



CORK COUNTY COUNCIL
Design Statement For
New social dwelling at
22 Aisling Gheal, Hospital Hill, Kanturk, Co. Cork.



Architects Department

Housing Directorate, Cork County Council, County Hall, Cork.

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Report structure

1. Introduction	5
2. Location	5
3. Planning Policy	5
3.1. Summary of relevant guidance from the above documents influencing the design.....	6
4. Existing context	6
5. Design Guidelines.....	9
6. Project proposal: design approach	8
6.1. Home type(s)	8
6.2. Fuel	8
7. Infrastructure & Services	9
8. Pre-planning consultations	9

1. Introduction

The Housing Directorate propose to build a new social dwelling on the serviced site. This report is intended to:

Fulfil the requirements of the **Cork County Development Plan** for the provision of a **Design Statements** with all development applications¹.

2. Location

The plot is located on high ground in the Western suburbs of Kanturk, Co. Cork:

- Set in the existing occupied **Aisling Gheal** estate, consisting of 21 large 2 storey units, including public open space to the east and in the southern end of the estate.

The plot is bounded by existing private masonry boundaries and the estate boundary wall and railings.

The 2016 Census indicated the local area contained 159 dwellings, of which less than 8% are social housing units, so the surrounding dwellings are predominantly private occupied.

The location is to the south of the local hospital, and close to the centre of the settlement. Kanturk is a busy market town, with a population under 2,500 persons, located 20km north west of Mallow.

3. Planning Policy

The County Development Plan is being revised, and the draft 2022 to 2028 policy is not yet finalised. Thus, the Planner report should be viewed for the most recent guidance.

In the last plan the estate was zoned existing built up area and the open lands to the west were zoned residential for the future expansion of the town.

¹ “design statements should include a character appraisal of the local area; consideration of all relevant development plan policies and objectives (and specifically those in relation to house types and mix and public realm safety issues), and relevant government guidance, relating them to the site; consideration of the requirements of any design brief prepared for the site; explanation of the design approach adopted and why it is appropriate to the site etc.”, Cork County Development Plan, 2014

3.1. Summary of relevant guidance from the above documents influencing the design

- **RESIDENTIAL AMENITY**

The estate already has residential amenity to 2004 standards, and the existing rear private space within the plot is stated on the drawings.

4. Existing context

The existing immediate surroundings are modern housing of suburban character, without masonry boundary walls to the frontage.



Site context.
Photograph of house 21, built on a serviced site and having a separate planning permission.



The above photograph shows the original planning permission house type, facing the site across the public open space.

5. Design Guidelines

The estate was built circa 2004. The new dwelling proposals have taken into consideration as **best practice** for the development of a proposal:

- DoHP&LG Quality Housing for Sustainable Communities 2007

6. Project proposal: design approach

The design proposal has been approved for funding by the Architectural Inspector for the DoHP&LG.

The historical O.S maps indicate there were buildings in approximately the location of the plot, but these have been demolished at some point in the past. The site investigation did not find any foundations.

The plot has existing boundaries to the strip of land beside site 21 and the estate boundaries. The original planning permission excluded masonry boundaries to the frontage, it is proposed to comply with this.

6.1. Home types

This house type has been used on other social housing schemes within the county and thus has already been found acceptable in principle by the planning authority. The house type chosen is not identical to the older properties and this reflects the difficulty of building on a narrower plot, tight up against public pavements and existing occupied houses.

The proposed dwelling faces the existing public road (rather than the estate access road), thus providing passive supervision and activating both roads to improve the overall area.

6.2. Fuel

The estate has an electric supply so this is proposed to be the fuel used for the heating.

7. Infrastructure & Services

This plot is a serviced site built around 2004 so local services are expected to have capacity for its development.

-**Foul sewers.** Existing live modern sewerage is provided to the frontage of the site, which has been taken in charge. Irish Water confirm capacity is available.

-**Drinking water.** Existing live modern supplies are provided to the plot. Irish Water confirm capacity is available.

-**Surface water.** Existing live modern surface water system is provided to the frontage of the site which has been taken in charge.

-**An electricity supply** is already provided to the estate.

8. Pre-planning consultations

Of course, the original planning permission (04/503) for the estate establishes the principle of one dwelling on the serviced site.

Please note the original planning permission conditions required:

- Blue/black slates or tiles to the roof
- External wall finish to be smooth plaster
- No fences are permitted to the front garden

On the original planning application this serviced site was numbered 23, but subsequent permissions on the serviced sites reduced the number of dwellings, leaving the last undeveloped site to be plot 22 instead.

Between sites 21 and 22 there is a strip of land in separate ownership. From the planning system this appears to be due to mapping differences between the original permission and the boundary of site 21 on the later permission.

Pre-planning consultations were held with the **Executive Senior Planner** for the area, a two storey dwelling is considered acceptable in principle. The finalised drawings have been submitted to the Senior Planner for consideration and we await the report.

ARCHAEOLOGY

A desk top study has been done and no archaeological requirements are needed on this serviced site

APPROPRIATE ASSESSMENT

We have been advised that in principle the wastewater from the Kanturk WWTP is not having an observable negative impact on water quality in the Blackwater River SAC. The report is one of the documents in the application.