

8 no Housing Units

Ballyvourney, 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 development for the construction of 8 no. housing units at Ballyvourney, County Cork.

The proposed development is located in an existing complex of residential development. The proposed development includes 8 houses, divided into a terrace of 4 houses and a separate block of 4 apartments (2 at ground floor and 2 at first floor).

The site is served by the access road named Gobnait's Terrace, which also serves the existing residential development to the east and northeast of the proposed site.

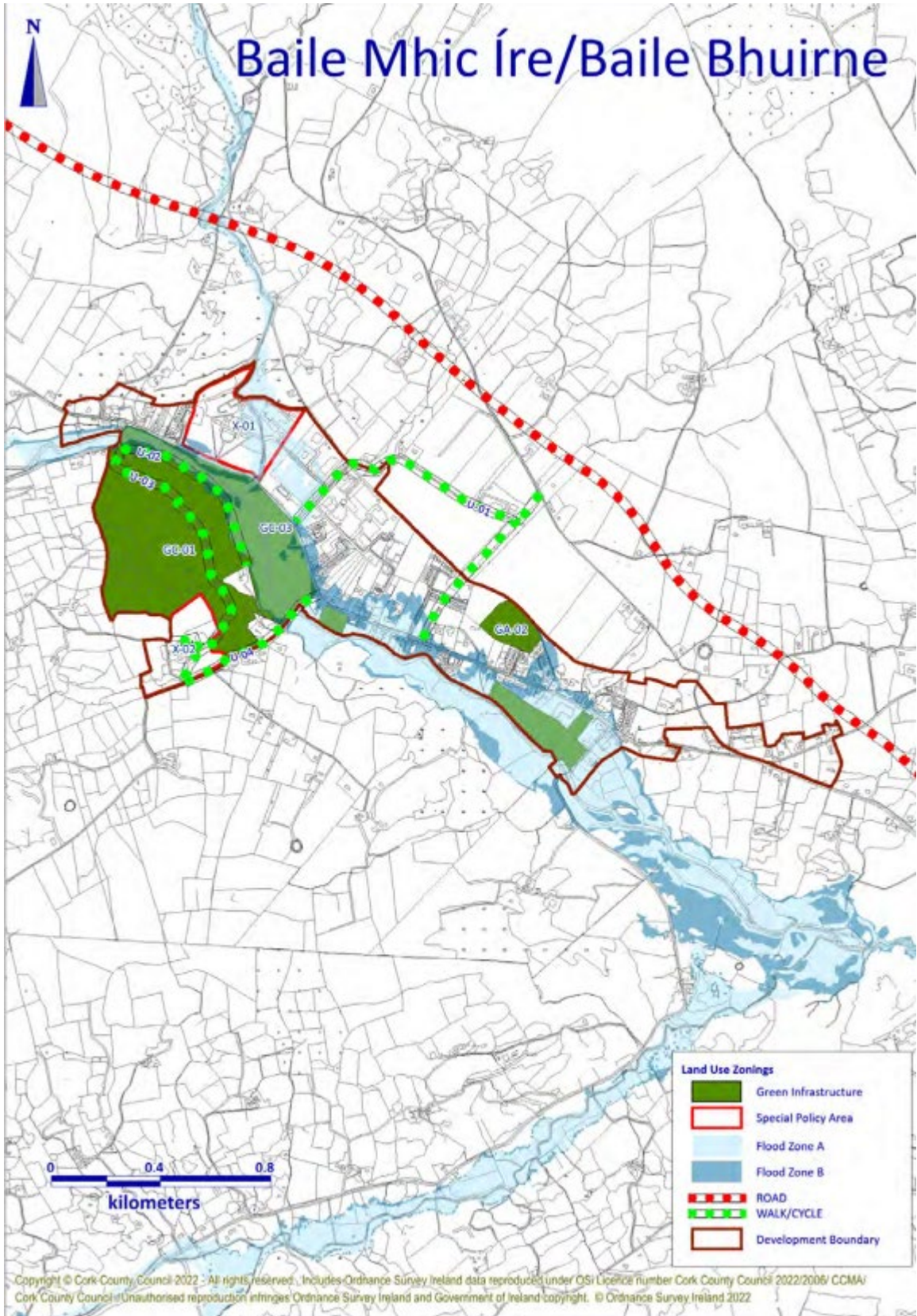
Policy Context

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

DB-01

Within the development boundary encourage the development of up to 30 additional dwelling units during the plan period.

