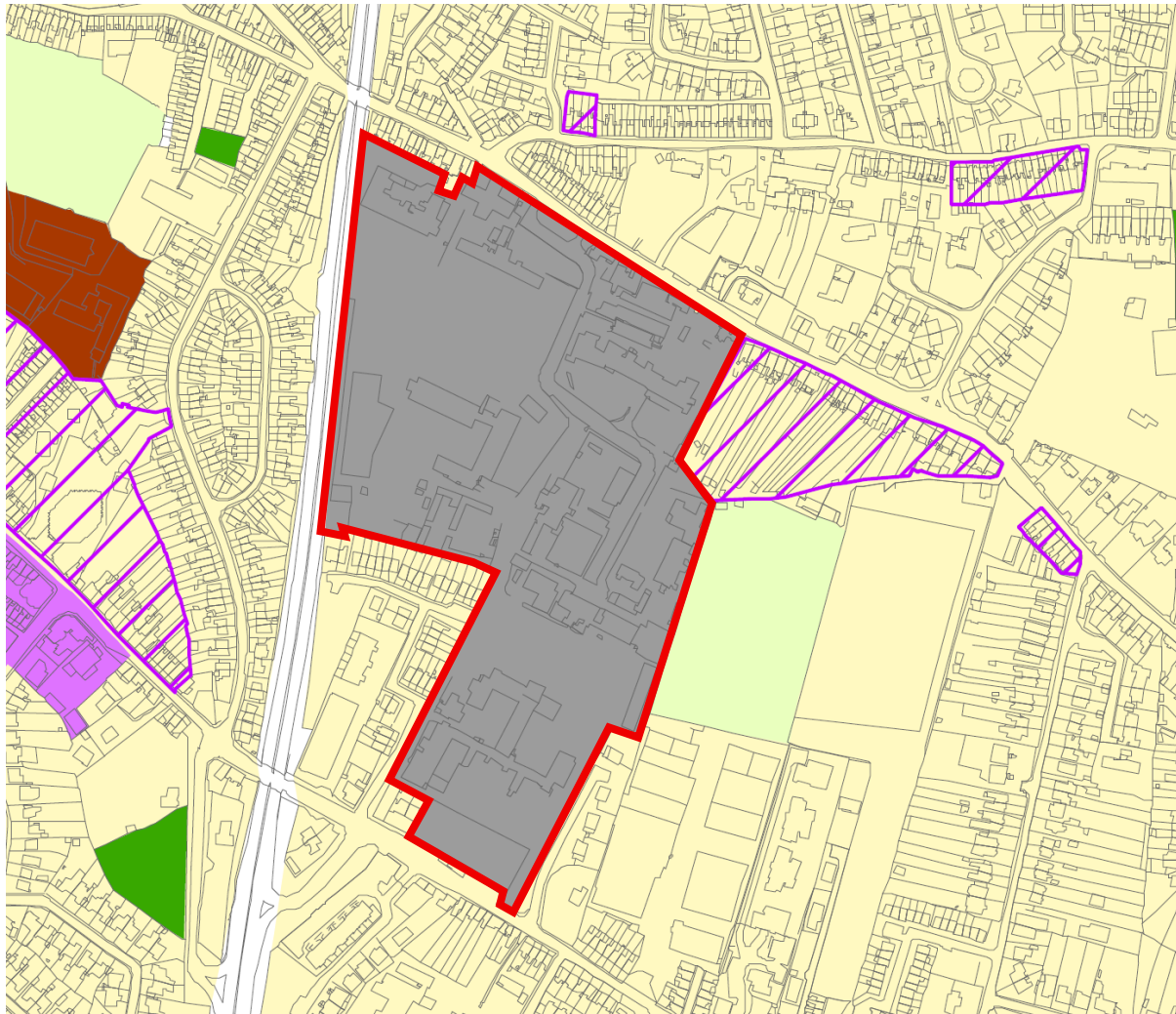
Chapter 11 – Placemaking and Managing Development

- Table 11.1 – Cork City Building Height Standards
- Table 11.2 – Cork City Density and Building Height Standards
- Table 11.12 – Workplace Travel Plan Thresholds
- Table 11.13 – Maximum Car Parking Standards
- Table 11.14 – Bicycle Parking Requirements

Chapter 12 – Land Use Zoning Objectives

The St Finbarr's Hospital Campus is zoned **ZO 13 – 'Institutions and Community'** which has the objective *'to provide for and protect institutional and community uses'*.

Of particular relevance is ZO 13.4 which states that *"Development proposals in this zone must provide high-quality built and landscaped environments that have regard to the local receiving environment. Institutions and facilities in this zone would benefit from a masterplan-led approach to developing their lands and facilities and are encouraged to engage with Cork City Council in this regard."*



	Architectural Conservation Areas		ZO 01, Sustainable Residential Neighbourhoods
	ZO 13, Institutions and Community		ZO 16, Sports Grounds and Facilities

Section 28 Ministerial Guidelines

The following Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended) are of particular relevance to the preparation of the DCP:

- Architectural Heritage Protection Guidelines for Planning Authorities (Revised 2011)
- Design Manual for Urban Roads and Streets (DMURS) (2019)
- Development Management: Guidelines for Planning Authorities (2007)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)
- Urban Development and Building Heights: Guidelines for Planning Authorities (2018)

Other Relevant Policy and Guidance

- Cork Metropolitan Area Transport Strategy (CMATS) 2040 (NTA, 2020)
- BusConnects Cork – Network Redesign and Sustainable Transport Corridors
- Cork City Climate Change Adaptation Strategy
- Cork City Heritage Plan
- Cork City Biodiversity Action Plan
- Cork City Active Travel Plan
- Volume 3: Built Heritage Objectives (Cork City Development Plan 2022–2028) – Record of Protected Structures, Architectural Conservation Areas, Record of Monuments and Places, and View Management Framework

****Please note that this list is not exhaustive, and it will be the responsibility of the Design Team appointed to fully review the development against the relevant planning policy framework, including any variations to the Cork City Development Plan adopted during the course of the project.*