



Planning Statement

for

1-8 Bealach na Scoláirí,

at

Cloughduv, Coolmucky



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

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Contents

0.0 Introduction

1.0 Design Brief

- 1.1 Site Description
- 1.2 Accommodation Brief
- 1.3 Material Pallet and Architectural Language

2.0 Sustainable Community Proofing

- 2.1 Strategic Site Location

3.0 Site Constraints and Optimisation

- 3.1 Site Ownership
- 3.2 Connectivity
- 3.3 Existing Development
- 3.4 Appropriate Site Density
- 3.5 Statutory Land Use Zoning
- 3.6 Services
- 3.7 Topography and Bearing Capacity
- 3.8 Archaeological and Architectural Heritage
- 3.9 Flood Risk
- 3.10 Environmental Parameters
- 3.11 Planning / Site Optimisation
- 3.12 Car and Bike Parking
- 3.13 Public Open Space
- 3.14 Private Open Space
- 3.15 Planning History

4.0 Part 8 Exemption

5.0 Conclusion

0.0 Introduction

Cork County Council seeks to create sustainable communities and acknowledges that this requires the delivery of quality housing in well managed estates and clusters. This report relates to a Cork County Council intention to construct 8no. social housing units in Coolmucky in the village of Cloughduv, County Cork.

This report has been compiled by Cork County Council's Housing Directorate.

1.0 Design Brief

1.1 Site Description

The site is located within the Cloughduv village development zone in close proximity to the village centre.



Figure 1. Site Location Plan showing site in red.



Figure 2. Images showing site and existing context.

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 north western corner of the site and is separated from it by a leylandii hedge.

Directly across the road is the local school and beside that is the local church.

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.



Figure 3. Birdseye view of site.

1.2 Accommodation Brief

The proposed development of 8no. units is composed of the following mix:

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

The proposed dwellings will be generally in line with the minimum floor areas as outlined in the *Quality Housing for Sustainable Communities* guidance document.



Figure 4. Proposed terrace of one bed units.



Figure 5. Proposed one bed unit layout.



Figure 6. Proposed terrace of two and three bed units.

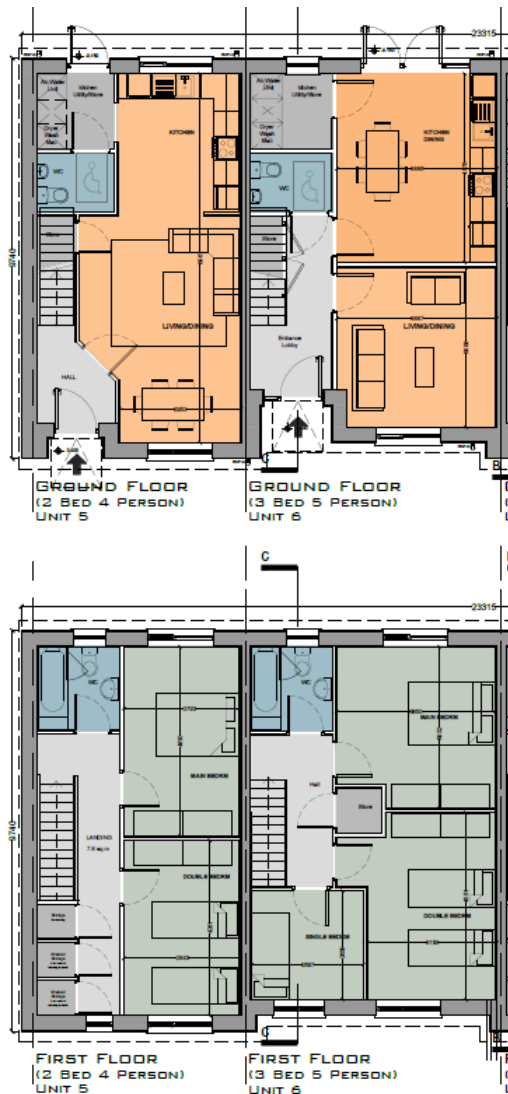


Figure 7. Proposed two and three bedroom units layout.

1.3 Material Palette and Architectural Language

The existing buildings in the locality have a varied colour palette and presentation. The buildings closest to the town centre have a generally rural expression, while the houses on the periphery of the town within the housing estate adopt a more suburban language. The buildings within the locality vary from 1 – 2 storeys in height, with the church located in the village centre being the only exception. Residential buildings are generally plastered with either smooth or wet dash render in a variety of colours. Other materials in use in the area include dry pebble dash, stone and brick. Boundary walls tend to be low and made of either stone or rendered blockwork.