Ballyvourney 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 site area is 0.38 hectares. The provision of these 8 new units provides a density of this development is 21 No. Dwellings per hectare. This is in keeping with the Cork County Development Plan for 2022-2028 and the Sustainable Residential Development and Compact Settlements (Guidelines for Planning Authorities).



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 and 1.25 per apartment. The existing parking area serves 10 houses (No's 20-29). There are 24 spaces in the existing parking courtyard (not all defined with markings). The additional 7 spaces provide 31 spaces in the courtyard to serve 14 houses and 4 apartments. Table 12.6 would require a maximum target of 33 spaces to be provided. As the maximum target has not been exceeded, the proposal is acceptable.

The current minimum cycling parking standards are contained Table 12.9 of the CDP 2022. It is stated that bicycle parking will be provided for residents of each new dwelling, along with a middle area for visitors' bicycles. The proposal requires 8 long stay cycle parking and 3 visitor parking. The houses are provided with individual covered bike stores. The shared bike shelter is to accommodate 4 long stay bike spaces for the apartments and 3 visitor spaces at a minimum. This approach is acceptable.

Public Open Space

The public open space is 0.16 hectares which provides 42% public open space. Although this space exceeds the 12-18% requirement, the space is to be shared between the proposed development and the existing estates to the east and west. This approach is acceptable.

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*.

Flooding

As per the CDP 2022, the subject site is within Flood zone B. All development is required to consider flood risk as set out in WM 11-15. As set out in objective WM 11-16, the central tenet of the flooding policy is to avoid development in areas at flood risk. The areas of flood risk are shown on the CDP flood zone maps as Flood Zone A and Flood Zone B. The method of assessment of flood risk, regardless of flood zone, is the Sequential Approach.

County Development Plan Objective WM 11-16: Flood Risks – Overall Approach
Take the following approach in order to reduce the risk of new development being affected by possible future flooding: <ul style="list-style-type: none">• Avoid development in areas at risk of flooding; and• Apply the sequential approach to flood risk management based on avoidance, substitution, justification and mitigation of risk.• Where development in floodplains cannot be avoided, applications for development must meet the definition of Minor Development or have passed the Justification Test for Development Plans in the updated SFRA and can pass the Justification Test for Development Management to the satisfaction of the planning authority.• Consider the impacts of climate change on the development.
In areas where the Justification Test for Development Plans has not been applied, or has been failed, the sequential approach should be applied as follows: <ul style="list-style-type: none">• In areas where there is a high probability of flooding - 'Flood Zone A' - avoid highly and less vulnerable development as described in Section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.• In areas where there is a moderate probability of flooding - 'Flood Zone B' - avoid 'highly vulnerable development' described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.• In areas where there is low probability of flooding – 'Flood Zone C' all uses may be considered subject to a full consideration of all flood risks.

A Site-Specific Flood Risk Assessment (SSFRA) is therefore required and is submitted for the proposed development. As the flood zones were developed through a Stage 2 assessment, and SSFRAs represent a Stage 3 assessment, there may be a difference in the flood zones produced. As stated in the CDP 2022 Strategic Flood Risk Assessment (SFRA) *'The maps are intended to function as a screening tool. They are not a substitute for detailed hydraulic modelling, such as may be required to assess the level of flood risk for a specific development.'*

The main purpose of the SSFRA is not to challenge the flood zones, but if done properly, it will consider the accuracy of the flood zones established by the SFRA in examining flood risk issues. Appropriate hydraulic modelling as part of the SSFRA will establish a more accurate Flood Zone A and B as this is a Stage 3 assessment. Assuming that a robust examination of the SSFRA determines that it is adequate and accurate, the revised Flood Zone A and B established by a SSFRA can then be used as the basis for assessment. Again, the sequential approach should be applied i.e. avoid locating the dwelling in the flood zone.

