

# Comhairle Contae Chorcaí Cork County Council

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<b>Part 8</b>	<b>Planning Report</b>
<b>Address</b>	<b>Carrig Rossa, Rossmore, Co. Cork.</b>
<b>Proposal</b>	<b>2 no. residential units and associated site works</b>

## Planning Report

The 0.05Ha site adjoins Carrig Rossa, an existing housing estate, which is located within the development boundary of Rossmore Village. The site is accessed off the L-4631 by way of an existing road (L-8614) which also adjoins the entrance to Kilmeen & Kilbree GAA Club grounds. Carrig Rossa comprises a series of 8 no. two story dwellings arranged in 4 semi-detached pairs.

The proposed development would involve the construction of 2 no. two storey houses which would closely reflect the design and scale of the existing houses at Carrig Rossa.

The proposal is accompanied by a comprehensive planning design report prepared by the County Architects Department which sets out the design rationale and design statement for the proposal.

The site of the proposed development adjoins the development boundary of Rossmore Village, with most of the site located within the Tourism and Rural Diversification Rural Housing Policy Area, as set out in the Cork County Development Plan, 2014. Notwithstanding this, the proposal can be supported given its location adjacent to the existing Carrig Rossa where it would form an extension to this estate and subject to facilitating those with a rural generated housing need to live within their community.

As such, the proposed development would be compatible with the West Cork Municipal District Local Area Plan, 2017 and the Cork County Development Plan, 2014 and would be in accordance with the proper planning and sustainable development of the area.

G.O'Mahony  
Senior Planner  
06/12/21



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<b>Environmental Impact Assessment</b>	Preliminary Examination
<b>Proposed Development</b>	2 no. residential units and associated site works
<b>Address</b>	Carrig Rossa, Rossmore, Co. Cork.

Having regard to the nature and limited scale of the proposed development and noting the separation distances from environmentally sensitive locations, there is no real likelihood of significant effects on the environment arising from the proposed development.

The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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Geraldine O'Mahony  
Senior Planner  
03/12/21