



Comhairle Contae Chorcaí
Ailtirí | Stiúrthóireacht Tithíochta
Cork County Council
Architects | Housing Directorate

Design Report

for

12no. Proposed Social Housing Apartments

at

Greenmount Road, Ballydehob, Co. Cork



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

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1.0 Introduction

The Council seeks to create sustainable communities and acknowledges that this requires the delivery of quality housing in well managed estates and clusters. This report relates to an application to seek Part 8 approval for the construction of 12 no. apartments at Greenmount Road, Ballydehob, County Cork. This report has been prepared and compiled by Cork County Council's Housing Directorate.

2.0 Site Context

This site has been identified by Cork County Council's Housing Directorate as a key site within the existing residential area of Ballydehob suitable for redevelopment. It is 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.



Figure 1- Subject Site showing proximity to Scoil Bhride, Primary School and Ballydehob Community Playgroup on the right



Figure 2- Subject Site from Greenmount Road looking north



Figure 3- View from Chapel Lane looking across The subject site towards Ballydehob Community Playgroup Building



Figure 4- View from the site looking north towards the higher rock outcrop

2.1 Site Capacity

The subject site measures circa 0.358ha in area and has a fall of approximately 3m from south to north. The proposal of 12 units achieves a density of 33 units per hectare. The local area plan specifies that within the settlement boundary (refer to Appendix 1) Cork County Council encourage the development of up to 39 additional dwelling units during the plan period.

The site is located 350m south of Ballydehob village centre, 15km west of Skibbereen town centre and 95km south-west of Cork City. The site is located across from Scoil Bhride Primary school, Ballydehob Community Playgroup centre and Ballydehob Garda Station. The housing in the general area is a mix of single storey, dormer and two storey units.

2.2 Local Housing Need

The current need in the Ballydehob area as of July 2021 has been identified by Cork County Council Housing Directorate as follows:

Total	1 bed	2 bed	3 bed	4 bed	2 bed adapted
115 units	43	44	10	1	4
100%	43%	44%	8%	0.8%	3%

This proposal will meet the needs of 12no. applicants from the waiting list. There are currently no vacant council properties in the area of Ballydehob. The existing provision in the area is as follows:

East End- 1no. 2 bed bungalow, Store Road- 2no. 2 bed bungalow, New Terrace- 2no. 2 bed bungalow and 2no. 3 bed 2 storey, Hillside- 11no. 2 bed bungalow and 7no. 3 bed 2 storey.
All of the above are occupied.

