

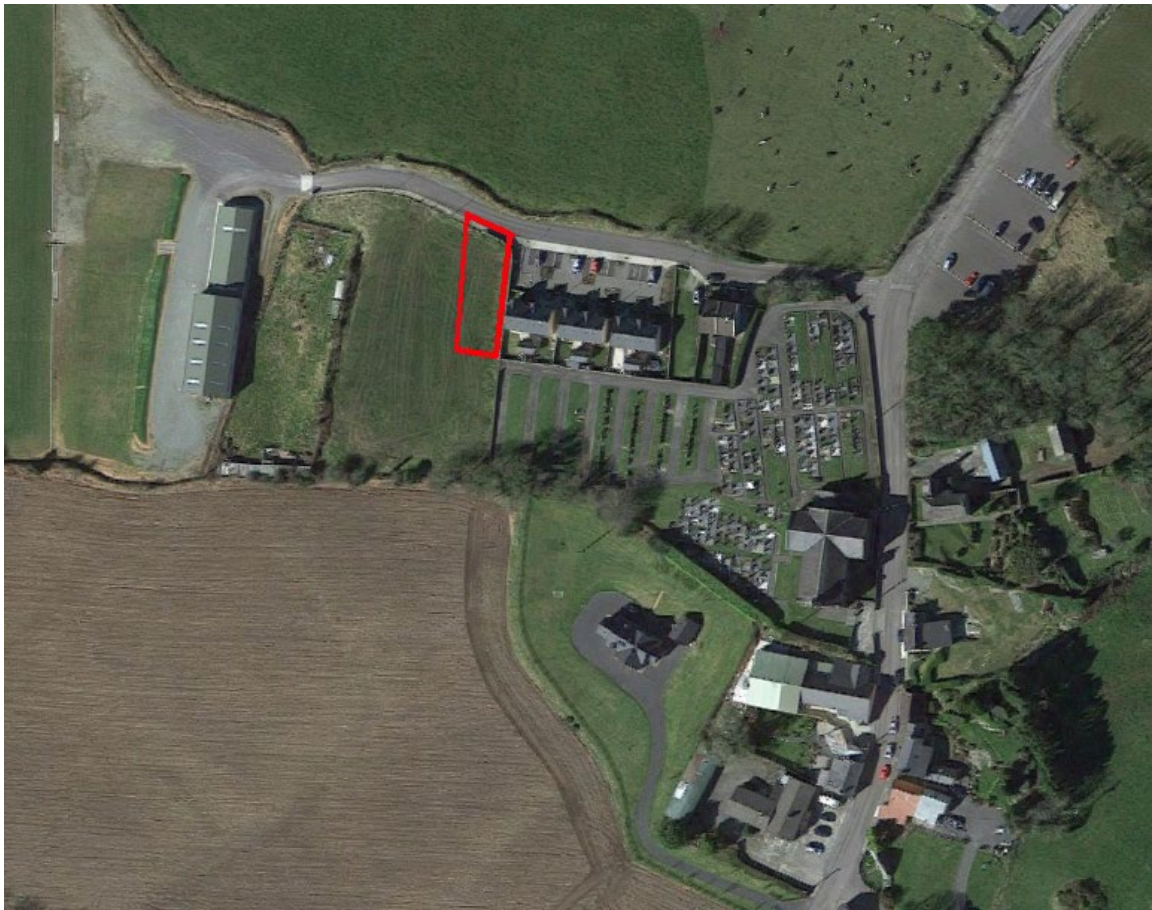


**Cork  
County Council**  
Comhairle Contae Chorcaí

## PLANNING APPLICATION DESIGN REPORT

**Project:** 2no. Social Housing Units at Carrig Rossa, Kilmeen,  
Rossmore, Co. Cork.

**Date:** 18.02.2022



Ariel view of Cork County Council Lands at Carrig Rossa, Rossmore, Clonakilty.

Prepared by Cork County Architects Department



## **Introduction**

The report has been prepared in accordance with relevant planning documents and the guidance document 'Quality Housing for Sustainable Communities' (QHfSC - published by the Department of Environment, Community & Local Government 2007). The Department have granted funding approval for two units.

This application seeks planning approval for the construction of two social housing units at Rossmore, County Cork.

This report comprises of seven different sections as outlined below:

- 1.0 Analysis of housing need
- 2.0 Alternative means to meet the need for social housing.
- 3.0 Site recommendation
- 4.0 Design brief
- 5.0 Sustainable community proofing
- 6.0 Site constraints and planning policy
- 7.0 Conclusion

### **1.0 Analysis of housing need**

In Rossmore and environs, the housing waiting list for Social Housing stands at 16 approved applicants as of January 2022. The breakdown is outlined below:

1 BED	2 BED	3 BED
6	7	3

There are no applicants listed requiring specially adapted units.

