

LDA Wilton

Draft Plan Documents



An Ghníomhaireacht Forbartha Talún
The Land Development Agency



November 2024

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LDA Wilton

Aerial view above
Cork City Centre

Foreword

The Land Development Agency (LDA) has long recognised the importance of delivering much needed affordable homes in Cork and is pleased to be expanding its footprint in the city. The acquisition of the ESB site in Wilton is hugely significant and will enable the LDA to deliver hundreds of new homes in a sought-after location.

The proposed development of 350 homes will include one and two-bed cost rental apartments across three blocks, and 16 three-bed townhouses in the west of the site. The development will support sustainable, inclusive, and vibrant communities through the provision of high-quality homes in a mature parkland setting.

We sincerely thank our partners and all those who have engaged and supported the process of exploring this great potential in Wilton from the outset.

We look forward to continuing to engage with our many stakeholders, as we enter into a full public consultation phase. Feedback from the public consultation will be carefully processed by the design team to bring forward a planning application in early 2025.



Phelim O'Neill
Head of Property
The Land Development Agency

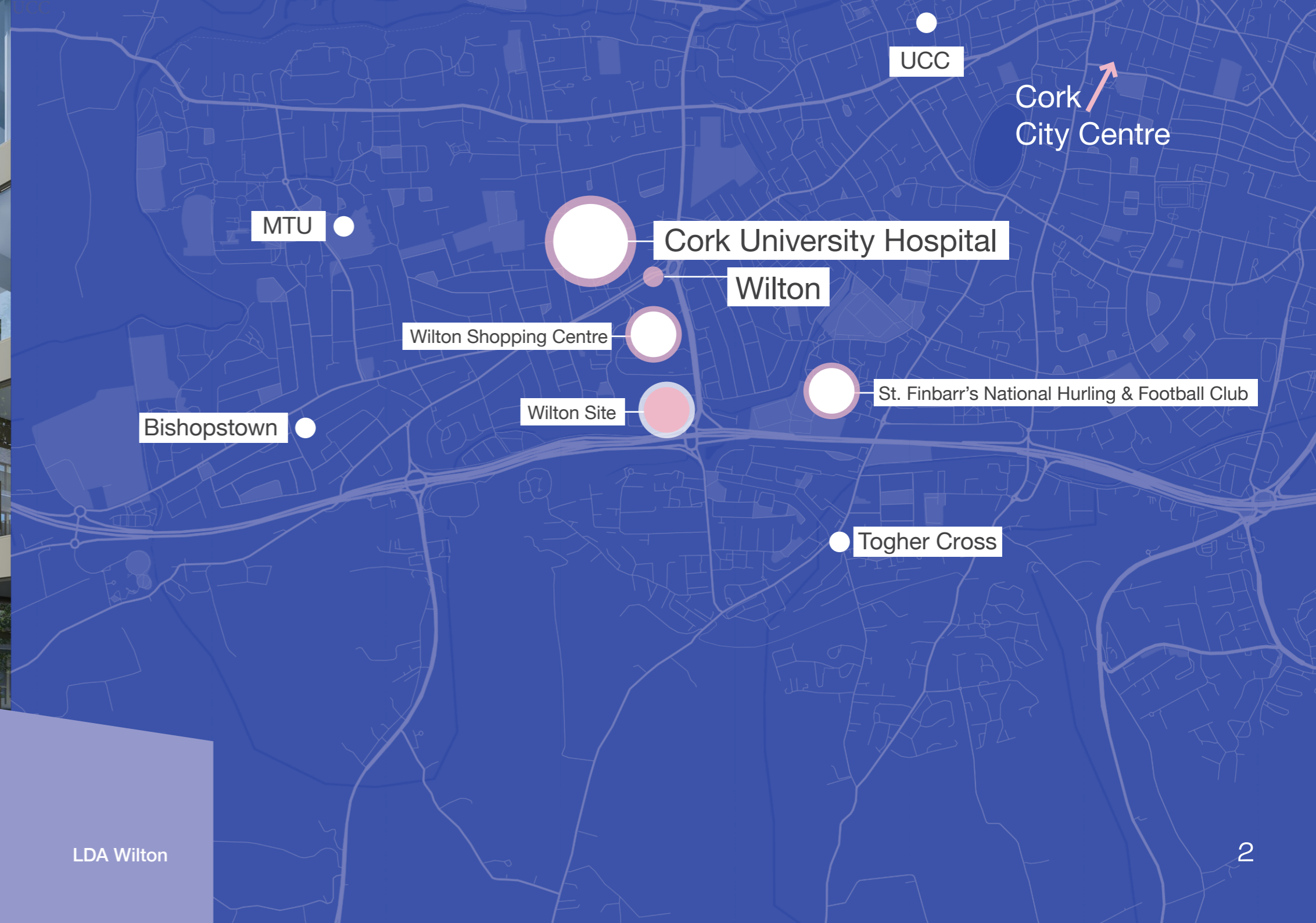
Introduction

The Land Development Agency (LDA) is a commercial, State-sponsored body that seeks to maximise the supply of affordable and social homes on public and other land, in a financially sustainable manner, supporting the creation of thriving communities and delivering ongoing positive social impact.

The LDA will improve the way the housing market functions by:

- Working with State bodies and Local Authorities to make more effective use of State and other lands, providing a stable, sustainable supply of land for housing.
