

## **Mayor & Members,**

I refer to the following Notice of Motion from Cllr. Seamus McGrath on the Agenda for the Council meeting on the 28th of September:-

*" To request a written report from the CEO outlining a full update on plans for the Cork Science and Innovation Park. "*

### **Report**

Members will be aware that the Council has been engaged together with other stakeholders in the development of the CSAIP since 2009. Part of the site, amounting to 46 Ha., had been previously been zoned for similar uses under the 2003 County Development Plan and the subsequent 2005 LAP.

A masterplan for the current 100 Ha. site was adopted by Council in 2011 setting out the objectives which would be applied to the park's development. The plan reflects the designations contained in the two LAP's covering the site.

A governance structure, reflecting the intentions of the former Advisory Board, has now been agreed between UCC, CIT and the Council in relation to a new company which will promote the park. All landowners will be invited to become members of the company. Final legal documentation is now under preparation. Preparatory work in relation to web site and communications documentation has also been completed.

Considerable work has also been completed in relation to the provision of the necessary infrastructure which the park will require. Planning for the access roadway through the site together with the necessary upgrade works at the Curraheen interchange have been addressed through the confirmation of the project EIS by An Bord Pleanala in December 2014. In addition, the Council have confirmed the CPO for the necessary lands which were required for the construction of the roadway.

The priority road works which will be necessary prior to the construction of new buildings on site comprise an upgrade to the Curraheen road overpass and the initial portion of the site access road.

There is sufficient capacity in the water services infrastructure to accommodate the immediate demands which may arise from current and imminent applications on the site.

In October 2014, the Council refused an application submitted by Soltaz Ltd. in relation to a major 17,000 m<sup>2</sup> development on the site of the old Cork City FC stadium. The refusal arose out of concerns voiced by the NRA in relation to mobility management. However, following discussion with the applicant and the facilitation of the applicant through access to modelling facilities, these difficulties were resolved to our satisfaction. A submission to An Bord Pleanala was made to this effect. On September 24<sup>th</sup>. last, the bord issued its decision which was to refusal permission for the development. The singular reason for refusal related to the quantum of floor space proposed in comparison to the phase 1 limit which was contained in the site masterplan and clarity in relation to the exact uses of that floor space.

It is expected that UCC will make an application to the Council for permission for a 4,000m<sup>2</sup> building on their lands within the park within the next two weeks. UCC, CIT and the Council have previously committed to financially supporting the first building which will also require additional external financing.

A business plan for the park was previously prepared in 2013 and the Council have recently commissioned PWC to undertake an update of this plan. This work will be completed before the end of the year.

Declan Daly  
Divisional Manager  
24/9/2015