

Variation to the Cork County Development Plan 2003

Variation 2:

Review Of Retail Warehousing

Cork County Council together with Cork City Council have produced a Review Of Retail Warehousing in Cork. This review follows on from the Cork Strategic Retail Study (December 2002) and the subsequent variation of the Cork County Development Plan 2003, Variation 1: Retail Strategy (March 2004).

This review of retail warehousing resulted from a commitment made in Paragraph 4.3.7 (49) of the Cork County Development Plan 2003 (as varied):

Having regard to currently evolving market trends throughout Ireland in the retail warehousing sector and conscious of the prospect that a review of national policy in this sector may be necessary in the short-term, both authorities will review the quantitative and locational parameters for retail warehousing in the Cork retail strategy by 31st of December 2004.

It is now necessary to incorporate the Review Of Retail Warehousing In Cork into the County Development Plan. In this variation, the main text is included in Chapter 4 of Volume 1 of the Plan. A number of other individual changes to the text have also been made in order to integrate the strategy fully within the plan and to ensure consistency, these are found in Chapter 9 in Volume 1 of the plan.

This document sets out the variation in full and should be read in conjunction with the Cork County Development Plan 2003 (as varied).

The paragraph, objective and table numbers, in this document are indicative and will be replaced with the appropriate paragraph and objective numbers when the varied plan is incorporated into the published County Development Plan.

Note: At various points in the Final Report on the Review of Retailing In Cork reference is made to both Gross and / or Net floorspace figures. The figures provided in this Variation are Net figures, as in the Cork County Development Plan 2003 (as varied). Where necessary figures were converted from Gross to Net using an assumption that Net space is 85% of gross space.

1 Changes to Chapter 1 of Volume 1

A) *Insert additional information in Table 1.2 in Section 1.4 as follows:-*

Table 1.2: Schedule of variations to the County Development Plan as at 25th July, 2005

<u>Variation no.</u>	<u>Title and details of Variation</u>	<u>Date of variation</u>
<u>Variation No: 2</u>	<p><u>TITLE: Retail Warehousing In County Cork</u></p> <p><u>This variation incorporates into the County Development Plan the Council's review of Retail Warehousing In Cork, prepared jointly with Cork City Council. The variation includes a number of textual changes to Volume 1.</u></p>	<u>25th July, 2005</u>

2 Changes to Chapter 4 of Volume 1

B) *Insert a new paragraph in the section Cork Planning Authorities – Joint Retail Strategy to follow paragraph 4.3.7 (2) as follows:-*

The Review Of Retail Warehousing In Cork (August 2004) was commissioned jointly with Cork City Council. The report follows the commitment made in Paragraph 4.3.7 (49) of the Cork County Development Plan 2003 (as varied). The purpose of this report was to review the quantitative and locational parameters for retail warehousing in County Cork.

The Review of Retail Warehousing In Cork suggests a demand requirement for an additional 28,530 square metres (gross) in addition to the figures recommended in the Cork Strategic Retail Study. This equates to 24,250 square metres (net). It is envisaged that this amount of retail warehousing allocation would capture the spending “released” from mail order & Internet sales in the period 2001 – 2007. The report suggests that this type of retail activity is not growing at the rate envisaged in the Cork Strategic Retail Study. At various points in the final report on The Review Of Retailing In Cork reference is made to both Gross and / or Net floorspace figures. The figures provided in this Variation are Net figures, as in the Cork County Development Plan 2003 (as varied). Where necessary figures were converted from Gross to Net using an assumption that Net space is 85% of Gross space.

In addition to looking at the quantitative and locational parameters for retail warehousing the Review Of Retail Warehousing In Cork also included guidance on the four planning criteria used when assessing retail warehouse development including: Location of retail warehouse development, Scale of development and impact, Range of goods to be sold, and Access requirements.

C) Delete paragraph 4.3.7 (21):-

In this strategy, the quantity of additional floor space required by the market to the year 2011 is based on the findings of The Cork Strategic Retail Study (CSRS) and this is summarised in Table 4.3 (Convenience Shopping) and Table 4.4 (Comparison Shopping and Retail Warehousing) below:

And replace it with the following amended Paragraph:-

In this strategy, the quantity of additional floor-space required by the market to the year 2011 is based on the findings of The Cork Strategic Retail Study (CSRS). The information relating to Retail Warehousing in Table 4.4 was revised as part of the Review Of Retail Warehousing In County Cork (August 2004). The modified figures are summarised in Table 4.3 (Convenience Shopping) and Table 4.4 (Comparison Shopping and Retail Warehousing) below:

D) Delete the existing Table 4.4 and replace it with a new table as follows:-

Table 4.4: Additional Retail Floorspace (Comparison Shopping & Retail Warehousing) 2001 – 2011 (net square meters)