The new development seeks to create a sense of continuity in terms of architectural form, language and expression. The intention is to utilise a pallet sympathetic to the rural nature and character of the

place to foster a strong sense of grounding in the existing landscape. The proposed buildings will be simple in form and designed to sit comfortably within their setting. The intention is to use a wet dash finish, pale in colour, PVC or aluminium windows and black slate roofs.



figure 8. Examples of structures in the vicinity of the site

2.0 Sustainable Community Proofing

2.1 Strategic Site Location

The subject site is located on the southern periphery of Cloughduv village 29km west of Cork City centre. It has a mix of uses including retail, commercial, and residential. The village of Cloughduv contains a primary school, a church, a small food store, a restaurant, a soccer club and a GAA club.

The site is within easy walking distance of the village centre (2 min walk). Based on guidance outlined in 'Shaping Neighbourhoods' by Barton, Grant, and Guise (2003), it is generally accepted that 500m. represents a suitable catchment area from which residents can access local services and convenience shopping. This site is located close to the local food store (<100m /2 min walk) and the local national school (<20m / 1 min walk). The site is 70m from the nearest bus stop, and is serviced by the 233 route to Kilmurry and Cork City.



Figure 9. Subject Site shown in centre of image.
Ring indicates location of community amenities all within 500m radius of subject site.

3.0 Site Constraints and Optimisation

3.1 Site Ownership

The subject site, the playground site and the adjacent dwelling to the southwest are all in the ownership of Cork County Council.

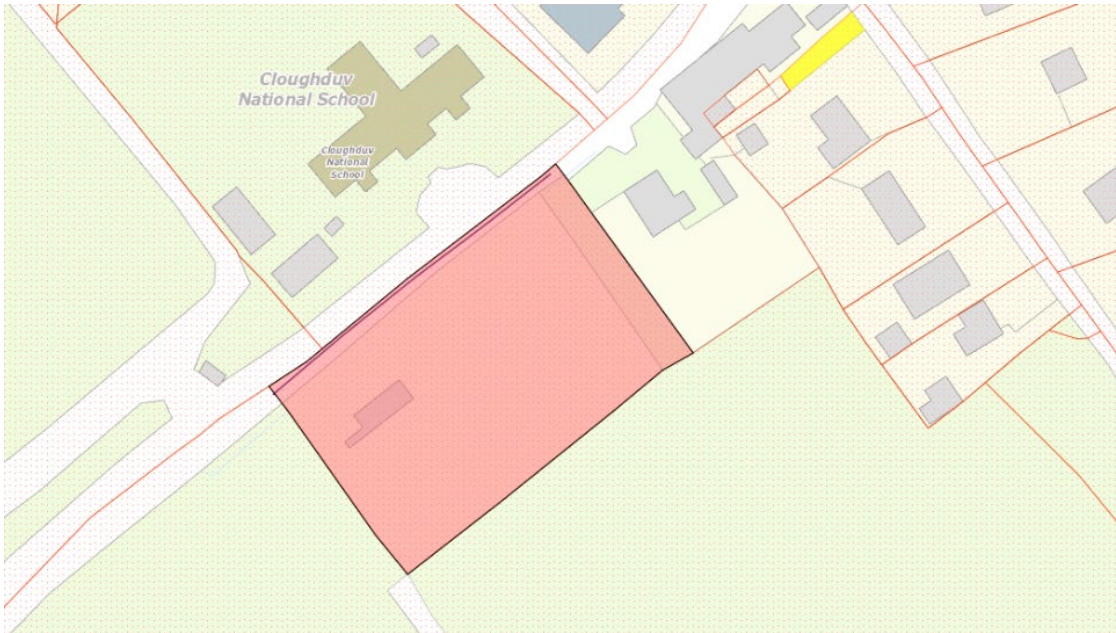


Figure 10. Subject Site and adjacent lands under Cork County Council ownership shown in red.

3.2 Connectivity

The site is located across the road from Cloughduv Primary School, which is served by a footpath adjacent to the L2216, running the length of the school and terminating at the village centre. The proposed pedestrian routes within the scheme will tie in with the existing footpath to allow safe pedestrian connectivity to the town centre and to the school.



Figure 11. School entrance in front of the subject site.

3.3 Existing Development

The proposal has been developed in a way that is sympathetic to and conscious of the existing nearby residences. The proposal will not unduly overshadow or overlook any of the existing dwellings. The

intention is that it will in fact enhance the area by increasing the level of security and facilitating the construction of a new playground amenity within Cloughduv.

