Supplementary County Manager's Report to Members in relation to the main issues raised following public consultation on the Draft Joint Retail Strategy 2008.

Under Section 12 (4) of the Planning and Development Act 2000

Supplementary Manager's Report
Issues Raised in relation to
Draft Joint Retail Strategy

Cork County Council
Planning Policy Unit

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Supplementary Manager's Report to Members

This report focuses on the main areas of the draft County Development Plan that require amendment as a result of:

i) ***the draft Joint Retail Strategy***
ii) ***changes to the draft Joint Retail Strategy arising from the submissions and observations received from the public following publication of the Draft Joint Retail Strategy.***

The supplementary report forms part of the preparation of a new County Development Plan that is set out in Sections 11 and 12 of the Planning and Development Acts. It is a key element of the process of bringing the published draft plan to final adoption by the Members of the Council. Once adopted, the draft Joint Retail Strategy will be incorporated into the relevant City and County Development Plans and will be available as guidance to the relevant Town Councils.

Introduction

1.1.1 The Draft Joint Retail Strategy for City and County Cork was published on the 16th of April 2008 and was made available to the public until the 7th May 2008 in Council offices throughout the city and county. In addition, the draft Joint Retail Strategy was available on the City Council and County Council's websites.

1.1.2 In all, 29 submissions and observations were received on the Draft Joint Retail Strategy during the public consultation period. The full list of submissions and observations is given the Appendix 2. This list is laid out in numerical order by interested party and gives a summary of the main issues raised in the submission.

1.1.3 Appendix 1 sets out the responses to the issues raised by the public in submissions and the report is laid out using the main chapter headings of the Draft Joint Retail Strategy. The issues raised in the submissions are addressed according to the most relevant section and each issue includes a list of submissions considered relevant to that submission. Following that, there is a concluding recommendation for each issue raised. The recommendation highlights:-

- Those issues where no change to the draft strategy is recommended; and
- Those issues where a change to the draft plan should be considered.

1.1.4 Appendix 3 is the final draft of the draft Retail Strategy, taking account of the recommendations in Appendix 2 and this text is being used by the City Council in its draft Development Plan to be published towards the end of July.

Next Steps

1.1.5 Following consideration of this report by Members at the Development committee meeting to be held on the 20th of June 2008, the intension is that the same text in Appendix 3 be used as the basis for amendments to the draft County Development Plan to be published for public consultation at the end of August.

1.1.6 Issues raised by any submission received in relation to the amendments of the draft County Development Plan or in relation to this part of the draft City Development Plan will be addressed jointly by the authorities in the autumn and a final text of the Joint Retail Strategy offered for adoption to elected members prior to the making of the County Development Plan in November 2008.

Recommendations

1.1.7 It is recommended that the text of the final draft of the Joint Retail Strategy be incorporated into the amendments of the County Development Plan by substituting its contents with Section 5.4 (Retail and Commercial Development) in the draft County Development Plan.

Appendix 1:

Response to Issues raised by Submissions made to the Draft Joint Retail Strategy

Issue	Sub. No.	Response	Recommendation
City Centre			
Supports role of city centre as primary retail centre in Cork. Proposes expansion of city centre retail area.	29	Noted. This is a key objective of the strategy.	No change
District Centres			
Reclassify District Centres as Town Centres Mahon and Wilton should be designated town centres rather than District Centres in the retail hierarchy.	20, 24,	Cork City Centre is the top tier in the retail hierarchy in Cork. In the county the next tier is made up of the town centres serving the various towns. In the city the tier below the City Centre is District Centres. This is considered to be an acceptable hierarchy. The RPG say there is no clear threshold for District Centres although they say they are likely to be about 10,000 in main towns and up to 20,000 in Dublin. In practice as they have evolved over time there is considerable variation in size on the ground. The key issue for Cork suburbs is to ensure a reasonably even distribution of retail space so that different parts of the city are adequately served by high quality mixed use District Centres, which contain retailing but also a range of other services. It is not considered appropriate or	No change

Issue	Sub. No.	Response	Recommendation
		necessary therefore to change the designation of these District Centres to Town Centres.	
Scale of floor space allocated - Retailing can help regenerate centres but sufficient retail floor space is not allocated to suburban centres to allow it to drive regeneration of Douglas and Blackpool and Wilton to allow evolution in to mixed-use, accessible centres - More emphasis should be given to potential for regeneration of Wilton - The aim should be to achieve rough parity in size between the 3 south side centres	7,8,14,15,17 ,20,23, 24	The projection for additional floor space is based on the projected needs of the expanded population proposed to achieve the NSS objectives. It is distributed based on the need to support the primary role of the city centre and to deliver retailing to areas where population growth is targeted, as well as allowing some expansion and consolidation in suburban centres. The distribution proposed is considered to be line with sustainable development objectives. The aim is to have a reasonably even distribution of retailing around the city and the proposed strategy is considered to be an effective way of achieving that. The role of retailing in regeneration is accepted but it should also be acknowledged that there are ranges of acceptable uses that can be part of the regeneration or expansion of district centres, in addition to comparison retailing.	Expand Policy RS 3 to explicitly refer to potential for growth in Wilton and Douglas District Centres and designation of Ballyvolane as a District Centre

Issue	**Sub. No.**	**Response**	**Recommendation**
		No change to the strategy is recommended apart from a modification to RS 3 to refer specifically to the south side centres of Douglas and Wilton and the proposed upgraded centre in Ballyvolane.	
- Proposed **40/60 split** will be insufficient to reverse the imbalance between north side and south side. Split should be reversed to favour the north side to achieve more equitable distribution in the city.	7,9	In terms of the overall distribution of population in the city the proposed split is considered reasonable and will facilitate additional retailing in areas of the north side underprovided for at present.	No change
There are a number of comments relating to **Mahon District Centre**: - Welcome capping of Mahon - Not appropriate to restrict other centres to scale of Mahon - Restriction of expansion of Mahon is inappropriate and inconsistent with retail planning guidelines as it restricts competition and that additional floor space at Mahon would be sustainable from a traffic viewpoint because of exiting and planned transport infrastructure.	14, 15, 20, 23,	The aim is to have a reasonably even distribution of retailing around the city and the proposed strategy is considered to be an effective way of achieving that. There are ranges of acceptable uses that can be part of the regeneration or expansion of district centres, in addition to comparison retailing. It should be noted that the restriction in Mahon is on comparison retailing.	No change
Designate additional District	7,9,18	The Strategy suggests that there is scope	Amend the Strategy by