There is space on the land bank for one further unit, as the drawings indicate (with the wastewater plant in its current location).

### **2.0 Alternative means to meet the need for social housing.**

This site has been identified by Cork County Council's Housing Directorate as a key site within the existing residential area of Rossmore which is suitable for housing development.

The subject site is already in the ownership of Cork County Council and therefore can be efficiently utilised to meet some of the demand for social housing arising in the area. Site selection was restricted to consideration of land close to the defined settlement core of Rossmore village centre.

### **3.0 Site Recommendation**

The land to be developed will form the next phase of the existing housing development, responding well to its surroundings and consolidating the existing sense of place and community on Local Authority owned land, we recommend that this option represents the best means of addressing the current need.



## 4.0 Design brief

### Site capacity

The subject site measures 0.05Ha in area and has a fall of approximately 1.5m from east to west. It is located just off the main street of Rossmore village, approximately 10km (a drive of approx. 11 minutes) south of Enniskeneane town centre, 12km north west of Clonakilty town centre, 13km south east of Dunmanway town centre and 55km south west of Cork City centre. The immediate surrounding area is residential, with a row of with two storey semi-detached units fronting onto the existing cul-de-sac road.



*Figure 1: Subject Site (red line), land in the ownership of Cork County Council (blue line), proposed graveyard expansion (purple line) WWTP exclusion circle (grey hatch) anticipated land transfer to IW (green line), IW wayleaves (yellow hatch).*

The subject site is located to the north west of the village centre. Directly to the east is the latest phase of six social houses, (completed by Cork County Council circa 2011) and beyond that the original two units, which the Land Direct website indicates are now in private ownership. Close by there is also a local GAA club, and a church graveyard. The land nearest the GAA club (within the green line on fig 1.) contains the wastewater treatment plant and percolation area, all of which are due to transfer to Irish Water ownership in due course. It is proposed that the area of the land bank to the south of the subject site is to be reserved for long term expansion of the graveyard. (See purple line in fig.1 above) but we understand this area and the remaining land bank can be available for a contractors compound/parking to minimise disruption during construction of this project.





### **Areas not available for housing**

Much of the rest of the remaining land bank is sterilized for development by the wastewater treatment plant buffer zone circle and wayleaves (grey and yellow respectively on fig 1) so is not currently suitable for houses. While we are not aware of any plans, if at any time in the future this treatment plant was replaced with a mains foul drainage connection, the possibility of further development into the current folio could be explored. The proposed arrangement will not inhibit this in any way.

There is an existing private easement between the first phase of the estate and the existing wastewater treatment plant, on the line of the original phase one foul pipework. This pipe will become the property of Irish Water in due course and they have indicated they will require a wayleave as part of this project. It is anticipated that the new wayleave will be 10m in width and so fully incorporate the existing private easement. As a result, the plot boundaries of the proposed dwellings are set back to ensure the IW wayleave is fully within public open space. The foul rising main from the theatre which crosses the land bank is indicated (i.e. not surveyed) and another future anticipated IW wayleave is also shown for the purpose of a restricted zone in the builder's compound, but this has not been raised with Irish Water, as the proposed houses will not require connection to this private pipe.

### **Existing works to the land bank**

The land bank has a curved stone wall, public pavement and kerbed entrance. These were put in when the master plan for the remaining land bank was for future houses to face the GAA ground. Since then the back of the site has been reserved for future graveyard expansion, thus some features will have to be removed, as required to facilitate the revised layout with houses facing the existing road.

### **Accommodation**

The proposal is for 2 no. two bed two storey housing units with an indicative master plan of the future phase of one more dwelling, the finished floor level of which is stated in order to establish the height of the party retaining wall to be built in this proposal. To secure Department funding, the units are close to the minimum floor areas as outlined in the Quality Housing for Sustainable Communities guidelines 2007.

The proposed units are narrow fronted to maximise dwelling numbers on the revised proportions of the site. They are organised with open-plan ground floor spaces in a broadly north-south orientation. This has the advantage of maximum sun light throughout the day and to help facilitate a good level of passive surveillance from the main living spaces - along the public road side and the public space as well as on to the private back garden space.

The architectural language of the proposed structures is very simple in form. The intention is that these units will be organised in the same way as the existing grain of the estate, as a row of semi-detached units. The mirrored arrangement and straight frontage is the same as phase one of the estate, but as (social housing standards have changed and) it is appropriate to express the period of construction, the proposed houses are not a copy of the external appearance of the last phase. The new retaining wall depth is set to minimise expensive alterations and health and safety issues at construction of the next phase.