Location	Comparison Shopping 2001-2006	Comparison Shopping 2006-2011	Total Comparison Shopping 2001-2011	<u>Retail Warehousing 2001-2011</u>
Cork City Centre	19,000	33,000	52,000	0
Suburbs of Cork	18,000	2,000	20,000	17,000
Metropolitan Cork Towns	11,000	8,000	19,000	21,000
Ring Towns	8,000	4,000	12,000	12,000
County Towns	6,000	5,000	11,000	
TOTAL (Net Square Meters)	62,000	52,000	114,000	50,000

And replace it with the following table:-

Table X.X: Additional Retail Floorspace (Comparison Shopping & Retail Warehousing) 2001 – 2011 (net square meters)

<u>Location</u>	<u>Comparison Shopping 2001-2006</u>	<u>Comparison Shopping 2006-2011</u>	<u>Total Comparison Shopping 2001-2011</u>	<u>Retail Warehousing 2001-2011</u>
<u>Cork City Centre</u>	<u>19,000</u>	<u>33,000</u>	<u>52,000</u>	<u>0</u>
<u>Suburbs of Cork</u>	<u>18,000</u>	<u>2,000</u>	<u>20,000</u>	<u>29,000</u>
<u>Metropolitan Cork Towns</u>	<u>11,000</u>	<u>8,000</u>	<u>19,000</u>	<u>32,700</u>
<u>Ring Towns</u>	<u>8,000</u>	<u>4,000</u>	<u>12,000</u>	
<u>County Towns</u>	<u>6,000</u>	<u>5,000</u>	<u>11,000</u>	<u>12,500</u>
<u>TOTAL (Net Square Meters)</u>	<u>62,000</u>	<u>52,000</u>	<u>114,000</u>	<u>74,200</u>

E) Delete Paragraph 4.3.7 (31) as follows:-

~~Retail warehouses are large single level stores specialising in the sale of household goods and bulky items catering mainly for car borne customers. They have a maximum size of 6,000 square metres and a minimum size of 700 square metres, and there will be a presumption against their sub-division resulting in units less than this minimum. This plan requires that the range of goods sold be restricted only to the sale of bulky household goods including carpets, furniture, automotive products, white electrical goods and DIY items, garden materials, office and industrial plant and equipment but excluding the sale of goods which are not bulky such as food, clothing, and footwear items.~~

And replace it with the following:-

Retail warehouses are large single-level stores specialising in the sale of household goods and bulky items catering mainly for car-borne customers. They have a maximum size of 6,000 square metres (gross) and a minimum size of 700 square metres (gross), and there will be a presumption against their sub-division resulting in units less than this minimum.

This plan requires that the range of goods sold be restricted to the sale of bulky household goods including: carpets, furniture, automotive products, white electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment.

Acceptable uses also include the sale of computers, toys and sports goods, however, there should be some restriction on the sale of these goods. It is suggested that the size of store selling computers, toys and sports goods be restricted to a maximum of 2,000 square metres (gross). This will allow current market requirements to be met without encouraging an excessive scale of provision.

While the uses listed above is not a complete list of acceptable uses, the range listed is a good indication of the types of uses considered appropriate for Retail Warehouse Units.

The permitted uses exclude the sale of goods, which are not bulky such as food, clothing and footwear items.

F) Include an additional paragraph after Paragraph 4.3.7 (32) as follows:-

In order to ensure that retail parks incorporate a high proportion of bulky goods it is appropriate to limit the proportion of total space within a retail park which is devoted to the sale of computers, toys and sports goods. It is therefore, recommended that no more than 3,500 square metres (gross), (or 20% of the Retail Park if the Retail Park is less than 15,000 square metres (gross) in size) be devoted to the sale of computers toys or sports goods.

G) Delete paragraphs 4.3.7(36), 4.3.7(37), 4.3.7(38) as follows:-

~~Within the suburbs of Cork, (in addition to that being developed at Mahon Point) 10,500 square metres of new retail warehouse floorspace is proposed for the period to 2011.~~

~~In the Metropolitan Cork towns, 21,000 square metres of new retail warehouse floorspace is proposed for the period to 2011. Here, self-standing individual retail warehouse units could be more easily assimilated as part of town centre or edge of centre development.~~

~~In the ring and county towns, 12,000 square metres of new retail warehouse floorspace are proposed for the period to 2011. In these locations, self-standing individual retail warehouse units could be more easily assimilated as part of town centre or edge of centre development.~~

And replace them with the following paragraphs:-

Within the suburbs of Cork, (including that being developed at Mahon Point) 29,000 square metres of new retail warehouse floorspace is proposed for the period to 2011.

In the Metropolitan Cork towns, 32,700 square metres of new retail warehouse floorspace is proposed for the period to 2011. Here, self-standing individual retail warehouse units could be more easily assimilated as part of town centre or edge of centre development.

In the ring and county towns, 12,500 square metres of new retail warehouse floorspace are proposed for the period to 2011. In these locations, self-standing individual retail warehouse units could be more easily assimilated as part of town centre or edge of centre development.