Issue	Sub. No.	Response	Recommendation
Centres/Expand District Centre - Request that Ballyvolane be designated as a District Centre. - Proposes that a new District Centre be provided in the North West. - Proposes that Wilton District Centre be expanded to take in the adjoining ESB site	4	for an additional District Centre in the North East and in the North Western suburbs of Cork City, either by upgrading existing neighbourhood centres or identifying new centres. The Strategy identifies Ballyvolane as a possible district centre and it is considered reasonable that it be designated as such to serve planned population expansion in the area. It is considered premature to select a specific site in the North West at this time, as there are access and/or capacity issues with some possible sites and further assessment is needed to select the best site. It is considered that there is more than enough capacity for expansion of retailing and regeneration and intensification of Wilton District Centre, (as proposed in the Bishopstown/ Wilton Action Area Plan) within the existing zoned area, and expansion of this zone is not justified at this time.	upgrading Ballyvolane to a District Centre in the retail hierarchy table.
Sales Density assumptions Asserts that the sales density figures used in the study to project future floor space	24	The sales density figures used to project future figures are not quoted in the study. There is a reference to current sales	No change

Issue	**Sub. No.**	**Response**	**Recommendation**
needs are too high and that they should be reduced to €5,500, and that therefore more floor space is required than the strategy proposes.		density in the city centre (€11,000 psm) and suburbs (€8,000 psm) but these are not the figures used for future projection. Allowance is made for the fact that there is currently overtrading in these locations. Assumed market 2007 comparison goods sales densities for future floor space were: City Centre – €9,000psm Suburbs - €7,000psm OMA and Ring Towns – €5,000psm Rest of County $3,000psm They are then grown at 1% p.a. to give sales densities in 2020. It is felt that some of the figures quoted in the submission are out of date and cannot therefore be used as a valid comparator. It is not considered appropriate to make any change in the sales density assumptions.	
Docklands retail centres Requests study and strategy to be amended to reflect South Docks LAP, and to remove reference to retailing being delivered in tandem with population and employment.	22	A district centre and two neighbourhood centres for the South Docks and a neighbourhood centre for the North Docks are identified in the relevant local area plans and in the City Plan. This can be clarified in the strategy. Development in Docks is not intended to be retail led, rather retailing should be delivered in	The hierarchy table will be amended to include reference to proposed District and Neigbourhood centres in Docklands

Issue	Sub. No.	Response	Recommendation
		tandem with population and employment. Policy RS 2 already refers to the North and South Docks LAP's and the reference to the delivery of retail in tandem with population and employment is explicitly provided for in the South Docks LAP (Policy 26 SDLAP)	
Convenience shopping			
Existing figures too prescriptive. Need for new convenience space in new population areas.	17, 20	New convenience space should be located to correspond with areas where an increase in population is occurring. The strategy states that the additional floor space identified is generally to be interpreted as guidelines targets. In relation to ring towns and county towns in particular they are not intended to be unduly prescriptive, to allow them to develop an attractive convenience retail offer. In the towns new convenience floor space should be located as close as possible to the town centre. In the city suburbs it should be integrated with other retailing and local services in District, Neighbourhood and Local Centres.	Clarify the text as regards distribution of convenience floor space.

Issue	**Sub. No.**	**Response**	**Recommendation**
Contends that convenience space on the Southside will be channelled into Wilton, Douglas and Blackpool, because of restriction on Mahon.	20	In the City the strategy allocates 12,020 nsm of convenience space to Cork City Centre and Suburbs. In relation to distribution it says *'the 12,000 of convenience space should be distributed according to current and future population levels and expenditure patterns, taking into account the objective of redressing the north side /south side imbalance'*. No specific restriction is placed on Mahon in relation to convenience allocation, only in relation to comparison floor space.	Clarify the text as regards distribution of convenience floor space.
Neighbourhood Centres			
Supports the provision in the strategy of additional neigbourhood centres to meet the needs of expanding population in northwest city suburbs**.**	25	Noted. The City Development Plan and will make provision for additional neighbourhood centres and local centres or expansion of existing, where there are gaps in provision.	No change
Retail Warehousing			
Locations of Retail Warehousing – need for more definite distribution strategy for retail warehousing in Metropolitan Cork	3,6,8,12	The Retail Strategy has a number of criteria to determine the location of retail warehousing – with preference given to edge of Town Centre or district centre locations. The distribution of new retail warehousing in Metropolitan Cork has not	Amend the text in the Retail Strategy by the insertion of the following text: **"The distribution of new retail warehousing shall be in or at the edge of town or**

Issue	Sub. No.	Response	Recommendation
		been shown and consideration should be given to providing guidance on the areas for new retail warehousing. The Development Plan and Local Area Plans will provide guidance on the zoning location for retail warehousing in these areas.	**district centres or other locations in accordance with the sequential test. In Metropolitan Cork it will be in the Metropolitan towns to coincide with population growth areas."**
There is no reason for the restriction of the size of Retail Parks in Metropolitan Cork, which is a single market. Restrictions may be more appropriate in the Ring and County Towns.	6,12	The settlement strategy in Metropolitan Cork is guided by the CASP strategy and is reinforced by the County Development Plan. Retail Parks should be reasonably distributed in accordance with the new centres of population growth in order to encourage sustainable travel patterns. There is a need to ensure that there is a satisfactory spread of the retail warehousing parks throughout the metropolitan area. The Retail Planning Guidelines suggest that a retail park of 8,000-15,000sq m is less likely to impact negatively on city/town centres than a larger park. New retail parks in Metropolitan Cork should generally be within this range. Those proposed which are larger than that specified in the Retail Planning Guidelines, should be accompanied by a Retail Impact	Insert the change reflecting the indicative size of 15 000m2 for the Metropolitan area and the smaller sizes in ring and county towns.