The external material palette is intended to be robust, understated and subtle. Render will be used on house walls, as well as rear garden boundary walls.

## **5.0 Sustainable community proofing**

### **Strategic site location and description**

The subject site is located on the periphery of Rossmore, within a two minute walk to the village main street. The main street has a pub which opens on Sundays, a theatre which is a big attraction to the village and a church. The main street also has a post box. Kilmeen National School is located outside the village within two km and has approximately 130 pupils. The closest secondary schools are located approximately 13 km away in Dunmanway and Clonakilty.

There is no public bus transport link from the village.

## **6.0 Site constraints and planning policy**

### **Flooding**

The elevation of the subject site places it outside any identified flood zones.

### **Environmental parameters**

The development site does not sit within or adjacent to any Special Area of Conservation or Special Protected Areas. It does however sit within the Courtmacsherry Estuary SAC screening zone. The determination finds that an AA is not required and the Senior Planner has assessed that an EIA is not required.

### **Archaeological and architectural heritage**

The subject site is not within the vicinity of any National Monuments Service or National Inventory of Architectural Heritage structures. To the north of the adjacent GAA grounds there is a castle (red dot with buffer zone in fig. 2 below) and there is a church and water pump in the village that are listed as being significant (blue dots).

The proximity between historic structures and the subject site is considered too far to be impacted by the development. Works may be needed to the corner of the rear garden wall to existing house number 8, but this does not require mention in the planning notice as the Conservation Officer confirmed St Mary's Church (NIAH ref 20912108) is not a protected structure. We note that older OS maps on the public planning system suggest this existing boundary is a modern wall to a modern graveyard extension, well away from the original historic church graveyard curtilage position.



**Cork  
County Council**  
Comhairle Contae Chorcaí



*Figure 2: Location of National Monuments Service or National Inventory of Architectural Heritage structures.*

The site is not within or adjacent to any Architectural Conservation Area.

A desktop archaeological assessment was undertaken in consultation with the County Archaeologist. The assessment concluded that there is no requirement for testing or monitoring on site.

#### **Local planning policy**

The village of Rossmore sits within the West Cork Municipal District Area. So that Local Area Plan and the Cork County's Development Plan are the statutory plans for Rossmore village.

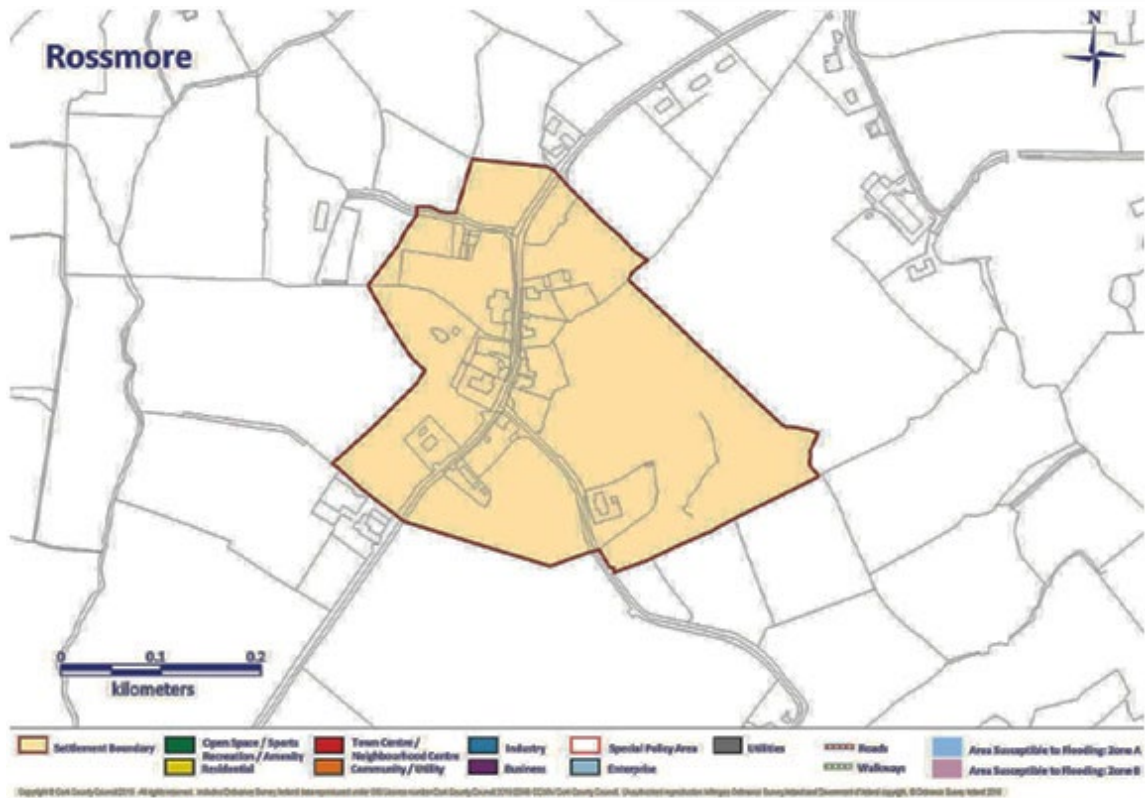


Figure 3: Local Area Plan Map showing 2017 village settlement boundary.