3.0 Strategic Site Location and Description

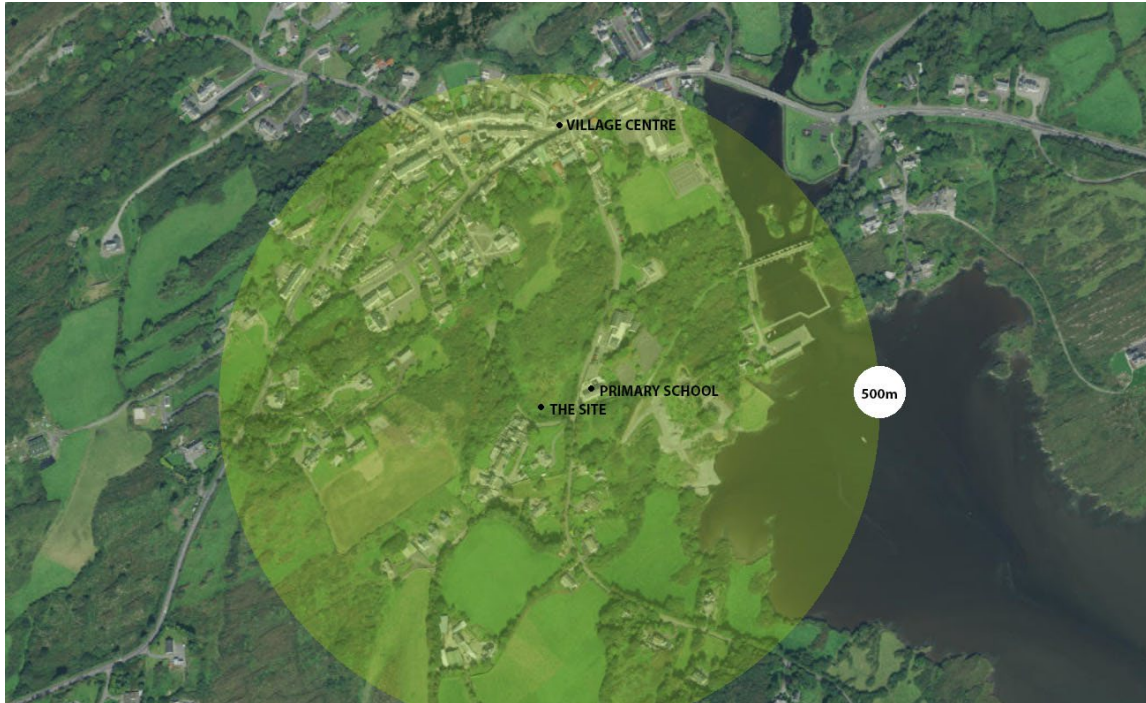


Figure 5: Subject site shown in centre of image. Rings indicate location of community amenities all within 500m radius of subject site.

The subject site is within good walking distance of the Main Street of the village (500m / 5 min walk) and there is a footpath all the way along Greenmount Road. This site is located close to the local supermarket, butcher, cafes, restaurants, school, church and GAA Club. The site is also close to local natural amenities like Ballydehob Bay.

Ballydehob village is well serviced with regular public transport bus links from the village to Cork city.

3.1 Services

Please refer to CroCon services drawings within this application for details of site infrastructure and services. It is intended that all existing main utility services such as water, foul, storm, Eir and electricity will be utilised.

Water – There is an existing water main running along Chapel Lane. An Irish Water pre-connection enquiry was lodged on the 24.04.20 and based upon the proposal for 13 units and on the capacity currently available in the networks, as assessed by Irish Water, the proposed connection to the Irish Water network can be facilitated.

Foul – There is an existing foul network running along Greenmount Road.

Storm – A short run of new drainage line along Greenmount Road will be required to accommodate the new connection to the existing stormwater drainage further along Greenmount Road.

ESB – Electricity is available in the immediate area and preliminary discussions with ESB are ongoing.

Eir – Eir is available in the immediate area and preliminary discussions with Eir are ongoing.

Gas – There is no gas in this area.

Public lighting – There are a number of public lights on Chapel Lane and Greenmount Road surrounding the site. Additional lighting will be required.

4.0 Development Plan and Local Area Plan

4.1 Planning / Site Optimisation

In accordance with the Cork Development Plan 2021 West Cork Area, the proposed site is situated within the settlement boundary of the village. This Local Area Plan and Cork County's Development Plan 2022 are the statutory plans for Ballydehob village. The proposal is supportive of the following objective in the Draft West Cork Area Development Plan 2021:

2.13.6 This plan makes provision for the development of an additional 20 dwelling units within the village. There is ample land within the development boundary to accommodate this scale of development. New developments should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle.

Development which utilises brownfield sites should be prioritised, and all development should be sympathetic to the character of the area.

4.2 Car Parking

The proposed development will provide 21no. car parking spaces. This is above the guidance figure of 1.25no. per apartment as required by the Cork County Council Development Plan 2022. 2no. spaces will be accessible parking spaces, and all will have provision for future use by electric cars. 6 no. of the extra car parking spaces will be provided for set down only use by the primary school to the east of the site.

4.3 Public Open Space

30% of the site will be given over to communal open space. This will be for the use of the proposed residents but also contains a public pathway to encourage passive use by others in the village and increase passive surveillance. This communal area will integrate hard and soft landscaping including bicycle parking and native trees creating a space that can be used in all seasons. The path will connect the local Garda station and the houses at The Laurels with Ballydehob village. There are a number of sea-side walks along Ballydehob Bay within 800m of the proposed site.

4.4 Private Open Space

Private open spaces are provided in the form of balconies for upper-level units and small private gardens for ground level units. Balcony sizes are all in keeping with the Departments minimum sizes as set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020.

4.5 Planning History

A Part 8 planning application was granted permission for 20no. units (6no. 2beds and 14no. 3 beds) in 2007 on an extended site area of 2.6Ha. The proposal was developed to tender stage in 2007. Preliminary investigations showed that the lands were marshy and suitable ground fill of 2 metres of peat/ marl would be required. Subsequently, it has been decided to develop the area to the south-east of the site only, to minimise interference with areas that are likely to result in costly groundworks due to the presence of marsh, rock crops and extreme gradients.