Issue	Sub. No.	Response	Recommendation
		Assessment of the cumulative effect on the respective city/town centre. The sizes of the new retail parks in the ring and county towns will be determined by the market but will be smaller than those in the Metropolitan area because of population size.	
The forecast of growth in retail warehousing is considered to be an underestimate.	6	More than double actual provision in 2007 has been forecast. This has been calculated by substantially increasing the market share of retail warehousing.	No change
Metropolitan Towns			
Recognize the tourism retail function in Blarney and include Blarney as an area of significant retail growth being on the suburban rail corridor with tourism potential.	5	Blarney is recognized as a metropolitan town with potential for expansion in line with planned population increase (see Table 1). However, it is recognized that tourism retail is a significant part of the Blarney retailing and consideration will be given to amending the relevant text.	Amend text on page 7 by the insertion of "In Blarney, a town centre expansion is planned **in addition to recognizing the tourism retailing potential of the town**."
Re-designate Carrigtwohill and Clonakilty a Tier 3 town.	28	The Retail Strategy did not provide levels/tiers to any of the towns.	No change
Ring Towns			
Floor space allocation to the Ring Towns is insufficient. Current applications in Mallow, Fermoy and Youghal will	1, 21,26	Additional floor space requirements in the Retail Strategy should be interpreted as guideline targets based on a share of the	No change

Issue	Sub. No.	Response	Recommendation
exhaust quota for all Ring Towns to 2020.		anticipated expenditure on comparison goods. The market will need to define the quantum required and these indicative targets will be monitored on a regular basis.	
Why reduce the percentage share of the expenditure for Ring Towns from 9-7%. The Retail Strategy under estimates the increase in expenditure and floor space requirements for Ring Towns. This will reduce the ring towns' ability to attract development and may create opportunities for third party appeals based on underestimates.	27	The proposed distribution of population in the CASP area is based on a larger share being allocated to the metropolitan towns, in order to create a more sustainable development of the metropolitan area. It follows that retail development expenditure will follow this population concentration and therefore there was a need for change to the share of retail expenditure for Ring Towns.	No change
County Towns			
Clonakilty is the main West Cork retail centre and requires more retail floor space allocation. The retail zoning for the Tawnies Lower site (west of the town centre) should be increased.	10	Clonakilty has been identified as the main retail centre in West Cork in the Retail Hierachy (Table 1). Zoning of land and allocation of floor space to respective towns will be the responsibility of the Development Plans and relevant Local Area Plans.	No change
Skibbereen is the second largest retail centre in West Cork and need more floor space allocation. Retail Strategy should allocate floor space to the respective	11	The quantum and distribution of the retail floor space in the county towns will be decided by the retail market and the Retail Strategy only shows indicative targets	No change

Issue	Sub. No.	Response	Recommendation
towns and not wait for the Local Area Plans.		based on expected expenditure. County Development Plans and relevant Local Area Plans will provide additional guidance on the zoning of land for retail development in the towns.	
Charleville is situated on the proposed Atlantic corridor and will have capacity for additional retail floor space. The Retail Strategy should acknowledge this potential and identify areas for the Town Centre to expand to the south-west and provide for additional convenience, discount, comparison and retail warehousing.	2,13	The Retail Strategy recognizes Charleville as a town with significant potential for retail expansion in North Cork. The retail market will largely determine the quantum and distribution of retail floor space but zoning of additional land for Town Centre use in Charleville will be determined in the relevant Development Plan and Local Area Plan.	No change
Bantry has a current under provision of retail floor space and is experiencing leakages out of the town. The proposed floor space is insufficient to cater for the expansion requirements and the site selection need not be in the town centre.	16	The Retail Strategy recognizes Bantry as a town with significant potential for retail expansion in West Cork. The retail market will largely determine the quantum and distribution of retail floor space but zoning of additional land for retail development in Bantry will be determined in the relevant Development and Local Area Plan.	No change
Mitchelstown has a current deficit in quantum of good quality comparison retailing and this results in leakage to other towns. Significant potential exists	19	The Retail Strategy recognizes Mitchelstown as a town that can grow in line with planned population levels. The retail market will largely determine the	No change

Issue	Sub. No.	Response	Recommendation
to expand the Mart site for retail floor space.		quantum and distribution of retail floor space but zoning of additional land for retail development in Mitchelstown will be determined in the relevant Development and Local Area Plan.	
Other Issues			
Welcome the joint approach of the strategy and the intention to include it in Development Plan. Strategy be monitored and adjustments made if necessary in line with market demands	29	Noted. The intention is to monitor the implementation of the strategy on a regular basis and if necessary review it to take account of changes in the economy	No change
Early infrastructure and public transport provision needed to facilitate delivery of the strategy	29	Agreed. Ranges of transport options including public transport are needed to support retail and overall development in Cork. These will be pursued through the update of CASP and the City and County Development Plans	No change

Appendix 2:

Index of Submissions made to the Draft Joint Retail Strategy

Sub. No.	Date Rec.	From	On Behalf of	Topic
1	07/05/2008	Ray Owens	Fermoy Town Council	The Town Council currently have two large retail applications going through and if they are to be granted the total additional floorspace of the entire life of the Strategy will have almost been used up. If this Strategy is adopted as proposed Fermoy Town Council believe that there will continue to be a retail leakage from Fermoy to the city and Metropolitan areas and this is not sustainable for Fermoy. The Town Council wish to see this situation redressed and believe that a long-term plan for future requirements of the town is the best way forward.
2	07/05/2008	Edmund Dick	Duet Holdings Ltd.	There has been too much retail development in Charleville town with 55,000 Sq. ft added since 2007 of which many units are still lying empty. This is making the market more difficult for all traders in this town. Especially since the housing market has come to standstill and the population isnt growing fast enough to support this growth in retail & services. Also, any more development will make the traffic situation even worse than it is. Would suggest more emphasis put on development of railway industrial site to generate more employment for the town and thus sustain the retail sector into the future.
3	07/05/2008	McCutcheon Mulcahy	McCarthy Developments	Request rezoning of former FAI lands at Curraheen to retail warehousing.
4	07/05/2008	McCutcheon Mulcahy	ESB	ESB submits that the Proposed Retail Strategy should recognise that to achieve the objectives set for retail expansion of the southern suburbs, there will be a need to review the existing objectives set in the City Development Plan and the 'Wilton & Bishopstown Area Action Plan' . That this review should zone ESB lands at Wilton as' District Centre'.
5	07/05/2008	McCutcheon Mulcahy	Blarney Castle	Tourism function of Blarney should be recognised and

Sub. No.	Date Rec.	From	On Behalf of	Topic
				floorspace made available.
6	07/05/2008	McCutcheon Mulcahy	O' Flynn Construction Ltd.	Believe that imposing a cap in relation to retail parks is not appropriate for Cork especially in Cork Met. Area. Highlight the need for a clearer distinction between floorspace requirements of City Centre comparison expenditure & edge of City retail warehousing up to 2020. Identify the Upomor site on the N71 Bandon Road as an appropriate location to contribute to the substantial increase in retail warehousing which is required to meet the objectives of the Draft Retail Strategy.
7	07/05/2008	McCutcheon Mulcahy	Pat Murphy	Request to rezone Ballyvolane as a District Centre.There should be consideration taken to increase the comparison floor space being proposed in the North suburbs as there is a much needed and immediate demand for additional retail provision in the North of Cork city. Ballyvolane has long been neglected as a retail centre in comparison with Bishopstown, Wilton, Douglas, Mahon & Blackpool.
8	07/05/2008	McCutcheon Mulcahy	Frank Sheehan & Joe Carey	Comment on the appropriate scale for retail parks in the South City environs. Highlight the need for a clearer distinction between comparison retailing and retail warehousing & comment on the appropriate location for the growth in retail warehouse floor space. Also comment that the split between north and southside is imbalanced and needs to be reviewed.
9	07/05/2008	McCutcheon Mulcahy	Dunnes Stores	The expansion of Ballyvolane shopping centre and its re-designation to District centre.
10	07/05/2008	McCutcheon Mulcahy	Dunnes Stores	The need to increase the overall floorspace allocation for comparison and convenience retailing in Tawnies Lower, Clonakilty.