3.4 Appropriate Site Density

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 centers. The subject site allocated for housing measures 0.28Ha (0.7 acres). The remaining 0.1Ha (0.25 acres) is for the playground. The combined area of the 2no. land parcels is 0.38Ha (1.05 acres) in total. The proposal of 8no. dwellings over 0.38Ha achieves a density of approximately 21 units/Ha which is consistent with the Development Plan requirements.

3.5 Statutory Land Use Zoning

The site has been categorised as an Urban Area under the Cork County Development Plan 2022 Rural Housing Policy Area Types.

The subject site is not given a particular zoning in the Cork County Council Development Plan 2022. The subject site is within the development boundary for Cloughduv Village.



Figure 12. Zoning Map from Cork County Council Development Plan 2022. Site indicated with red dot.

3.6 Services

The village of Cloughduv is well serviced with confirmed capacity for additional units. All existing services such as water, storm, foul, Eir and electricity will be utilised.



Figure 13. Layout of existing water network in Cloughduv.

Water: 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.



Figure 14. Layout of existing foul network in Cloughduv.

Foul: 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.



Figure 15. Layout of existing stormwater network in Cloughduv.

Storm: There is an existing underground storm water network located approximately 300m to the west of the site. The network discharges into a tributary of the River Bride. An open storm drain runs along the front of the site.



Figure 16. Waterway to front of site.

The proposal is to manage the storm water on site by a series of swales and attenuation beds with only a small overflow running into the existing open storm network.



Figure 17. OpenEir fibre network map. Note cabinet located near site.

Eir: There is an existing OpenEir Fibre cabinet located at the church, about 50m from the subject site. The cabinet is currently live and capable of providing Fibre internet connect to the proposed development.

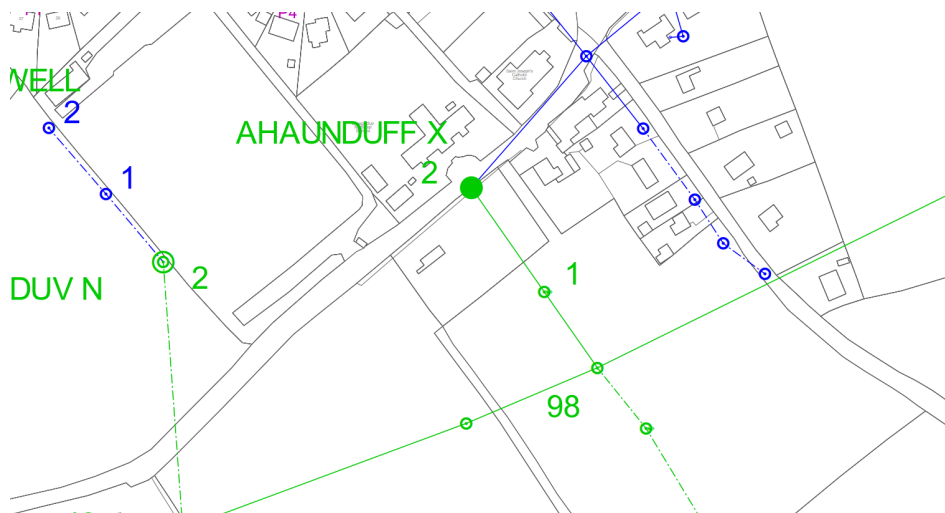


Figure 18 ESB network map. Overhead 10/20kv overhead lines in green, 400/500V overhead lines in blue.