H) Delete objective ECO 3-13 (Range of goods) as follows:-

~~(a) It is an objective that Planning permissions granted will be restricted to the range of goods referred to in paragraph 4.3.36 and so as to prevent the subdivision of units below the minimum also quoted in that paragraph~~

~~(b) It is an objective that Applications for planning permission must demonstrate that not only will the proposal not impact on existing centres, but it will add to the centres overall attractiveness for shopping.~~

~~(c) It an objective that in addition, proposals must also show that they are accessible by public transport, and that there is sufficient capacity in the road network to accommodate the development.~~

And replace it with the following text:-

- a. It is an objective that the range of goods sold in retail warehouses be restricted to the sale of bulky household goods including: carpets, furniture, automotive products, white electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment. Acceptable uses also include the sale of computers, toys and sports goods,
- b. It is an objective of this plan that the size of store selling computers, toys and sports goods be restricted to a maximum of 2,000 square metres (gross).
- c. While the uses listed above is not a complete list of acceptable uses, the range listed is a good indication of the types of uses considered appropriate for Retail Warehouse Units.
- d. The permitted uses exclude the sale of goods, which are not bulky such as food, clothing and footwear items.
- e. It is an objective that Applications for planning permission must demonstrate that not only will the proposal not impact on existing centres, but it will add to the centres overall attractiveness for shopping.
- f. It an objective that in addition, proposals must also show that they are accessible by public transport, and that there is sufficient capacity in the road network to accommodate the development.

I) Delete Paragraph 4.3.7 (49) as follows:-

~~Having regard to currently evolving market trends throughout Ireland in the retail warehousing sector and conscious of the prospect that a review of national policy in this sector may be necessary in the short term, both authorities will review the quantitative and locational parameters for retail warehousing in the Cork retail strategy by 31st of December 2004.~~

And replace it with the following:-

Having regard to currently evolving market trends throughout Ireland in the retail warehousing sector and conscious of the recent review of national policy. Both authorities will consider the need to review the quantitative and locational parameters for retail warehousing in the Cork Retail Strategy by 31st of December 2007.

3 Changes to Chapter 9 of Volume 1

J) Delete Paragraph 9.3.33 (2) as follows:-

~~The range of goods sold to be restricted only to the sale of bulky household goods including carpets, furniture, automotive products, white electrical goods and DIY items, garden materials, office and industrial plant and equipment but excluding the sale of goods which are not bulky such as food, clothing and footwear items.~~

And replace it with the following amended Paragraph:-

This plan requires that the range of goods sold be restricted to the sale of bulky household goods including: carpets, furniture, automotive products, white electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment.

Acceptable uses also include the sale of computers, toys and sports goods, however, there should be some restriction on the sale of these goods. It is suggested that the size of store selling computers, toys and sports goods be restricted to a maximum of 2,000 square metres (gross). This will allow current market requirements to be met without encouraging an excessive scale of provision.

While the uses listed above is not a complete list of acceptable uses, the range listed is a good indication of the types of uses considered appropriate for Retail Warehouse Units.

The permitted uses exclude the sale of goods, which are not bulky such as food, clothing and footwear items.

K) Delete Objective 3.24 (Retail Warehouse: Range of Goods) as follows:-

~~It is an objective to restrict the range of goods sold in Retail Warehouse Units to the sale of bulky household goods including carpets, furniture, automotive products, white electrical goods and DIY items, garden materials, office and industrial plant and equipment but excluding the sale of goods which are not bulky such as food, clothing and footwear items.~~

And replace it as follows:-

- a. It is an objective that the range of goods sold in retail warehouses be restricted to the sale of bulky household goods including: carpets, furniture, automotive products, white electrical goods, DIY items, garden materials, office equipment, Industrial plant and equipment. Acceptable uses also include the sale of computers, toys and sports goods.
- b. It is an objective of this plan that the size of store selling computers, toys and sports goods be restricted to a maximum of 2,000 square metres (gross).
- c. While the uses listed above is not a complete list of acceptable uses, the range listed is a good indication of the types of uses considered appropriate for Retail Warehouse Units.
- d. The permitted uses exclude the sale of goods, which are not bulky such as food, clothing and footwear items.

L) Include an additional paragraph after Paragraph 9.3.33 (3) as follows:-

In order to ensure that retail parks incorporate a high proportion of bulky goods it is appropriate to limit the proportion of total space within a retail park which is devoted to the sale of computers, toys and sports goods. It is therefore, recommended that no more than 3,500 square metres gross, (or 20% of the Retail Park if the Retail Park is less than 15,000 square metres (gross) in size) be devoted to the sale of computers toys or sports goods.

M) Include an additional section to Objective ZON 3-23 as follows

It is an objective of this plan to limit the proportion of total space within a retail park which is devoted to the sale of computers, toys and sports goods. It is recommended that no more than 3,500 square metres (gross), (or 20% of the Retail Park if the Retail Park is less than 15,000 square metres (gross) in size) be devoted to the sale of computers toys or sports goods.