Sub. No.	Date Rec.	From	On Behalf of	Topic
11	07/05/2008	McCutcheon Mulcahy	Dunnes Stores	Seeking a site in Skibbereen on which to establish a new store.
12	07/05/2007	McCutcheon Mulcahy	O' Flynn Construction Ltd.	Ask that the potential of Eastgate as a location for retail warehousing be acknowledged in the strategy and retail hierarchy. Comment on the appropriate scale of retail parks in the context of the role of Cork as a gateway city. Highlight the need for a clearer distinction between the floorspace requirements of city centre comparison expenditure and edge of city retal warehousing up to 2020 & emphasise the need for more specific guidance on the distribution of retail warehousing in the Cork Met. Area.
13	07/05/2007	McCutcheon Mulcahy	Pat & John Walsh	Consider that the guidance given in the Proposed Joint Retail Strategy lacks ambition & clarity & seek to make a case for retail potential for lands in Rathgoggan South, Charleville.
14	07/05/2007	McCutcheon Mulcahy	O' Flynn Construction Ltd.	Believe that the draft policy objective 'RS 3: Strategic Role of Suburban District Centres' should include a more positive commitment to a substantial increase in comparison shopping at Wilton.
15	07/05/2008	Cunnane Stratton Reynolds	O'Callaghan Properties	The strategy should allow for District Centres to expand in an appropriate manner, one that allows for the sustainable planning and developmant of an area and the organic development of the centre to meet need. Refers to Mahon, Douglas and Blackpool.
16	07/05/2008	Cunnane Stratton Reynolds	Richard Coffey & Donal Hunt	Additional forms and types of convenience retail are required to sustain the increase of the rural catchement population of Bantry and this needs to be recognised in the Retail Strategy.
17	07/05/2008	Cunnane Stratton Reynolds	Tesco Ireland	Believe that there is a major need for additional retail floorspace provision and believe that this is an opportunity for the councils to facilitate a realistic quantum of retail growth

Sub. No.	Date Rec.	From	On Behalf of	Topic
				and to promote policies which adopt a flexible and rational approach to site selection.
18	07/05/2008	Cunnane Stratton Reynolds	JJ Casey Project Management Ltd.	The Strategy should seek to incorporate objectives that state that additional District Centres must be provided in the North West suburbs to meet the demand for more retail floorspace that comes with an increase in population in addition to the consolidation of existing centres.
19	07/05/2008	Cunnane Stratton Reynolds	Cork Co-operative Marts Ltd.	The Strategy should promote competition and the availability of suitably zoned land for retail development.Submission made in respect to the Cattle Mart site in Mitchelstown.
20	07/05/2008	Tom Phillips & Associates	O'Callaghan Properties	Examines a number of key issues that impact directly on the future sustainable distribution of retail development in the wider Cork Metropolitan Area, with a particular focus on Mahon Point.
21	07/05/2008	Mallow Town Council	Mallow Town Council	It is recommended that the allocation of retail floor space for the Ring towns for the period to 2020 be significantly increased.
22	07/05/2007	Tom Phillips & Associates	Templeford Ltd.	Recommend that the Strategy should set clear thresholds for the requirement of Retail Impact Assessments to protect the vitality and viability of existing centres, as set out by the current Retail Planning Guidelines for Planning Authorities.
23	07/05/2008	Brady Shipman Martin	Shipton Group	Strongly support the broad approach of the revised retail strategy for Cork and the continuing recognition of the role that retail plays in the strategic direction of growth of the city and county settlements. Regeration of District Centres should emphasise the role of retail and feel that the restriction to Douglas and other District Centres should not be constrained by the optimum size of Mahon.

Sub. No.	Date Rec.	From	On Behalf of	Topic
24	07/05/2008	John Spain Associates	Alvonway Investments	To designate Wilton as a Town Centre in the retail hierarchy of the Joint Retail Strategy for Cork City and Council 2008 to serve the South West of Cork City and increase the permissable retail floorspace within this centre, in order to deliver the mixed use redevelopment of Wilton.
25	28/04/2008	Cllr. Tony Fitzgerald	Cllr. Tony Fitzgerald	In relation to significant new developments in the North West Ward (Cork Suburbs-Neighbourhood Centres), Cllr. Fitzgerald agrees with comments set out in 6.39 of the Draft papers '*Where an area is planned for significant additional population growth it will* be *necessary to consider the need for expanding existing neighbourhood centres or providing purpose-built new ones'*
26	22/04/2008	Youghal Town Council	Youghal Town Council	The Joint Retail Strategy 2008 should reinforce and protect the commercial self-sustainabilty of Ring Towns in County Cork by providing a wide range of both convenience and comparison shopping in locations close to significant centres of population and rural hinterlands.
27	30/04/2008	J.Crossland, Executive Architect	Cork County Council Architects Dpt.	Mallow's poportional share of the Ring Town allocation is 20% of 24,790 (4,958) until the year 2020, and this capacity has already been used up so the concerns are that to adopt this policy would be to refuse any retail for that period in both the county and urban areas of Mallow. Additional expansion of Blackpool shopping provision would have a detrimental effect on Mallow also.
28	07/05/2008	Cunnane Stratton Reynolds	Fota Retail & Business Park	Submit that Carrigtwohill & Clonakilty must be made Tier 3 towns and that Midleton be considered a Ring Town given its scale of recent development.
29	12/05/2008	Cork Chamber	Cork Chamber	Need for flexibility within the Strategy. Need for careful

Sub. No.	Date Rec.	From	On Behalf of	Topic
				monitoring and adjustment in line with market demands over its lifetime. Increased infrastructure projects needed for success of proposed strategy and need for focus on early public transport provision.