5.0 Environmental & Heritage Considerations

5.1 Environmental Parameters

Ballydehob Bay, adjacent to the village, is within the Roaringwater Bay and Islands Special Area of Conservation and proposed Natural Heritage Area. Roaringwater Bay and Islands is a site of exceptional conservation importance, supporting diverse marine and terrestrial habitats. An appropriate assessment screening carried out by O'Donnell Environmental for the site has shown there is no physical, ecological or hydrological connection between the proposed site and any of these Natura sites. For further information please see the *Appropriate Assessment Habitats Directive Screening Statement* included in the Part 8 package.

This application does not require a mandatory EIA. Having regard to the nature and scale of the proposed development, the nature of the receiving environment and proximity to the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. On that basis screening for EIA is not required. For further information please see the *Preliminary Environmental Impact Assessment Screening Report* included in the Part 8 package.

An Ecological Impact Report was carried out by external environmental consultant Tom O'Donnell and forms part of this application.

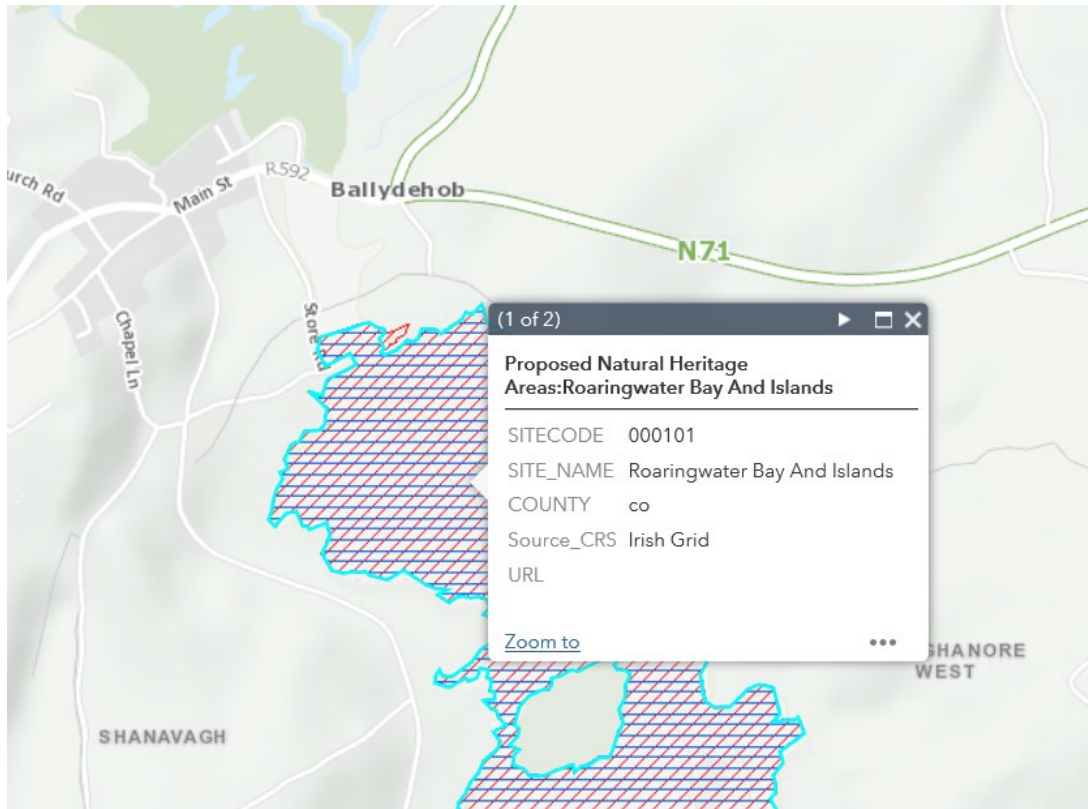


Figure 6- Location of Roaringwater Bay and Islands SAC in relation to Ballydehob Village.

