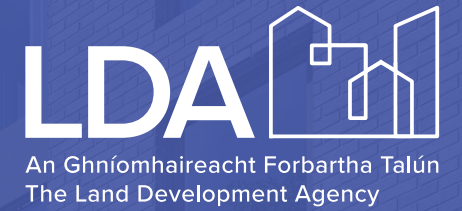


LDA Wilton

CONSULTATION & STAKEHOLDER ENGAGEMENT REPORT



January 2025

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All images throughout are illustrative or for indicative purposes from exemplar projects.

Introduction

This report provides an overview of stakeholder feedback received on the LDA Wilton project from initial engagement and design, through to the public consultation period, which was held during December 2024 - January 2025. The consultation activities comprised a series of meetings and workshops. Submissions were also received via email.

Key Facts


350
New Homes



Creche
To be provided


Emphasis on Sustainability & Biodiversity


Creation of new public open space in mature parkland setting


Improved connectivity via cycle and pedestrian paths through the site


New
Affordable Purchase and Cost Rental Homes


Careful consultation and co-ordination with existing residents & community

Site Context

The site, which is an undeveloped greenfield site, formerly part of the ESB Networks DAC office at Farrandahadore More, on the Sarsfield Road, Wilton in Cork City. The site is located south of Wilton Shopping Centre car park and the Society of Missions of Africa (SMA) Wilton Parish Centre. It is accessed from Sarsfield Road to the east. The site is situated in a primarily residential and commercial area. Sarsfield Road (R641) runs along the eastern boundary of the site. Cardinal Court residential estate borders it to the west, and the ESB Networks complex lies to the south. Further to the south is the Cork South Ring Road (N40) and the Sarsfield Road Roundabout. Approximately 450 meters to the northeast is the Wilton Road Roundabout, providing access to Cork University Hospital (CUH).

The vision for this site sees the provision of affordable and social housing to meet both local and regional demand, as per the LDA mandate. It will deliver a social return by creating stable housing capacity that supports sustainable, inclusive, and vibrant communities.

Purpose of Public Consultation and Stakeholder Engagement



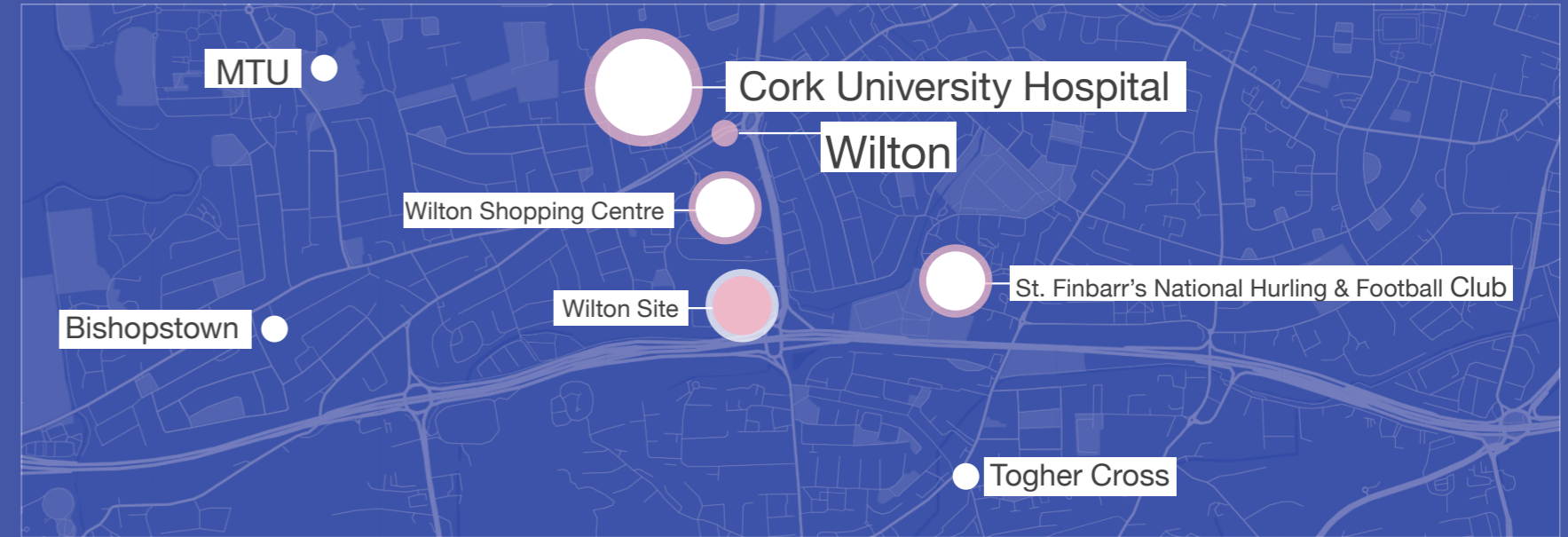
In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to Community and Stakeholder Engagement, starting from the earliest stages in the pipeline, pre-planning and design process, through to planning, construction and eventual occupation of a residential scheme.