Appendix 3:

Draft Joint Retail Strategy

Cork Planning Authorities - Amended Joint Retail Strategy 2008

Final Draft

THE JOINT RETAIL STRATEGY FOR CORK

The Retail Planning Guidelines published by the Department of the Environment and Local Government in January 2005 require the larger urban areas of the Country, including Cork City and County, to prepare retail strategies and policies for their areas. The strategies, to be included in all future development plans, are to comprehensively address the following matters:

- Confirm the retail hierarchy, the role of centres and the size of the main town centres;
- Define the boundaries of the core shopping areas;
- Identify the additional floor-space requirements;
- Provide strategic guidance on the location and scale of retail development;
- Preparation of policies and action initiatives to encourage the improvement of town centres;
- Identification of criteria for the assessment of retail developments.

Cork City Council and Cork County Council jointly commissioned consultants to prepare the *Cork Strategic Retail Study (March 2008)*, hereafter referred to as the CSRS. The strategy set out in this document is based on the findings of that study and will replace the existing Joint Retail Strategy. All the planning authorities in Cork including the City and County Councils, and the nine Town Councils who are planning authorities, will adopt the strategy and include it within their development plans. It will form the agreed basis on which each authority will be able to formulate appropriate development plan objectives or policies for retail development in its area and which will be used in the determination of applications for planning permission.

> ***Policy RS 1 Role of the Retail Strategy***
>
> *To include the Cork Planning Authorities Joint Retail Strategy in current and future development plans together with appropriate objectives that will secure its implementation.*
>
> *To have regard to the Retail Planning Guidelines for Planning Authorities, in determining planning applications for retail development.*

RETAIL HIERARCHY

At the heart of this strategy is a hierarchy of retail locations that forms the basis for determining the quantum and location of new retail development.

In July 2007 there was a total of 384,625 sq m. of net retail floor space in Cork City and County. 74% of this was comparison floor space (including retail warehousing) and the remainder convenience goods space. Some 37% of retail floor space is in the city centre and suburbs and the reminder is distributed relatively evenly elsewhere in the county. The city centre is the main comparison goods shopping destination with 55% of pure comparison expenditure (excluding retail warehousing). Mahon has been developed since the last strategy was adopted and now has a 10% share of comparison expenditure. Other significant comparison goods centres are Douglas at 6% and Mallow at 5%.

The hierarchy is summarised in Table 1 (below), ~~and its distribution is shown on the attached map~~.

Description	Locations	Overall Strategy
Cork City	City Centre	Expansion to provide large floor plates to attract more premium occupiers
	Docklands	Provision of new retail at Docklands incorporating a new district centre and 3 neighbourhood centres as set out in local area plans to serve new residential & employment development
Cork Suburbs - District Centres	Blackpool, Douglas, Wilton, Ballyvolane.	Development of mixed use to include retail, with urban design and access improvements Possibility of new/expanded district centre~~s~~ to serve ~~northeast and~~ north-west.
	Mahon Point	No significant comparison retail expansion envisaged. Mixed use with urban design and access improvements desirable
Cork Suburbs – Neighbourhood Centres	Bishopstown, Bishopstown Court, Togher, Hollyhill, ~~Ballyvolane~~,	Prevention of change of use of local shops to non-retail. Small-scale expansion
Metropolitan Towns	Ballincollig, Blarney, Midleton, Carrigaline	Expansion in line with planned population increase
	Monard	Provision of retailing as part of new settlement
	Carrigtwohill	Expansion when new housing or employment developments come forward
	Glanmire, Tower, Little Island, Passage West	Incremental growth in line with current and planned population levels
	Cobh	Provision of more convenience and tourism comparison floorspace
Ring Towns	Mallow	Expansion in line with hub town status to provide large floor plates to attract more premium occupiers. Should be developed as one of the largest towns in the County.
	Youghal, Macroom	Expansion in line with planned population growth
	Bandon, Fermoy	Expansion with potential for town centre regeneration
	Kinsale	Consolidation as local service and tourism centre
County Towns	Clonakilty	Expansion to become the main retail centre in West Cork
	Kanturk, Charleville, Bantry, Mitchelstown, Skibbereen, Buttevant	Incremental growth in line with current and planned population levels
	Millstreet, Newmarket, Dunmanway, Castletownbere, Schull	Consolidation as local service centres.

Cork City Centre

Cork City Centre is the primary retail centre in the County and the focus for comparison retail development. It currently supports 84,770 square metres of net retail floorspace, of which 73,765 square metres (or 87 per cent) is for comparison goods. The city centre is undergoing major redevelopment at present with large retail developments under construction at the Cornmarket Street and St. Patrick's Street/Emmet Place and others planned for Grand Parade.

Cork City Centre provides the main venue for higher order comparison goods and "fashion" goods within the Cork Metropolitan Area. It is therefore at the top of the hierarchy within the region. The CSRS proposes, in line with national guidance, that this dominant position of the City Centre be protected in terms of comparison goods, and particularly higher order comparison goods.

Major redevelopment of the Docklands areas close to the city centre is planned over the coming decades. While the Docklands will not primarily be developed as a retail destination it will include retailing in the form of a district centre and 3 neighbourhood centres, which will be rolled out in tandem with the needs of the expanding population and in accordance with the North and South Docks Local Area Plans .

Policy RS 2 Strategic Role of Cork City Centre

To acknowledge Cork City Centre as the primary retail centre in the County and the focus for comparison retail development.

To recognise the need for Cork City Centre to both expand and improve the quality of the retail experience offered to meet its planned role as a retail centre of international importance.

To support the development of retailing in Docklands in tandem with growth in population, as proposed in the North and South Docklands Local Area Plans.

Cork Suburbs - District Centres

Currently there are four suburban District Centres in the Cork suburbs: one to the North (Blackpool), one to the south west (Wilton), one to the south (Douglas) and one to the east, (Mahon Point). These centres are characterised by medium or large foodstore anchors together with a range of comparison shopping. It is the Councils' intention that these District Centres should progressively develop as mixed use urban centres rather than stand alone shopping centres. Development Plan/local plan policies will guide the form of future development so that they evolve into fully functioning mixed-use, higher density urban centres with greatly enhanced public transport, access and parking demand management.

The additional comparison floorspace for the suburbs (see Table 2) needs to be allocated to include a reasonably even distribution of such space in the city suburbs. It is intended that such space be distributed 40%/ 60% northside/southside respectively, to help redress current imbalance in provision. Mahon is by far the largest centre at 14,000 sq m comparison space and it should remain generally at this level over the lifetime of the strategy, (limited expansion of up to 10% will be considered for urban design reasons). It is considered that no other suburban centre should exceed the level of Mahon. It is considered appropriate to direct the bulk of the additional southside share of the new comparison floorspace to the other District Centres in the south and south-west, with a small amount to neighbourhood centres. On the northside there is scope for consolidation of the existing district centre in Blackpool as well as for additional provision in the northwest and north-east of the city in order to deliver a more equitable distribution of space. In the north-east this will be achieved by the upgrading of Ballyvolane neighbourhood centre to a district centre. In the north-west this can be ~~This could be~~ achieved by upgrading of an existing neighbourhood centre~~s~~ to district centre~~s~~ or if this is not feasible, development of a new district centre~~s~~.