5.2 Archaeological and Architectural Heritage

The railway viaduct in Ballydehob (RPS no. 00776) is the closest structure included in the Record of Protected Structures and is an important tourism attraction in the village. The relative location in relation to the site however means that the proposed development will not have any negative affect on this amenity.

Much of the village of Ballydehob falls within an Architectural Conservation Area. The subject site falls outside this area and its distance from same, means that it should not affect the proposal in any way.

Ballydehob is located in an area of the county which is designated as a High Value Landscape (HVL) as outlined in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. It is considered that the current proposal's small scale and landscaping interventions will result in a development which is in keeping with the sensitivities required within a High Value Landscape.

There are three designated Scenic Routes which run in close proximity to Ballydehob (S90, S95, and S97). These are at a distance from the site, such that the current development should not impact them in any negative way.

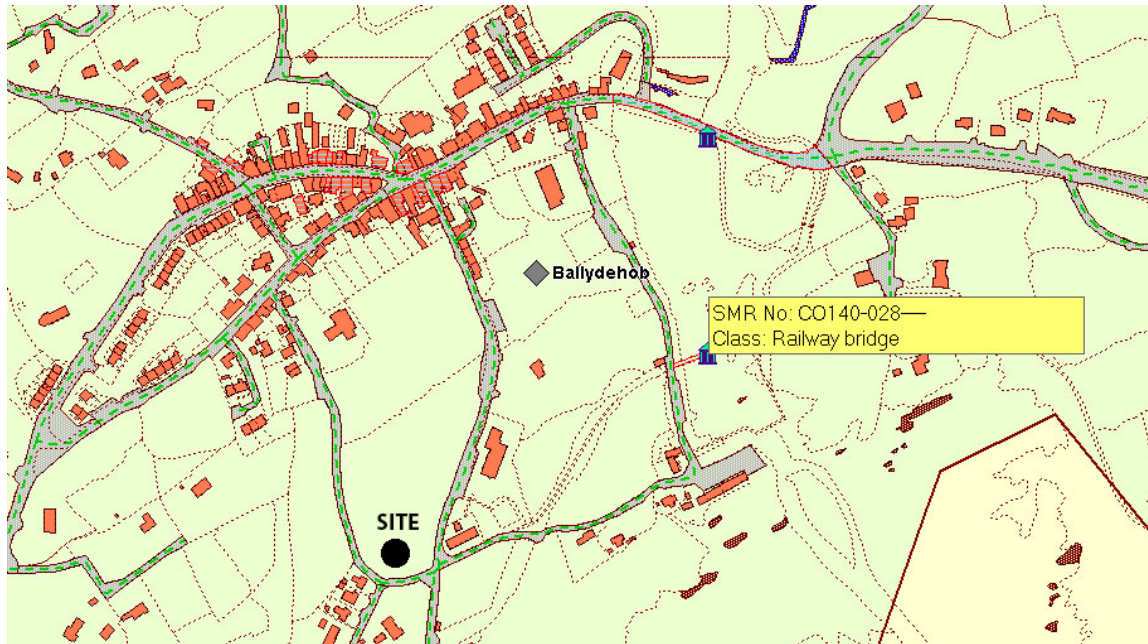


Figure 7- Location of nearest protected structure in relation to subject site.