The following extract is taken directly from the Local Area Plan:

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Rossmore	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 14 additional dwelling units during the plan period.
DB-02	Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village.
DB-03	Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.

The first two of the three objectives listed are relevant to this development. The subject proposal is supportive of both.



### **Car parking**

Cork County Council's *Making Places: a design guide for residential estate development* indicates that a minimum of 2 no. car parking spaces per dwelling are required. The proposed development will satisfy this requirement.

### **Public open space**

Generally housing developments within Cork County are required to have public open space. However, as this development is a very small site close to the local GAA grounds, with some public open space and the earlier phase of the estate has public space with seating. Therefore it was considered that further public open space would not be needed for planning policy reasons.

### **Private open space**

Section 3 of Cork County's *Design Guide for Residential Estate Development* sets out the provision of private open space for a two-bedroom house as 48 sq. m. The required level of private open space will be achieved within the proposed development.

### **Planning history**

There are no detailed planning applications on file for housing on this area of the land bank. The permission for the previous phase however included drainage for the land bank and for a stone wall to be constructed to allow future development on the land bank to turn to face the GGA ground and have an access road running perpendicular to the existing public road. While kerbing at the land bank entrance has been constructed, since that time the extension of the graveyard has increased in size and so narrowed the available area, making the current proposal the most suitable arrangement.

Discussions on the graveyard confirmed the existing maintenance access will be used, so future access across the land bank is not needed.

### **Services**

A full site investigation has been undertaken, and investigations by local engineering staff have clarified the route of the theatre drainage and some of the drainage runs that are expected to be redundant. If land drains are discovered during the works these will be rerouted as necessary.

The situation in relation to services in the area is currently as follows:

#### **Potable Water**

There is a private group water well scheme in the village, the well and pump house are located on other Cork County Council lands and the distribution system is within public roads.

Local Cork County Council engineers who have involvement in government capital grant works have indicated that this system has recently been upgraded and that in most rainfall years there is capacity in the aquifer for the development of the land bank.

The private group have been approached and have given written support for two new social houses joining the scheme at the present time.





Cork County Council is supportive of seeking government funding for the connection of the existing distribution system in the village to the Irish Water drinking water system. In that regard a formal application to Irish Water was made, but no capacity or funding has been made available in the short/medium term due to prioritisation of projects servicing larger populations.

#### **Foul Drainage**

The area is serviced by a wastewater treatment plant within the title folio. We are advised there have been issues with this in the past in relation to a requirement to be emptied regularly, and that the percolation area was upgraded in 2019. Subsequent water quality tests were considered as part of the ecology assessment and thus current management practices are expected to be considered satisfactory.

#### **Storm Drainage**

There are three existing underground attenuation tanks to the south west of the site which serve the existing estate. Files indicate that the (circa 2011) design for these included capacity to serve a further 4 houses in the future. Once a contractor is appointed the system will be cleaned and inspected in greater detail. The land bank has space for additional solutions, should this be required.

The engineering consultant has had discussions with the local water engineers during the design process and the relevant planning drawings were issued before this application was made.

#### **ESB**

There is ESB cabling in the immediate area. The intention is to connect directly into this supply from the public road.

#### **Eir**

There is Eir cabling in the immediate area. The intention is to connect directly into this supply from the public road.

#### **Retaining wall to phase 2**

The site investigations highlighted there may be a requirement to carry out works to the existing eastern boundary wall to 8 Carrig Rossa. As a result, the proposed houses have been moved further away from the existing wall to minimise the cost/ health and safety impacts, and less invasive solutions will be explored in detail. The proposed wider gap between the houses will also assist health and safety during construction.

#### **7.0 Conclusion**

The proposed development seeks to address and meet some of the critical need for housing in the County Cork area, providing much needed accommodation for those on the Housing Waiting List.



**Cork  
County Council**  
Comhairle Contae Chorcaí

The proposed development of the site, accommodating 2 no. two storey two bedroom dwellings, is recommended in order to meet the need for social housing accommodation and to facilitate a broader objective of enhancing place making and completion of existing estates.



**Cork  
County Council**  
Comhairle Contae Chorcaí

---