

8 no Housing Units

Model Village, Dripsey, Co. Cork

Planning Report



**Cork
County Council**
Comhairle Contae Chorcaí

Proposed Development

The proposed project is for a residential development, comprising of 8 no. two bed units within the development boundary of Model Village, Dripsey, Co. Cork. The access to the development is via Millview Terrace to the north of the site. The proposed project includes a public open space for the new development and for units 1-14 in Millview Terrace as a shared amenity. The architectural drawings indicate that there is potential for a future phase 2 to construct additional units to the west of the site.

The proposed development is located on a greenfield site within the development boundary of Model Village, Dripsey, Co. Cork. Model Village, Dripsey is located c. 20 kms west of Cork City. The site is a sloping, green field site with a mature hedgerow / tree boundary. The site is bound to the north by residential units, to the south is farmland and to the west of the site is the Mill Road.

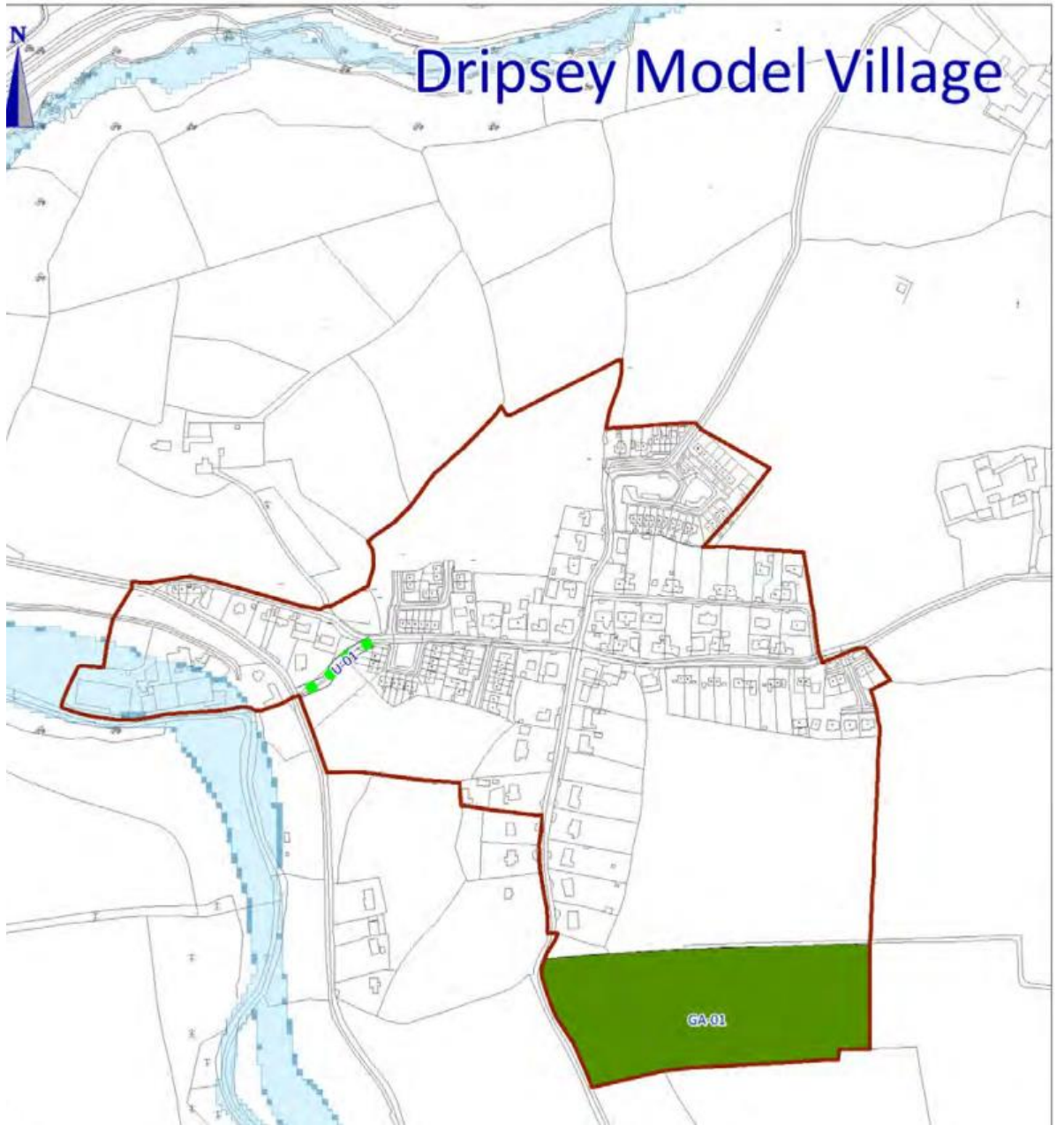
The proposed foul sewer will connect into the public mains. Uisce Éireann has completed works on a new wastewater treatment plant in Dripsey Co. Cork. The Wastewater Treatment Capacity Register indicates that there is available capacity in the Dripsey WWTP.