The 12,000 net square metres of convenience space (see table 2) should be distributed according to current and future population levels and expenditure patterns, taking into account the objective of redressing the northside/ southside imbalance.

Policy RS 3 Strategic Role of Suburban District Centres

To acknowledge the importance of Cork Suburban District Centres in providing a wide range of both convenience and comparison shopping in locations close to significant centres of population

To recognise the need to carefully control the future expansion of suburban District Centres so that they progressively develop as mixed use urban centres and that the planned development of Cork City Centre and the Metropolitan Towns can be successfully achieved

To ensure an even distribution of comparison floorspace in the city suburbs by allocating new floorspace (as shown in Table 2) at the ratio of 40/60 to the northside /southside respectively. No suburban centres will have a greater amount of comparison floorspace than the current largest centre (Mahon), which will not grow significantly over the period of the strategy.

On the northside there is scope for consolidation of Blackpool as well as additional provision in the north east through upgrading Ballyvolane to a district centre and in the north west of the city, either through upgrading an existing neighbourhood centre~~s~~ or development of a new District Centre~~s~~. On the south side there is scope for expansion of comparison retailing in Douglas and an opportunity for remodelling and expansion of Wilton District Centre, so that they evolve into mixed- use centres with high quality design..

Cork Suburbs – Neighbourhood Centres

Neighbourhood centres generally serve smaller, more localised communities in the Cork Suburbs, where many of the inhabitants are able to access their daily needs within easy reach of their homes, preferably within walking distance. These include the various suburbs of Cork; namely Bishopstown, Togher on the southside and Ballyvolane and Hollyhill on the northside. The concept of neighbourhood retail centres is fundamental to the principle of sustainable development, where the provision of retail facilities are provided in tandem with the location of educational, commercial, recreational facilities within easy reach of the local inhabitants. In this retail sector, there is greater emphasis on food and convenience goods and these centres are typically anchored by a convenience shop, often a supermarket, but also usually include a limited range of comparison shops, service outlets, and possibly retail offices (e.g.: banks) to serve a local need.

Whilst the more significant neighbourhood centres are specifically identified in the Cork Retail Centres Hierarchy (see Table 1), additional neighbourhood centres may be identified where areas are being planned for significant additional population growth. These should be identified in the relevant development and local area plans.

Policy RS 4 Strategic Role of Suburban Neighbourhood Centres

To acknowledge the importance of suburban neighbourhood centres in meeting local needs primarily for convenience shopping but also for a limited range of comparison goods.

To identify, in the relevant development and local area plans, neighbourhood centres in areas where significant additional population growth will take place

Metropolitan Towns

Of the Metropolitan towns, Midleton, Blarney, Ballincollig and Carrigaline should be expanded. Midleton and Blarney are located on the suburban rail project and so are focal points for new higher density housing and employment development. Therefore, there will need to be further retail development in these towns to provide for the needs of new residents and workers. Midelton has a specific role in serving a wider catchment area and there are ambitious projects being considered in and around the central area that should be promoted. In Blarney, whilst recognizing the tourism retail potential of the town, there will be an extension to the town at Stoneview, which will have an additional retail centre. Ballincollig and Carrigaline are large towns which have expanded significantly in recent years and there are further opportunities for growth in both.

Near to Blarney will be the planned new settlement of Monard. New retail development should be provided here of a scale appropriate to the population; initially a large neighbourhood centre and if the full compliment of 5,000 dwellings are constructed, a small district centre could emerge in time.

Carrigtwohill is also located on the suburban rail corridor and is already a focus for retail warehousing. New "town centre" retailing will also be required when the planned large housing and employment developments go ahead, to cater for the expanded population.

Cobh is a town with tourism potential but is also a major centre of population in the metropolitan area and requires development of adequate convenience and comparison shopping. It has a tightly constrained town centre that can accommodate an additional element of comparison retail aimed at tourism. Passage West is a long established small centre that has had no significant retail development in recent years. The old dockyards present a potential redevelopment area. Glanmire has a suburban neighbourhood centre that can be expanded incrementally, in line with population needs.

Policy RS 5 Strategic Role of Metropolitan Centres

To acknowledge the importance of the Metropolitan Towns in providing a wide range of both convenience and comparison shopping in locations close to significant centres of population.

Ring towns

The Ring towns have relatively greater independence from the City Centre, and serve well-defined catchments and it is important that they maintain their attractiveness as self-sufficient towns by developing the range and quality of retail development in their town centres. These towns will be encouraged to improve their town centre retail functions, within the capacity of their respective catchments, with emphasis upon central retail expansion as a priority.

Mallow is one of the largest retail centres in the County and it has a sub-regional significance as an urban centre (hub) in the National Spatial Strategy but it is also a key centre for retail development in North Cork. There has been significant retail development taking place in Mallow and it is anticipated that this will continue. Mallow is an attractive town for retailers and there are now more retailers that were not previously represented. A Special Local Area Plan has been produced which identifies opportunity sites for growth. Retail development should provide large floor plates to attract more premium occupiers.

Youghal and Macroom serve well defined catchments. These towns should improve their town centre retail function by increasing the range and quantum of retail floorspace. There are opportunities in both towns to provide new comparison and retail warehouse development.

In Fermoy and Bandon there are also some opportunities for new retail development. Both towns are in need of regeneration to make them more attractive shopping destinations.

Kinsale is a significant tourist town for the county with several comparison and convenience developments. Future retail development would be to satisfy any growth in the tourism retail markets and to satisfy the requirements of the residents and visitors to the town.

Policy RS6 Strategic Role of Ring Town Centres

To acknowledge the importance of the ring towns in providing a wide range of both convenience and comparison shopping in locations close to significant centres of population and rural hinterlands.

To recognise the need to encourage the future expansion of ring town centres in line with anticipated future population growth and the need for regeneration of town centres in certain ring towns.

County Towns

The largely self sufficient county towns of North and West Cork are also designated as town centres in the retail hierarchy. They are located further away from the influence of Cork City and its metropolitan area, often have well defined catchments and are centres for convenience and comparison retail development often serving extensive rural areas. Although the rate of population growth for these towns is generally lower, they are the principal locations for both convenience and comparison retail development in the rural areas of the County.