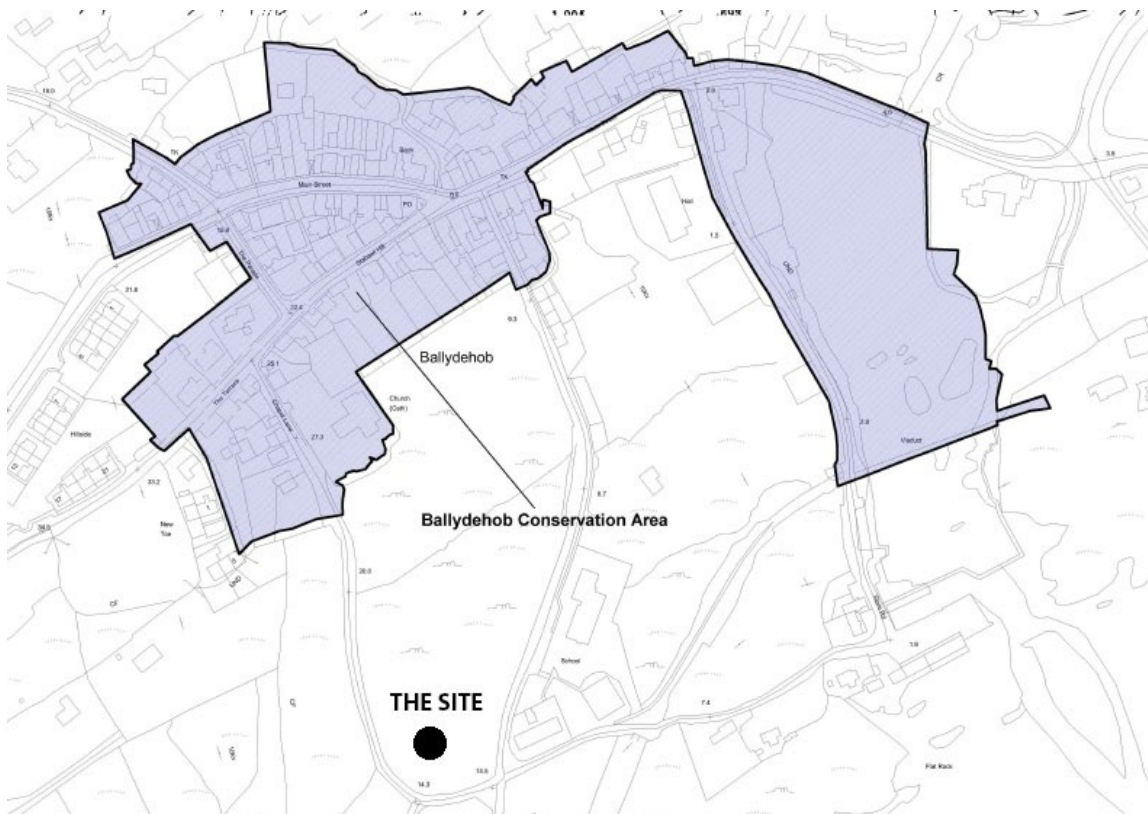


Figure 8- Location of Ballydehob Architectural Conservation Area in relation to the subject site.



Figure 9- Location of designated Scenic Routes and High Value Landscape areas in relation to the subject site.

5.3 Flooding

The distance from the waterway of the subject site places it outside any identified Flood Zones as per Cork County Council Development Plan 2022-2028 West Cork (Appendix 1). There are no past flood events recorded on the Floodinfo.ie website.

6.0 Design Statement

The design strategy for the site has been formulated in response to policy background, site context and Cork County Council housing requirements.

6.1 Unit Numbers

The design proposes to provide for 8no. two-person, one bed apartments and 4no. 4 person apartments. This proposes to accommodate a maximum of 32 no. people.

6.2 Existing Context

The subject site is a wide fronted but shallow vacant plot approximately 100m. X 30m. and fronting onto Greenmount Road and turning the corner onto Chapel Lane. The housing in the immediate area is a mix of bungalows, dormers and two storey units.

The land bounding the site to the north and west is in Cork County Council ownership. The difficult ground conditions make it currently unsuitable for development and there is a proposal to use this

land for re-forestation. The existing boundary hedgerows will be maintained along the south and west and re-aligned and re-planted around the proposed site entrance to the east to accommodate safe sightlines.

6.3 Proposed Site Layout and Unit Types



Figure 8: Proposed street-side elevation facing Greenmount Road.

The proposal is for 2 no. blocks of 6 apartments. Each apartment has own door entry from ground level.

The dwellings will generally be in line with the minimum floor areas as outlined in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020.

All apartments are dual aspect with windows to the public road or communal parking area and to the private back garden spaces. This allows for good passive surveillance and a high quality of natural light throughout the day. The fronts of the units are east facing, and the rear of the units are west facing. The demand in the area is generally for 1 and 2 bed units. A proposal was initially considered for terraced houses but due to the difficult ground conditions onsite and the high cost of building on marshy/marl ground the current proposal is for a denser scheme.

The possibility of proposing all single storey dwellings was considered but rejected as it is not in line with government guidance in relation to densifying sites within urban settlements. The current proposal seeks to balance density requirements with contextual scale.

Overall, the scheme attempts to knit into the existing fabric of the area, creating a new frontage whilst remaining sensitive to the existing houses surrounding the development.