From an examination of the SSFRA provided for the proposed development, Section 1.1.3.2 provides an explanation of how flood maps from the OPW supersedes the information on the CFRAMs flood maps. The mapping in Appendix 1 of the SSFRA and the information received from the OPW has identified that there is a fluvial risk in the southern part of the site. It is proposed to build the houses on the northern side of the site. Less vulnerable works, namely the road serving the development will take place within the 0.1% flood zone, in "Zone B".

A Justification Test is included in the SSFRA. The proposed site is within the development boundary of Ballyvourney Village and the proposed use of residential development is suitable for the site. The SSFRA states that the proposed development will not increase flood risk elsewhere and that the floor levels have been set as high as is reasonably possible without affecting the streetscape negatively. The houses are being built on the higher part of the site above the 0.1% AEP flood level on the site.

Services

The site has been assessed for suitability for applying for SuDS (Sustainable Drainage Systems) measures for the development. The principal outcome of the study found that infiltration measures are suitable for the site. The surface water generated on this development will all be discharged on site, there will be no attenuation tank or discharge to public drainage system. The surface water on the site will discharge to a soakaway via an oil interceptor. The soakaway will have a storage volume suitable for the infiltration test results.

In relation to water supply and wastewater it is noted that confirmation of feasibility has been received from Uisce Éireann.

Design and Layout

A two-storey terrace consisting of four No. 2-bedroom four-person dwellings are proposed to the northeast of the site, facing southeast. Each dwelling has private amenity areas both in the front and rear. The main entrances, with timber sheeted doors, are recessed into porches that mark the pedestrian access from the new footpath, accompanied by individual bin and bike stores. The front gardens are enclosed by low stone walls similar to those in the existing estate.

A two-storey terrace comprising four No. 1-bedroom two-person dwellings and is located to the southwest of, and perpendicular to, the proposed houses terrace. Each apartment features private amenity through balconies or patio areas, designed with recessed balustrade railings. The ground floor units have glazing around their entrances mirroring the proportions on the balcony recess overhead. Like the houses, the facade is finished with light-colored dash render. The upper floor windows of the rear (north-eastern) façade may present a risk of overlooking existing dwellings in neighbouring Páirc an Dochtúir, housing estate, and directly on to the proposed terrace of housed nos. 30 to 33. This is resolved by the proposed use of rightangled oriel type windows to the upper floor areas of apartment Nos. 35 and 37. The north facing lights of these oriel windows will be opaque, and the east facing opening lights will have clear glazing.

The site boundary includes a level green area, incorporating existing car parking and a cul-de-sac estate road. The proposed house terrace and apartment block are positioned perpendicularly. A 1.8m natural stone wall connects the new dwelling terraces, accompanied by footpaths for access to the dwellings, surrounding parking areas, neighbouring estates, and commercial park. The layout includes park benches facing west.

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 EIAR 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 EIAR is not required.

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: EIAR Assessment

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	None provided.
Development Summary:	To construct 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>St. Gobnet's Wood SAC is located 222m west of the proposed development site. Mullaghanish to Musheramore Mountains SPA is located 869m northwest of the proposed development site.</p> <p>The Habitats Directive Appropriate Assessment Screening Determination states that the development site at St. Gobnait's Terrace, Ballyvourney, Co. Cork, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives</p> <p>It is therefore determined that a Stage 2 Appropriate Assessment under Section 177V of the Planning and Development Act 2000 is not required.</p>	No
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.		

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).