Policy Context

The proposed development is located within the development boundary of Model Village Dripsey 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 Model Village Dripsey	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 30 additional dwelling units during the plan period.
DB-02	Development in Model Village and within the core of the village must be designed to a high standard to reinforce the existing pattern of growth and character of the area.
DB-03	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 Volume One Main Policy Material and Volume Two Heritage and Amenity .



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

Model Village Dripsey is classified as a Village 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.

Submitted documents state that the proposed density is 22.9 units/hectare. This is acceptable.

Car Parking/Bike Parking/ Connectivity

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 which means a maximum of 16 for the proposed development. One car parking space per unit have been provided – 8 in total. A further 4 visitor spaces have been provided which leads to a total of 12. This is below the car parking maximum standards and is acceptable.

The current minimum cycling parking standards are contained Table 12.8 of the CDP 2022. Details have been provided and are satisfactory.

Design/Public Open Space

The proposed layout is entirely contained on the western side of the subject site and overlooks a large area of open space. The proposed layout and design are basic and conforms to the village environment. Dual aspect is proposed on the most southern dwelling which is welcomed.

The implementation of landscaping should be consistent with Objective BE 15-6 (Biodiversity and New Development). Note that part (c) requires the incorporation of primarily native tree and other plant species, particularly pollinator friendly species in the landscaping of new developments.

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

A SUDS Assessment/Drainage Impact Assessment has been submitted. 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.

A confirmation of feasibility has been received from Uisce Éireann.

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

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.

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	None
Development Summary:	The proposed project is for a residential development, comprising of 8 no. two bed units within the development boundary of Model Village, Dripsey, Co. Cork.
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 0.35 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 subject site does not overlap with any European site. However, there is one Natura 2000 (European) sites located within a 15km radius of the site; The Gearagh SAC (Site Code: 000108) lies approximately 15km south west from the site. The qualifying interests of this site are:</p> <ul style="list-style-type: none"> • Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation [3260] • Rivers with muddy banks with Chenopodium rubri p.p. and Bidention p.p. vegetation [3270] • Old sessile oak woods with Ilex and Blechnum in the British and Irish Isles [91A0] • Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion) <p>The Conservation Objectives for this site require the maintenance of the favourable conservation condition of its qualifying interests. The main threats to freshwater habitats within this SAC are human induced changes in hydraulic conditions and diffusing pollution to surface waters due to agricultural and forestry activities. Activities which could cause disturbance to</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).

	<p>Otter or which could impede its movement through aquatic and terrestrial territorial habitats could have the potential to interfere with the achievement of the Conservation Objective which has been established for this species.</p> <p>The Gearagh SAC is located upstream from the development site and therefore there is no pathway for impact on The Gearagh SAC. The site is located sufficiently distant from this site to be satisfied that there is no risk of activities associated with the project causing disturbance to Otter which is a qualifying interest species of this SAC. There are no hydrological or other ecological connections linking the development area to any of these sites.</p> <p>Therefore, it can be concluded that the project does not pose a risk of significant adverse effects to the integrity of any Natura 2000 site, alone or in combination with other plans or projects.</p> <p>The AA screening report states that a Stage 2 Appropriate Assessment under Section 177V of the Planning and Development Act 2000 is not required.</p>	
Preliminary Examination Conclusion:		
<p>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.</p> <p>EIA is not required.</p>		