 - Improving the planning system to facilitate State lands being used for housing.
 - Acquiring and developing land in a selective, targeted way that boosts housing supply.
 - Delivering rental market initiatives that provide affordable mass-market tenure.
 - Investing in research and innovation to identify new and better ways to deliver new homes.
- Providing high-level expertise underpinned by robust governance.

Further details: www.lda.ie



LDA Wilton

Key Facts



350
New
Homes



Creche
To be
provided



New
Affordable Purchase
and Cost Rental Homes



Emphasis on
Sustainability
& Biodiversity



Improved connectivity via
cycle and pedestrian paths
through the site



Creation of new public
open space in mature
parkland setting



Careful consultation and
co-ordination with existing
residents & community



LDA Wilton, Sarsfield Road, Cork

The site is a largely undeveloped greenfield site, and forms 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 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).



Site History

The site originally formed part of the grounds of St Joseph's College, a former country house-built c.1820 which was purchased by the Society of African Missions (SMA) in 1888. The SMA used the house and lands as an "Apostolic school" for 70 years when it became a residence for SMA priests and students.

The subject site has never been developed, and its trees and grassland have been retained. Wilton is a well-established suburban neighbourhood of Cork City, and the subject site is c. 3.1km from the City Centre. Approximately 500 meters north of the site is Cork University Hospital (CUH) Campus, including Cork University Maternity Hospital.

There are several housing estates within close proximity of the site, which largely consist of 3 and 4-bed houses. There are various amenities and essential services nearby such as St. Finbarr's Hurling and Football Club, Clashduv Park, Bishopstown, and Doughcloyne Industrial Estate.