The LDA supports appropriate and proportionate engagement processes and provides opportunities to hear the views of communities at key stages. The LDA believes that adopting this approach supports improved design and planning outcomes, and ultimately the delivery of sustainable, inclusive developments that are well integrated with existing communities.

The views of stakeholders can be varied and diverse – the LDA is committed to balancing common concerns and reflecting the wider public interest in a manner consistent with the goal to build sustainable, affordable housing developments. The Agency adopts a tailored, project specific approach to each community and stakeholder engagement process it undertakes. The scale, scope and methods applied to undertake non-statutory engagement varies according to specific requirements and conditions.

Communication Methods

A design team, led by Reddy's Architecture & Urbanism Architects, was appointed to the project to produce a draft plan for the lands. A Consultation & Stakeholder Engagement Plan was developed in 2024 and statutory pre-application meetings between the LDA and Cork City Council took place. A full public launch and consultation was undertaken in December 2024 - January 2025, which included the establishment of a dedicated LDA web page email address and phone line along with a drop-in consultation clinic in Wilton on December 3rd 2024.



Get Involved



Email us at
wilton@lda.ie



Write to us at
The Land Development Agency
Ashford House, Tara St, Dublin 2, D02 VX67



Call us at
+353 1 910 3400



Visit the website www.lda.ie/projects/wilton

Public Consultation & Engagement Results:

Approximately 50 people engaged (in person) with the consultation process and the drop-in clinic was well received. Others submitted their views, concerns, and suggestions via email and phone. Overall, there was strong support for homes, and a general interest in how the development would integrate with the neighbouring area, particularly the Society of Missions in Africa (SMA) community centre. Feedback from the consultation process is set out under the following themes:

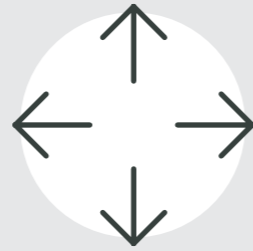


Homes

Positive support for affordable homes in the area. Interest in the type, size, quality and layout of the new homes was expressed, and queries regarding potential tenancies and purchase.

There were some concerns regarding the height of some of the proposed blocks and any potential overlooking onto adjacent lands and homes.

Submission from Gaelscoil Uí Riada welcomed the proposals and sought that homes should be weighted in favour of 2 bed roomed accommodation to assist small families.



Connections

Respondents raised concerns regarding traffic on the Sarsfield Road, and specific issues when crossing the existing cycle lane and bus lane. Staff at SMA spoke of consistent problems exiting the parish centre, and sought clarification on how increased traffic volumes from the new development would be addressed.

Some respondents expressed frustration with buses not using the bus lane, and reported bus congestion at the entrance to Wilton Shopping Centre.

Members of the SMA also queried the indicative pedestrian/cycle connections north into their site, what stage this would be opened at and impact it would have.

Residents from the local community were interested in the number of parking spaces being provided and questioned the potential for overspill parking onto their streets.

A submission from Gaelscoil Uí Riada sought study of the traffic and parking situation with a particular focus on the Cardinal Way area.



Community, Environment & Sustainability

Submission from Gaelscoil Uí Riada sought improved social amenities, to foster a sense of community, and develop an integrated holistic neighbourhood.

Concerns about the potential effect on the Glasheen River and potential flooding downstream.



Register of Attendance:



Over 30 people attended the Drop-in Clinic on Tuesday 3rd December
Gaelscoil Uí Riada School

Formal Written Submissions Received:



One submission
Gaelscoil Uí Riada

Next Steps:

We wish to thank everyone who contributed to the stakeholder engagement process and for sending in submissions, sharing their ideas, suggestions and concerns. The design team has considered all of these, reflected on the proposed plan, and engaged relevant stakeholders. We are targeting the submission of a Planning Application in Q1 of 2025



Consultation Stage

November 2024



Planning Application

Q1 2025



Tendering for Construction

Q1 2026



Construction Start

Q4 2027



First New Homes Delivered

Q1 2029



An Gníomhaireacht Forbartha Tallún
The Land Development Agency