

# IRELAND'S LARGEST REGENERATION PROJECT TO DOCK IN CORK

*Cork City Council, in partnership with the Land Development Agency, aims to unlock the potential of Cork City Docklands over the next two decades, in which Ireland's largest regeneration project will roll out the development of thousands of homes and the creation of a new urban centre for international investment into the city.*

The partnership between Cork City Council and the Land Development Agency in setting up the new Delivery Office for Cork City Docklands will seek to promote a regeneration project of international scale and significance in Cork City.

Over 146ha of land will be developed over a 20-year period as part of Ireland's largest regeneration project, to accommodate a population of c.25,000 and a workforce of c.29,000 along with a student population of c.3,700.

Funded by project partners LDA and Cork City Council, who are now seeking substantial funding from Government under the Urban Regeneration and Development Fund (URDF), the Delivery Office will work to unlock the regeneration of the Cork City Docklands. It will be tasked with creating partnerships and removing obstacles to development, and co-ordinating stakeholder engagement and consultation.



Construction at Penrose Quay in Cork City.



**Before and after the development of the Cork City Docklands regeneration**

It is intended that the office build an internationally recognised brand for the Cork City Docklands, which will act as a magnet for major inward investment projects, similar to the IFSC in Dublin, and across Europe, such as Hammarby in Stockholm, Aarhus in Denmark, and HafenCity in Germany.

**PROJECTS UNDER EXAMINATION**

Among the projects which are being examined by the partnership are developments at Marina Park, further embracing the River Lee as an amenity,

and the improvement of transport with the development of a transport hub at Kent Station.

A priority will be given to sustainable and active transport along with a mix of amenity and transport infrastructure. The developments will include homes, schools, medical and social services, sports and recreation facilities, office space, pubs, bars, restaurants, hotels retail and two new bridges for the city.

Sustainable development and access to public transport links will be at the heart of the project. The Delivery Office

will be guided by a steering group led by the CEOs of Cork City Council and the LDA and will involve a range of state bodies and local stakeholders.

The LDA and Cork City Council will begin the search for a Programme Manager immediately, to lead the Cork Docklands Delivery Office. The Docklands area is already seeing extensive development; 82,475 sqm of office development is in construction or completed with over 12,000 sqm in the planning process. Over 1,600 residential units are currently in the planning process in the area; 136 hotel rooms are constructed or in construction with 265 rooms seeking planning.

**AMBITIOUS FIVE-YEAR STRATEGY**

In the first 12 months of operation, it is intended that the new Docklands Delivery Office will review all existing plans, meet key landowners and stakeholders and develop a deliverable but ambitious five-year strategy for the Docklands. The plan will also identify early deliverables to build momentum.



**“Cork City Council and the LDA will bring many partners together for the benefit of the city. The scale of ambition will leverage new opportunities for Cork” - An Taoiseach Micheál Martin**



**An Taoiseach, Micheál Martin said that the redevelopment of the Cork City Docklands will be a project of international significance.**

Cllr Joe Kavanagh, Lord Mayor of Cork, described the development as “a major step forward” in unlocking the potential of Cork City Docklands. “This new partnership and Delivery Office, which will be fully resourced, will build momentum and bolster the environment in which development can take place.

“Cork City Docklands will be a nationally and internationally renowned

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project. The city is poised to be a key driver of Ireland’s economic growth to 2040. In the National Planning Framework, the Government set a range of targets for Cork to ensure that it can deliver this ambition.

“The population of Cork City is targeted to grow by 50% by 2040. This will strengthen Cork as a city of scale, whose citizens can enjoy the benefit of significant economic expansion.”

An Taoiseach, Micheál Martin TD, said: “The redevelopment of the Cork City Docklands will be a project of international significance. This Delivery Office offers an opportunity to create a magnet for investment into Cork City. It will further establish Cork’s position as a major city and the initiative underlines this Government’s commitment to balanced regional development.

“The establishment of strong regional cities is a key aim of the National Planning Framework and will help create opportunities for people across the island. By creating this new office, I am confident that Cork City Council and the Land Development Agency will bring many partners together for the benefit of the city. The scale of ambition which is being shown will drive investment and leverage new opportunities for Cork.”

**KEY ENABLER FOR REGENERATION**

According to the Minister for Housing, Local Government & Heritage, Darragh O’Brien TD, the establishment of this new Delivery Office is an important enabler for the regeneration of Cork’s Docklands.

“The Land Development Agency’s

partnership with Cork City Council is an exemplar of how the LDA and local authorities can deliver projects which will make a real difference to our cities and our people. This project will deliver much-needed affordable accommodation in Cork City in addition to office accommodation and other services,” he noted.

Ann Doherty, Chief Executive of Cork City Council, said Cork Docklands represents the most exciting urban regeneration site in Ireland and Europe and is a key component of the development strategy for Cork City.

“This is another milestone in our vision to develop Cork City Docklands as one of the best places in Europe to live and work. Cork City Council and the LDA will work in partnership with

government departments, state agencies, local representative organisations and community and voluntary groups to achieve the exciting development objectives for Cork Docklands.”

From the Land Development Agency’s perspective, Chief Executive John Coleman said their mission is to work with local authorities and others to facilitate the development of housing and urban regeneration projects.

**POTENTIAL OF STATE-OWNED LANDS**

“Across the country, we are working with local authorities to unlock the potential of state-owned lands and other strategic sites to increase the supply of affordable housing in Ireland.

“We’re confident that the team, which will be put in place, will write a new chapter in the history of this city. It is rare to have such an opportunity in a modern city to create an attractive live-work proposition on this scale.

“The initiative is a major demonstration of the LDA’s commitment to advancing the scale and development of Cork in collaboration with our valued partners at Cork City Council.”

The Land Development Agency (LDA) was created in September 2018 to open up state-owned land for development. The Government has committed to capitalising it with €1.25bn following enactment of its grounding legislation. The LDA is currently active on sites that will deliver around 4,000 homes and is also currently developing a planning application for the St Kevin’s Hospital site in Cork City.

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