Surrounding Context and Constraints

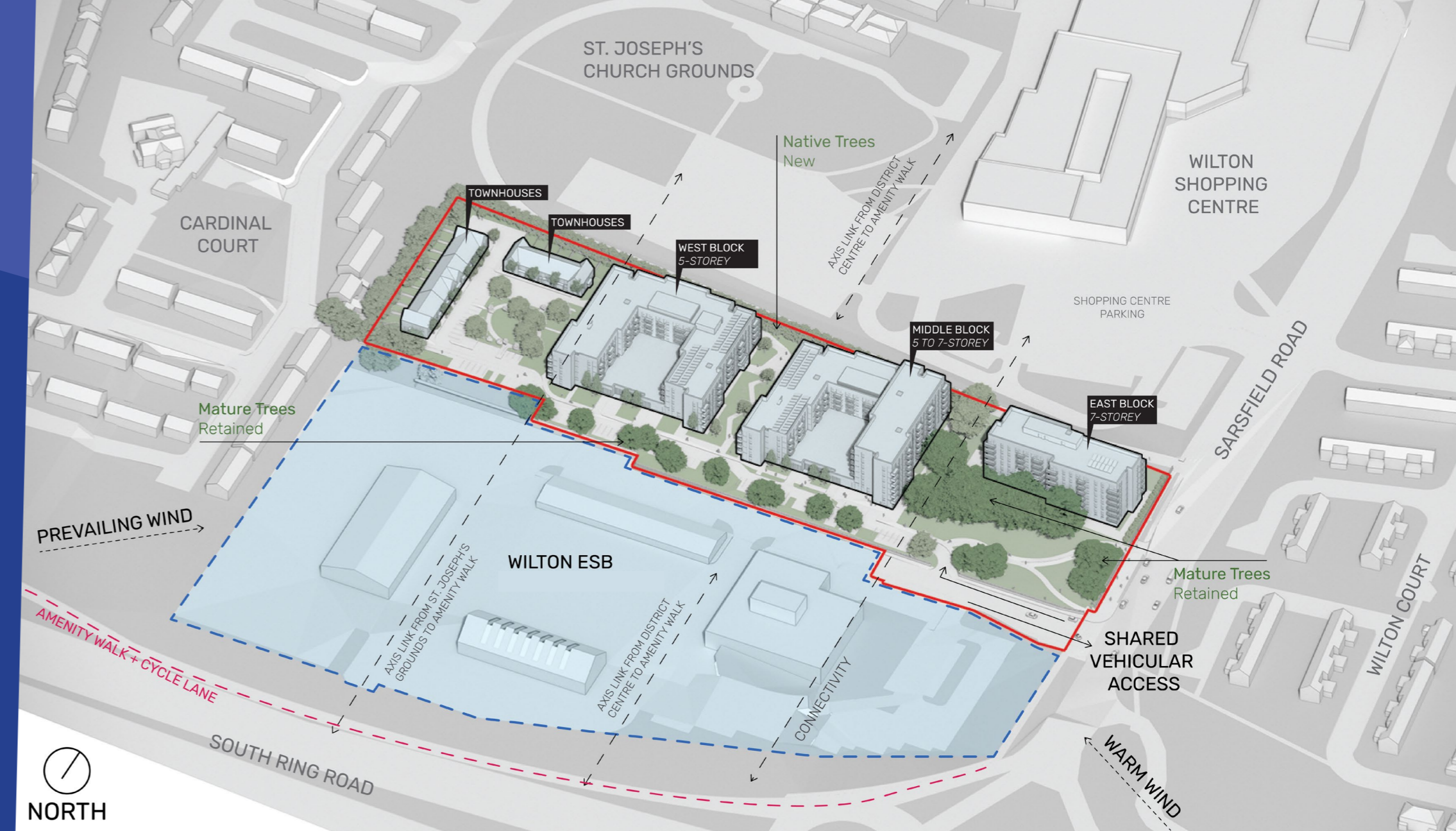
The site offers substantial development potential. However, there are some constraints that need thorough consideration and impact the development potential of the lands in the following ways:

Western Boundary Constraints

Two storey houses are proposed in the west of the site, in order to minimise impact on the existing houses in Cardinal Court.

Eastern Boundary Constraints

The eastern apartment block is designed in such a way that it preserves the high quality mature trees in this part of the site, and accommodates the provision of a new public open space. The eastern block will also be established as a new landmark building for those arriving into Wilton from the south.



Main Proposed Design



The vision for this site is to provide affordable and social housing that meets both local and regional demand, as per the LDA mandate. It will deliver a social return, a renewal of communities, and a stable housing capacity that supports sustainable, inclusive, and vibrant communities.

This development vision provides for high-quality homes, within a mature parkland setting, supporting tree retention and general biodiversity enhancement. Considerations for the site development will include appropriate massing, private and public residential amenity, pedestrian and cycle connectivity, and landscaped public open spaces.

The proposed scheme consists of a series of apartment buildings and townhouses, running east to west across the site. The apartment blocks are facing south so that the scheme can take advantage of the southerly aspect. The buildings are located to ensure the maximum retention of mature and specimen trees, and the provision of high-quality public realm, arranged in a series of distinct character areas.