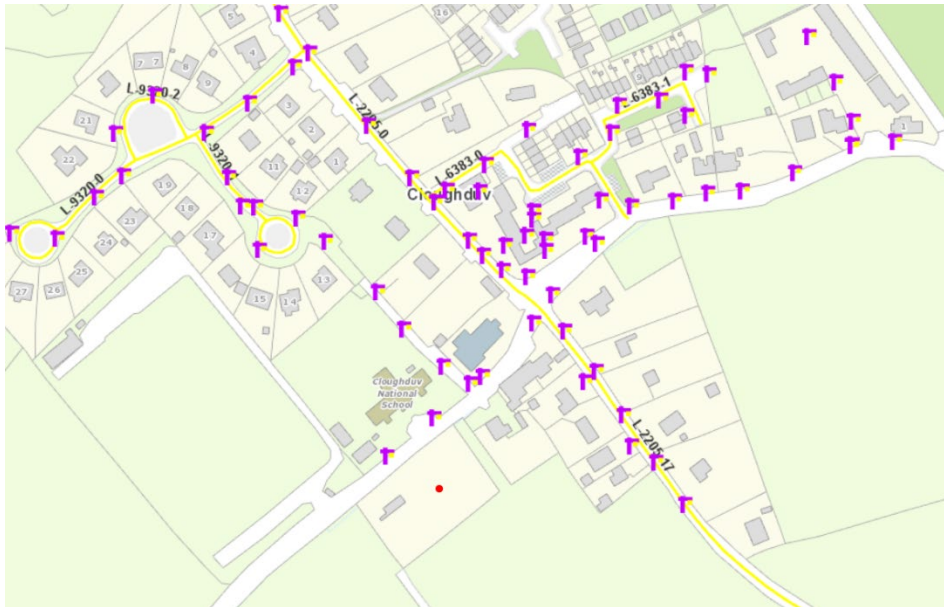


Figure 19 Existing public lighting network within Cloughduv

Electricity: A 10KV power line runs south to north across the site. A NW1 was submitted to discern if this line can be moved and/or underground. Following a site meeting with ESB, a number of items were discussed and agreed provisionally. The ESB have confirmed that there is no issue to note in relation to capacity. There is an existing public lighting network starting at the school and continuing into the village centre. It is intended to extend this line into the subject site.

Gas: There is no mains gas line in Cloughduv.

3.7 Topography and Bearing Capacity

Current topographical information suggests a high point of circa 58.9m. above sea level and a low point of circa 57m. above sea level. The site is relatively flat, with an approximate gradient of 0.019:1m.

Site investigations have not been carried out. Nothing significant was noted and the proposed construction includes traditional strip foundations.

3.8 Archaeological and Architectural Heritage

The subject site does not fall within an Architectural Conservation Area. It does not sit within or close to any Zone of Archaeological Potential or listed monuments and sites.

The County Archaeologist has advised that she has checked the relevant mapping and confirmed there are no recorded Archaeological Monuments or on immediately adjacent to the site. Generally in accordance with County Development Plan Objectives, any development which measures 0.5Ha or more would require an archaeological assessment including testing and/or geophysical survey. In this instance, the site area is below this threshold and therefore there are no requirements. There is a Protected Structure to the north east but there is no issue anticipated in relation to this as the area is already an established settlement.

Similarly, the Conservation Officer has confirmed she has no issues to note.

3.9 Flood Risk

The subject site is not located within or close to any flood risk zone as per the OPW Fluvial Flood Extent Maps. The proposed location of the housing units is outside any flood zone. The Local Area Office have advised that the existing drain to the north of the site and most norther corner specifically has flooded in the past. This forms part of the playground site but should be considered as part of this development. A Flood Risk Screening Assessment and Drainage Impact Assessment is included in the Engineering Reports contained in this package.

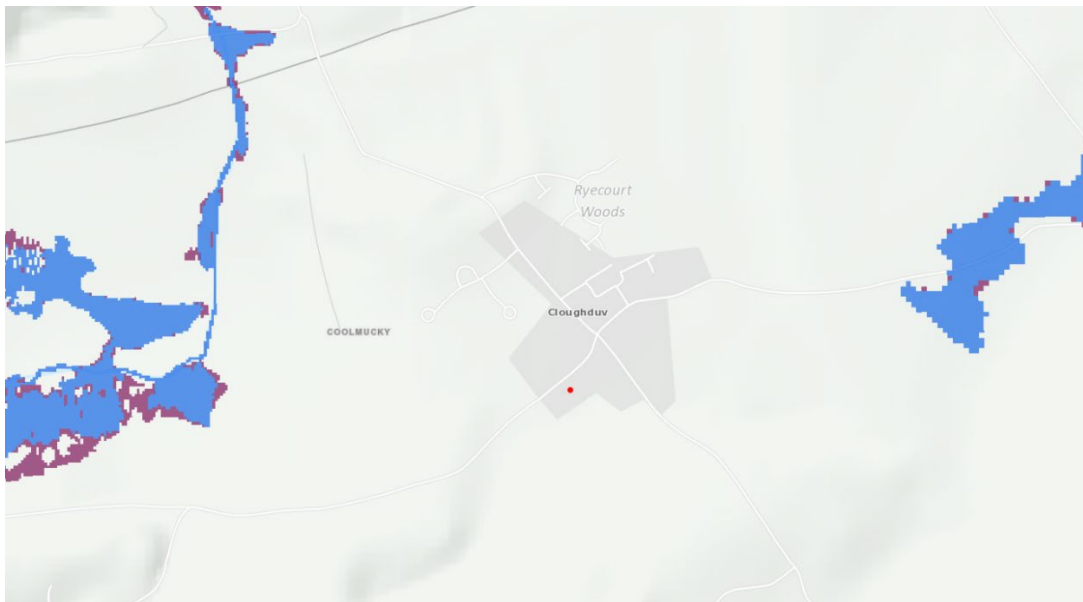


Figure 20. Flood Risk Zone Map from CCC Development Plan 2022. Site location indicated by red dot

