

8 no Housing Units

Cloughduv, Co. Cork

Planning Report



**Cork
County Council**
Comhairle Contae Chorcaí

Proposed Development

This report relates to a Cork County Council application to seek approval for Part 8 Planning Exemption under 'Planning and Development (Section 179A) Regulations 2023' for the construction of 8 no. housing units at Cloughduv, County Cork.

The proposed development site is 0.38 Hectares and consists of a total of 8no. units comprising of:

- 4 no. 1 bed 2 person units
- 2no. 2 bed 4 person units
- 2no. 3 bed 5 person units

The site is bounded by a local road, L2216, to the north, a one-off residential dwelling to the east and open, undeveloped pastureland to the south and west. A small open storm drain runs along the hedgerow to the northern boundary of the site. An existing Council owned dwelling is located in the northwestern corner of the site and is separated from it by a leylandii hedge.

Part of the site has already been allocated for a public playground and the remainder will be allocated to this residential development. The site is designed in such a way that the playground space will be a communal green space until such time as it is developed as a playground.

Policy Context

The proposed development is located within the development boundary of Cloughduv as defined by the County Development Plan (CDP) 2022. The Development Boundary Objectives state:

Development Boundary Objectives

County Development Plan Objective: Macroom MD Development Boundary Objectives for Cloughduv	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 50 additional dwelling units during the plan period.
DB-02	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in <u>Volume One Main Policy Material and Volume Two Heritage and Amenity.</u>

The subject site is not given a particular zoning in the Cork County Council Development Plan 2022.

Cloughduv is classified as a Key Village (<1,500) by the Cork County Council Development Plan 2022 and therefore requires a density of between 5 – 20 units/Ha and up to 30units/Ha in village centres. The proposal has a density of 21no. units/Ha and is therefore within the required threshold.

Cloghduv





Car Parking/Bike Parking

The maximum car parking stands are contained in Table 12.6 of the CDP 2022 and provides a maximum of 2 no. car parking spaces per dwelling house. On plot parking has been allowed for the two storey units. Each drive will fit two cars. A further 6 no. public specs have been allowed, one of these is accessible. Spaces will provide for provision of future car changing points. This approach to car parking is acceptable.

The current minimum cycling parking standards are contained Table 12.9 of the CDP 2022. Details are submitted are acceptable.

Public Open Space

The public open space requirements of the scheme will be fulfilled by the green space which will in the future house the playground. The central green space makes up 35% of the site, which complies with the 12-18% requirements of Cork County Council's *Interim Policy on Recreation & Amenity*.

Private Open Space

The private open space proposed meets the minimum requirements of *SPPR 2 - Minimum Private Open Space Standards for Houses* as per the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities*.

Services

Submitted documents state that Irish Water confirmed in July 2023 via a pre connection enquiry response that the area has sufficient drinking water capacity to supply the development without major intervention. There is an existing water main running along the public road.

Submitted documents state that Irish Water confirmed in July 2023 via a pre connection enquiry response that the area has sufficient foul water capacity to accommodate the development without major intervention. There is an existing foul main running along the L2216 public road.

To comply with Objective WM11-10 and paragraph 11.10.4 in the Cork County Development Plan 2022, the proposal is to manage the stormwater on site by a series of swales and attenuation beds with only a small overflow running into the existing open storm network.

AA Screening

A 'Habitats Directive Appropriate Assessment Screening Determination' report has been provided as part of submitted documents. Based on the Appropriate Assessment Screening process, it has been determined that no likely significant effects will arise on any European sites.

EIAR Screening

An EIA assessment has been carried out – see Appendix A – and this concluded that based on a preliminary examination of the nature, size or location of the development, there is no real likelihood of significant effects on the environment and EIA is not required.

Ecology

Submitted documents state that as much as possible the existing trees and hedgerows on the site boundaries will be maintained. This will not be possible along the front of the site due to the necessity to get site lines for safe egress. This boundary will be replanted slightly back from the existing location with native species hedgerows.

I note that proposal have been agreed with the Ecology Section of Cork County Council in relation to a biodiversity lead landscape plan and that same is to the satisfaction of the Ecology Section.

Exemption Status

In considering whether or not the proposed development constitutes exempt development under Section 179(A) of the Planning and Development Act 2000 (as amended), the proposed development is considered against the requirements and criteria set out in this section of the Act.

The proposed development is classified as 'Housing Development' on Council owned lands which are within the Development Boundary for Cloughduv as per the CDP 2022. The lands are serviceable. An EIAR is not required. As AA has been screened out by the relevant competent expert within Cork County Council, it is considered that the proposed development meets the provisions of Section 179(A) of the Planning and development Act and would therefore be classed as exempt from the Part 8 process.

Conclusion

The proposed redevelopment of the subject site is considered to be in accordance with the core strategy and objectives of the County Development Plan 2022 having regard to its location within the development boundary and as such represents the proper planning and sustainable development of the area.

Appendix A: EIS Assessment

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	None provided.
Development Summary:	To construct two 8 dwellings
Was a Screening Determination carried out under Section 176A-C?	No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
Yes, the project is of a type listed but is <i>sub-threshold</i> : Class 10 'Infrastructure projects'. The threshold is the construction of more than 500 dwelling units. The proposed development is for 8 housing units which is substantially below this threshold. The proposed project is considered to be an urban development within other parts of a built-up area. The proposed development is 0.38 hectares (ha) which is below the 10 hectares threshold in other parts of a built up area, therefore an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (10) (b) (iv).	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Preliminary Examination:		
The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.		
	Comment:	Yes/No/ Uncertain:
<p>Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	<p>No, this is predominately a residential area.</p> <p>If constructed, the proposed residential development is considered to be modest in scale and will not generate excessive waste beyond the typical municipal type and quantities expected in a domestic setting.</p>	No
<p>Size of the development: <i>Is the size of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i></p>	<p>The size of the proposal is modest and there are no existing or permitted projects that could give rise to cumulative impacts.</p>	No
<p>Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?¹</i></p> <p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i></p>	<p>The proposed development has a distant hydrological connection to two Natura 2000 sites which are located within Cork Harbour. These are the Cork Harbour SPA (Site Code: 4030) and the Great Island Channel SAC (Site Code: 1058).</p> <p>There are two other EU sites which are located within a 15km radius of the site, these are, the Gearagh SAC (Site Code: 108) located approximately 12km north west of the proposed development and the Gearagh SPA (Site Code: 4109) located approximately 13.6km north west of the proposed development. No potential pathway for impact which would link the proposed development to these sites has been identified.</p> <p>An AA screening report has been prepared. No potential for impacts identified, therefore the proposed project does not pose a threat of contributing to effects which could be significant when considered in combination with other impact sources</p> <p>In accordance with Section 177S of the Planning and Development Act 2000 (as amended) and on the basis of the</p>	No

¹ Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).

	objective information provided in this report, it is concluded that the proposed project does not pose a risk of causing significant negative any EU site.	
Preliminary Examination Conclusion:		
Based on a preliminary examination of the nature, size or location of the development, there is no real likelihood of significant effects on the environment. EIA is not required.		