Key spaces & Green routes

The Wilton draft plans promote connectivity and permeability:

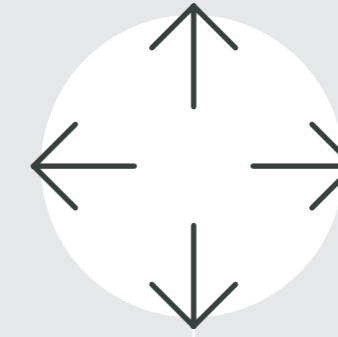
- Provide a range of private, communal, and public open spaces.
- Prioritise cycling and walking to and from the site, and within.
- Create safe new public spaces, benefitting from passive surveillance from adjacent active ground floor uses.



Key Objectives



Homes



Connections



Community & Environment



Sustainability

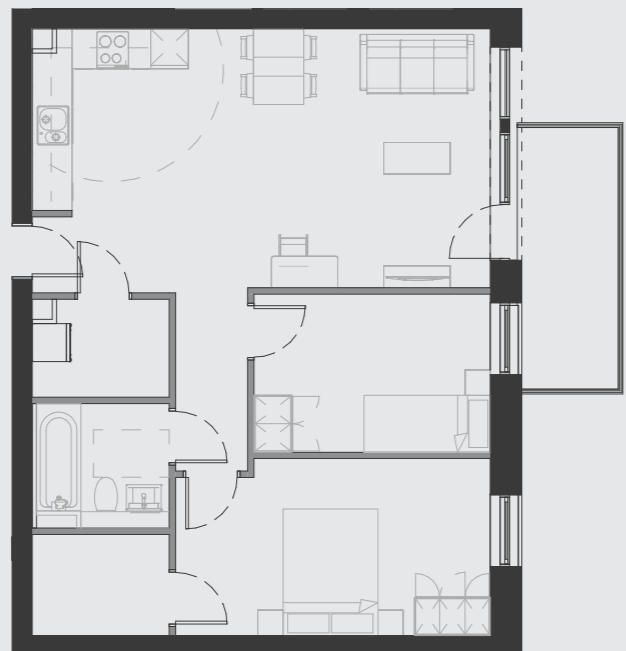


Homes

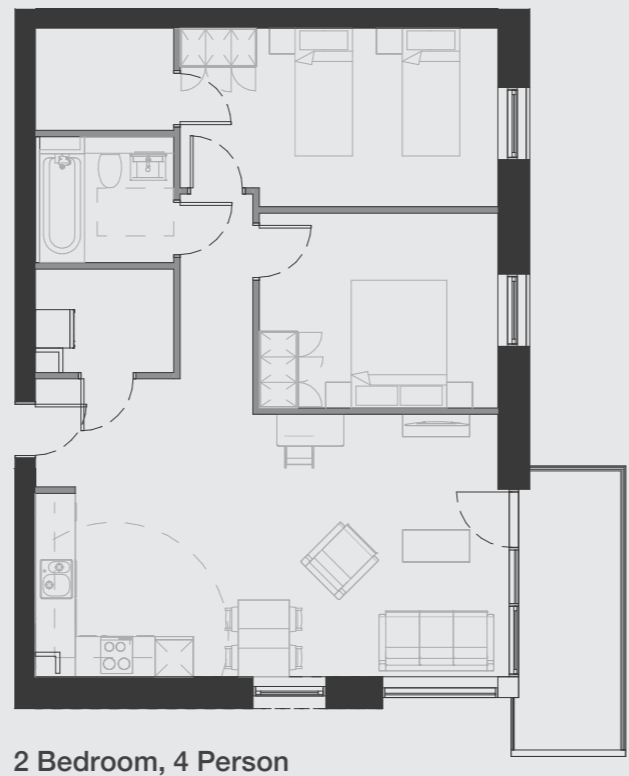
The proposal will include a mix of uses to support new and existing homes, including a crèche, landscaped public open spaces, and a green corridor. The cost rental apartments will provide long-term rental accommodation at discounted market rates and will be managed by the LDA.