In the retail hierarchy the County Towns of Charleville, Mitchelstown, located along the proposed Atlantic Gateway Corridor, have been designated with the role of expansion towns, which require headroom for expansion if they are to continue to cater for the needs of their catchment area. These are towns that can accommodate more growth than would be expected for such a centre in rural County Cork, but without growth, could suffer from severe leakage to other towns outside the county.

Clonakilty has been designated an integrated employment centre, which will require significant expansion to become the prime retail centre for West Cork. Skibbereen, Kanturk and Bantry are towns that need expanded retail capacity to overcome potential isolation from higher order markets and a tendency to leakage to other competitive centres. Bantry is a small urban centre serving a large rural hinterland, with marine related industry and services and tourism functions, with an attractive setting and town centre. There are potential town centre redevelopment opportunities, subject to land assembly.

Millstreet, Newmarket, Dunmanway, Castletownbere and Schull are small towns that will continue to operate as local service centres, with small scale redevelopment and public realm improvements where appropriate. Although these towns will experience lower population growth than other areas of the County they should be the principal locations for both convenience and comparison retail development in the rural areas of the County.

Policy RS7 Strategic Role of County Town Centres

To acknowledge the importance of the county towns in providing a wide range of both convenience and comparison shopping in locations close to centres of population and larger, more remote rural hinterlands.

Local retail centres

These retail centres serve immediate local needs only and provide primarily convenience goods within residential, commercial or mixed-use areas or in village communities. The amount of floor-space provided is small in size and it may be appropriate to group a small number of local shops together to create more sustainable development forms. They may also form the focus of smaller villages where they could serve a rural catchment area.

The planning authorities may identify local shopping locations when preparing development plans and local area plans but retail development at this scale may, if appropriate, take place as an ancillary element of proposals that are predominantly for other uses (e.g. housing, industry etc.).There is need for planning authorities to improve village design in the smaller rural retail centres.

Policy RS 8 Strategic Role of Local Retail Centres
To acknowledge the importance of local or 'corner' shops in suburban locations in meeting local shopping needs.
To encourage the improvement to the designs of local retail centres in rural villages, including the provision of facilities in the public realm.

CORE RETAIL AREA BOUNDARIES

It is important to identify these core areas so that an appropriate framework of objectives can regulate new development so that it occurs at the correct scale and in the right locations. These City/Town and District Centres will form the primary focus and preferred location for new retail development and they are defined in development and local area plans.

The core areas are usually based around a compact retail core, incorporating a range of other activities, and they rely on high levels of accessibility, particularly for public transport, cyclists, and pedestrians. Centres will provide a range of uses appropriate to their scale and function.

In all these centres it is important to develop and maintain a compact core where retail and commercial uses are close enough to each other to benefit from each other's pedestrian flows and to maintain their role, new development must enhance their attractiveness and safety for pedestrians and reinforce the diversity of uses throughout the day and evening.

As far as possible, new development will be sited within these core areas/centres. Where it is not possible to provide the form and scale of development that is required on a site within the core area/centre then consideration of the development proposals will be determined through the provisions of the Retail Planning Guidelines and the relevant development plan or local area plans.

Policy RS 9 Core Retail Area Boundaries
Core retail areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.
Consideration of any new retail development outside of the core retail areas will be guided by the provisions of the Retail Planning Guidelines and the relevant Development Plan/Local area Plans.

THE NEED FOR ADDITIONAL RETAIL FLOOR SPACE

In this strategy, the quantity of additional floor- space required by the market to the year 2020 is based on the findings of The *Cork Strategic Retail Study.* The quantum of new retail development is based on meeting the needs of the revised population targets for 2020 provided by the SWRA/DoEHLG to meet the objectives of the NSS National Spatial Strategy for 2020.

The CSRS 2008 made forecasts of additional floorspace and this is summarised in Table 2 (Convenience and Comparison Shopping) below.

Table 2: Additional Retail Floorspace (Convenience and Comparison Shopping) 2006 – 2020 (net square meters)

Location	Convenience Shopping	Comparison Shopping	Total
Cork City Centre	12,040	77,610	116,280
Suburbs of Cork		26,630	
Metropolitan Cork Towns	27,440	22,130	49,570
Ring Towns	5,590	19,200	24,790
County Towns	5,860	20,500	26,360
Retail Warehousing			93,610
TOTAL (Net Square Metres)	**50,930**	**166,070**	**310,610**

Notes: (1) These guidelines are rounded to the nearest 10 square metres
(2) The areas shown for convenience goods are an average of the large format and medium sized supermarket format scenarios
(3) Figures for the City centre include Docklands

Up to 2013, committed convenience and comparison goods development roughly matches projected expenditure growth, although there is a clear short term need to bring forward more foodstore development in the Outer Metropolitan Area. However, given the long lead time for retail development, particularly town centre or edge-of-centre development, it is important to plan now for development which will be built and occupied in 2013 or shortly afterwards.

The quantities of additional floorspace identified in Table 2 are, generally, to be interpreted as guideline targets. In particular, the guideline targets for the ring towns and county towns are approximate estimate based on anticipated share of the expenditure on comparison goods by 2020. Provision will be made in the relevant Development Plans and Local Area Plans for the towns to secure new floorspace broadly in line with this table. ~~The quantum of retail floor space required in each town will need to be guided by the relevant local area plans~~.

It will be necessary to monitor and if appropriate adjust these figures over the fourteen-year period to which they apply to reflect the changes that may occur in Cork City, Cork County and in the retail market. However, in order to encourage the scale of development required, particularly in the city centre and in the metropolitan town centres, there will be a presumption against growth of the suburban district centres above the level set in Table 2. Furthermore the 40/60 northside/southside split in the provision of comparison shopping development in the Suburbs of Cork outlined above will be maintained.

New convenience space should be located to correspond with areas where population increase is occurring. In the towns, new convenience floorspace should be located as close as possible to the town centre. In the city suburbs it should be integrated with other retailing and local services in District, Neighbourhood and Local Centres. In the city the 12,000 net square metres of convenience space (see Table 2) should be distributed according to current and future population levels and expenditure patterns, taking into account the objective of redressing the northside/ southside imbalance. Discount stores offer a limited range of products in stores with an average size of 1300 sq m. and they are usually located within or on the edge of town or district centres. As they mainly trade in convenience goods they are included in the convenience allocation in Table 2.

Policy RS 10 Additional Retail Floor space

To provide for the distribution of new retail floorspace as outlined in Table 2 above.

To ensure that there will be rebalancing of comparison shopping development in the city suburbs in accordance with the 40/60 northside/southside split proposed and in accordance with Policy RS 3 and the targets in Table 2.