3.10 Environmental Parameters

The development site does not sit within or adjacent to a Special Area of Conservation or any Special Protected Areas or any associated screening zones. An appropriate assessment screening has been

carried out by Cork County Council's internal Ecologists. There is no physical, ecological or hydrological connection between the proposed site and any Natura sites.

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.

This application does not require a mandatory EIA. Having regard to the nature and scale of the proposed development, the nature of the receiving environment and proximity to the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. On that basis screening for EIA is not required.

3.11 Planning / Site Optimisation

Cork County's Development Plan 2022 is the statutory plan for Cloughduv Village. The proposal is supportive of the following point in the Cork County Development Plan 2022:

4.14.1 The vision for Cloughduv is to encourage the consolidation of the settlement, to enhance the village streetscape and village core, to encourage the provision of additional community facilities and to promote sympathetic development in tandem with the provision of infrastructure and services. Two significant planning permissions were granted within the development boundary of Cloughduv in 2019 and 2020, and this is reflected in the overall development potential figure for the village for this plan period.

3.12 Car and Bike Parking

The Cork County Development Plan 2022 indicates a guideline of a maximum of 2no. car parking spaces per dwelling house. These will be a mix of public and on plot parking. On plot parking has been allowed for the two storey units. Each drive will fit two cars. A further 6no. public specs have been allowed, one of these is accessible. Spaces will provide for provision of future car changing points. An additional 8no. spaces including 1no. additional accessible parking space can be constructed as part of the playground development,

The bike parking requirements have been accommodated by the inclusion of bike stands in the home zone area.

3.13 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 space will be landscaped as part of the development and developed with the playground at a later date. All units have access to good quality, sufficiently sized private open space. The current landscaping proposal allows provision for green spaces, tree and verges within the development to provide variety amongst the hardscaped areas. The playground area accounts for 35% of the area of the overall site.

3.14 Private Open Space

Section 3 of Cork County's Design Guide for Residential Estate Development sets out the provision of private open space as follows:

- 1/2no. bed house require 48 sq. m.
- 3no. bed houses or larger require 60 sq. m.

The private open space proposed for all units in the scheme meets or exceeds the requirements. The designated private open spaces have all been designed to allow for a suitable level of privacy and quality.

3.15 Planning History

There is no existing development on the subject site, however, a planning application was lodged in 1980 for a one-off bungalow under application no. 80/3486. The application was granted but the dwelling was never constructed.

4.0 Part 8 Exemption

Amendments have been made to the planning legislation relating to local authority Housing Developments – Planning and Development, and Foreshore (Amendment) Act 2022. Amendment of section 4 of the Act states that housing developments constructed by local authorities under section 179A of the Act are classed as exempted development. Both the Commencement Order and the Regulations took effect from 08 March 2023. The proposed scheme meets the following criteria outlined in section 179A necessary to grant exemption to the development;

- the land is owned by the local authority or another specified State Body.
- the land is zoned appropriately.

- the proposed development does not materially contravene the development plan or local area plan for the area.
- the proposed development is in accordance with the relevant local authority's housing strategy.
- the land will be serviced with the necessary supporting infrastructure within the timeframe of the development.
- the proposed development is not required to undergo environmental impact assessment (EIA) under the EIA Directive or appropriate assessment (AA) under the Habitats Directive;
- the development works in question are proposed to be commenced by no later than 31 December 2024.

As such this project intends to avail of a Part 8 exemption to aid expediting design development to site work.

5.0 Conclusion

The proposed development is consistent with the policies and objectives of the *Cork County Council Development Plan 2022 - 2028* and other relevant statutory documents. There is adequate service infrastructure in the area to accommodate the development proposal including water, drainage and transport infrastructure. The subject site's proximity relative to Cloughduv village centre offers an appropriate, sustainable location for housing.

Cork County Council's Housing Directorate confirms that the proposed site layout represents the most appropriate design response to the brief, the site context, and the requirement to deliver quality housing for sustainable communities while facilitating a broader objective of enhancing place making on a vacant site.