This proposal consists of circa 350 homes, 334 cost rental apartments, and 16 are affordable for sale townhouses, roughly provided in the following mix:

- 44 % 1 bed apartments
- 13% 2 bed 3 person apartments
- 38% 2 bed 4 person apartments
- Minimal 3 bed – 16 no. 3 bed townhouses.

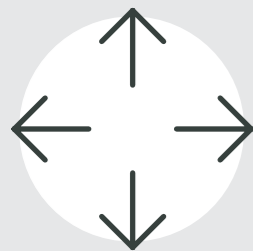


2 Bedroom, 3 Person



2 Bedroom, 4 Person





Connections

Access to the site is currently available via an existing gated access at Sarsfield Road, and from the ESB Networks facility via a signal junction with Sarsfield Road. The site is also strategically located to take advantage of core bus corridors and future cycle and light rail networks. The proposed development would make use of the existing connections and increase the connectivity by providing footpaths, cycle paths, and vehicle routes through the site.

In addition, future residents will be provided with car parking (including car sharing options), and bicycle parking. The potential for new pedestrian and cycle links to adjoining sites to the north and west will be provided.

There is a comprehensive footpath and cycle path network provided on-site that runs parallel to the southern boundary, and meanders through the landscape. The entrance into the apartment buildings is located along the sides of the buildings and access is by footpath only, through the landscape and away from the traffic in order, to provide a calm entrance sequence into the building.





Community & Environment

The entire scheme is predicated on good urban design with a large public realm component based on the location of mature trees and orientation of the buildings to maximise optimum aspect.



The site layout and landscape design are based on a hierarchy of neighbourhood character areas that are interlinked. The intention is to create a welcoming and attractive entrance to the scheme, with a “village green” opening up the site to the Sarsfield Road. This area contains a number of mature trees and the protection of these trees and their root protection zones dictated both the positioning of new buildings and the vehicular entrance off the ESB access road to the south.

A further pedestrian and cycle- only path meanders through the green, giving direct access from Sarsfield Road and potential provision for future access to adjacent sites. The crèche also fronts the Village Green with pocket parks and access to the woodland trees. This Village Green will serve as a communal space for gatherings, events, and a peaceful retreat for residents under the trees.

Environment

The open space strategy creates a series of public, communal, and private spaces with a variety of characters, providing areas for recreational use. The open space areas also contribute to biodiversity enhancement, incorporating sustainable urban drainage, and passive security.

A detailed tree survey has been carried out to establish the species, size, and condition of all existing trees on the site. The proposed scheme layout is developed with a focus on the retention of key mature and specimen trees.



New cost rental apartments set in a mature parkland.



Sustainability

The homes, will be certified under the Irish Green Building Council's Home Performance Index. This means that a range of sustainability criteria are being considered and implemented in the design and construction of the homes, which aim to ensure quality, healthy homes are built in a resource efficient manner, minimising waste and harm to the environment.

Input from an ecologist has also been integrated into the landscape design of this project. A blue and green infrastructure strategy has been developed. This includes measuring the state of biodiversity before and after the development and seeking to mitigate negative impacts and optimising improvements. Nature based solutions such as sustainable urban drainage systems will be incorporated within the streets and green spaces. These will help protect against surface water flooding and will also increase the attractiveness of new amenity spaces.

For more information about the LDA's approach to sustainability please see our Sustainable Development Strategy on our website [Sustainability - Ida](#)



Reducing Carbon



Promoting water Stewardship



Optimising Sustainable Land Use and Mobility



Enhancing Biodiversity & Climate Resilience



Promoting Circularity



Supporting the Creation of Social Value

Emerging Views

View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



Consultation & Next Steps

LDA Wilton is now launching the public consultation phase as we bring the draft plans and concept designs to the public for discussion and feedback. We will be holding a drop-in clinic and meetings with individual groups.

Our website and communication channels are all open and seeking feedback and submissions from all interested stakeholders.

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

Timeline



Consultation Stage
November 2024



Planning Application
Q1 2025



Tendering for Construction
Q1 2026



Construction Start
Q4 2027



First New Homes Delivered
Q1 2029

LDA Wilton

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