Policy RS 11 Location and Scale of Additional Retail Floorspace
To acknowledge Cork City Centre as the primary retail centre in the County and the focus for comparison retail development.
Within the Cork City Suburbs, the available floor-space should be distributed around the district centres, in order to avoid an imbalance of provision, (as set out in Policy RS 3 in relation to comparison shopping.)
Within the Metropolitan Cork Towns, the available floor-space should be distributed among the main centres as identified in the Retail Hierarchy (Table 1) and broadly in line with the guidance provided in Table 2. ~~at Ballincollig, Midleton and Carrigaline, whilst also allowing for new floorspace at the principal neighbourhood centres, in order to avoid an imbalance of provision.~~
To encourage an appropriate range ~~mix~~ of convenience and comparison shopping in the Ring Towns and County Towns outside Metropolitan Cork, through appropriate objectives in development/local plans.

Retail Warehouses and Retail Parks

Retail warehouses are large stores specialising in the sale of household goods and bulky items catering mainly for car-borne customers. Under the Retail Planning Guidelines they can be a maximum size of 6,000 sq metres (gross), including garden centre, 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. The range of goods sold shall 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. Car showrooms can also be accommodated in retail parks.

Acceptable uses also include the sale of computers, toys and sports goods, subject to the following restrictions :

- The size of store selling computers, toys and sports goods shall 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.
- Sports stores shall be limited to the sale of bulky goods only, such as golfing equipment or gym equipment. The sale of footwear and clothing is limited to 15% of floor or wall space.
- In order to ensure that retail warehouse developments and retail parks incorporate a high proportion of bulky goods it is appropriate to limit the proportion of total space within a retail warehouse development or retail park which is devoted to the sale of computers, toys and sports goods. It is therefore, proposed that no more than 20% of the floor-space of a warehousing development or Retail Park be devoted to the sale of computers, toys or sports goods.

While the uses listed above are 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.

Retail parks involve the development of three, or more, retail warehouses, together comprising 8,000 to 15,000 ~~12,000 – 14,000~~ square metres, around a shared car park. They can be anchored a by a single unit of up to 6,000 square metres (including garden centre). There can be benefits in grouping retail warehouses selling bulky goods on planned retail parks so that number of trips by car are minimised and outside the town centre so that there is relief from additional traffic within a congested town centre. The Retail Planning

Guidelines suggest that retail parks of 8,000-15,000 are less likely to negatively impact on town/city centres than a larger park. The guideline for retail parks in the Metropolitan Cork area therefore is that they should they should be within this range. The size of retail warehouse provision in the ring and county towns will generally be smaller than those in Metropolitan Cork due to the population size.

Particularly outside the City and its suburbs, there is concern that poorly planned retail warehouses could seriously undermine the, sometimes, fragile comparison shopping element in many town centres. Where the range of goods sold from retail warehouse parks extends to the type of non-bulky durables which are normally retailed from town centres then there is much more potential for an adverse impact on a nearby town centre. Yet properly planned, retail warehouses can add to the overall shopping attraction of any place.

In this strategy the preferred location for all new retail development is within the core shopping areas of the city, town and district centres. However, in general, retail warehouses do not fit easily into city and town centres, given their size requirements and the need for good car parking facilities and ease of servicing. There may, however, be suitable locations for retail warehouses or parks at the edge of town or district centres.

It is proposed that new retail warehouse space be allocated on the basis of 20% city suburbs, 50% metropolitan towns, 30% ring and county towns.

Within the suburbs of Cork, an allocation of 18,690 square metres of new retail warehouse floor-space is proposed. The Planning Authorities will seek to secure a reasonably even distribution of retail warehouse floor-space around the City and suburbs so that there is good accessibility for all residents. In order to secure this even spread of floor-space, locations in or close to District Centres as well as a limited amount of development on appropriate edge of City Centre sites are considered appropriate locations for additional retail warehousing developments

In the Metropolitan Cork towns, an allocation of 46,720 square metres of new retail warehouse floor-space is proposed. 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, an allocation of 28,030 square metres of new retail warehouse floor-space are proposed. In these locations, self-standing individual retail warehouse units could be more easily assimilated as part of town centre or edge of centre development.

Not only must applications for development demonstrate that they will not impact on existing centres, they should also show that, taking into account the location of the proposed development, they will add to the centres overall attractiveness for shopping. 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.

Policy RS 12 Retail Warehousing and Retail Parks

The Planning Authorities will make provision in development plans for new retail warehouse development in general accordance with the scale of provision indicated above.

The preferred location for retail warehousing is in or near the edge of town or district centres, or other sustainable locations in accordance with the sequential test. In Metropolitan Cork it should be in the Metropolitan Towns, to coincide with areas of population growth.

It is an objective that the range of goods sold in retail warehouses be restricted to the sale of bulky household items including: carpets, furniture, automotive products, 'white' electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment. Car showrooms can also be accommodated in retail parks.

Acceptable uses may also include limited sale of computers, toys and sports goods, subject to

- The size of store selling computers, toys and sports goods shall be restricted to 2,000 sq. m. gross

- Sports stores shall be limited to the sale of bulky goods only such as golfing or gym equipment. The sale of sports footwear and clothing is limited to 15% of floor or wall space.
- The total floorspace devoted to the sale of computers, toys or sports goods shall be limited to not more than 20% of the total floorspace in individual retail parks.

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

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.

In addition, proposals should normally show that they are or are planned to be accessible by public transport, and that there is sufficient capacity in the road network to accommodate the development.

ASSESSING NEW RETAIL DEVELOPMENT

The *Retail Planning Guidelines* set out general principles for assessing new retail proposals. The planning authorities will implement these through the inclusion of appropriate objectives in their development plans.

The local authorities have agreed that the preferred location for retail development is within existing centres. The general scale and nature of retail development that is appropriate to such centres in Cork is set out in this strategy.

Policy RS 13 Assessment of Retail Development Proposals

The planning authorities will implement the provisions for the Retail Planning Guidelines through the inclusion of appropriate objectives in their development plans.

The local authorities have agreed that the preferred location for retail development is within either a city centre, a suburban district centre, town centre or designated neighbourhood or local centre.

MONITORING AND REVIEW OF STRATEGY

The Retail Planning Guidelines advise the relevant planning authorities to regularly monitor trends in their area and update retail policies if appropriate. A monitoring system will be put in place by the city and county authorities to ensure that any necessary adjustments in policy can be made. The quantum of new retail development is based on the revised population targets set in 2007 by the South West Regional Authority, to further implementation of the National Spatial Strategy. The retail strategy will be monitored annually and if necessary reviewed to take account of a slowdown in the economy resulting in lower than expected in-migration and consequent lower growth in consumer expenditure.