6.4 Material Palette

The architectural language of the proposed structures is very simple in form. The intention is that the units will be comprised of the clean lines and sharp gables. The material pallet is intended to be robust, understated and subtle. The houses will be finished with pale coloured wet dash render. This is to add a slight texture to long lengths of walls and to reduce maintenance requirements. The front projecting porches and recessed upper balconies will be clad in composite timber cladding to add texture. Each of the apartments is accessed via own door with an individual colour for each unit. The proposed landscaping on the site will soften the site edge and help to ground the new development within its context.

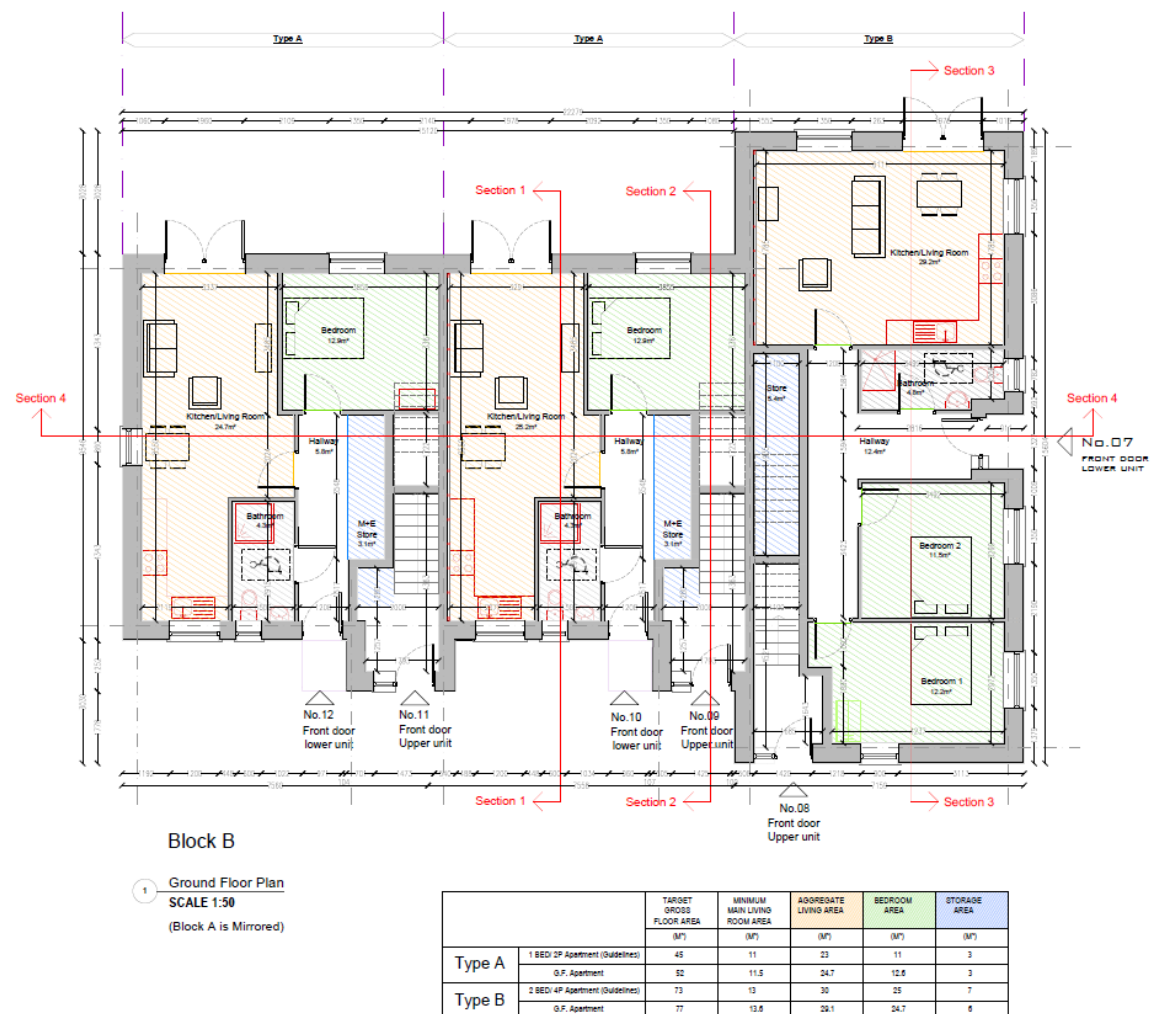


Figure 9: Proposed Ground Floor Block B plan: Block A is mirrored



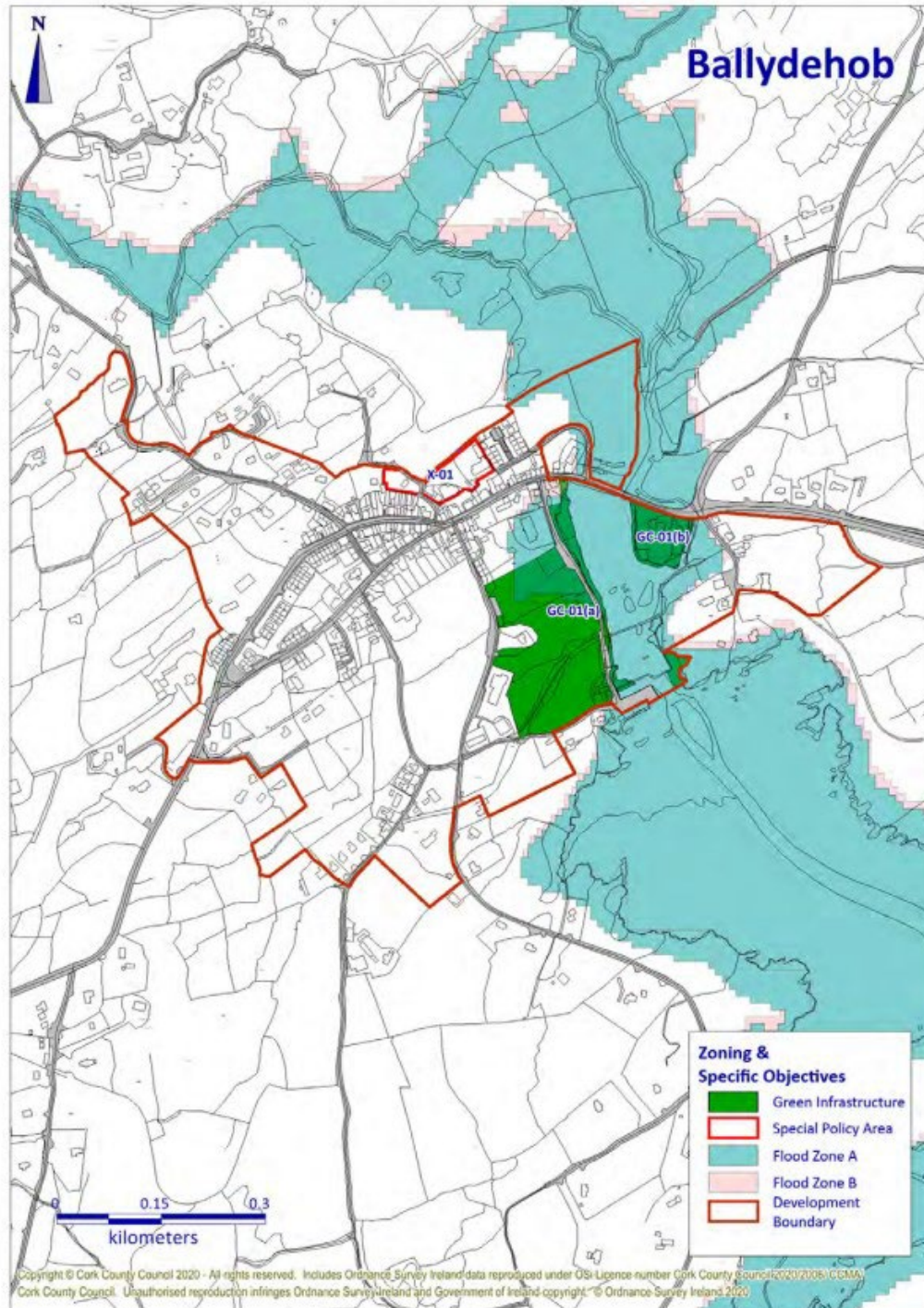
Figure 10: Proposed Type B Front Elevations: Block A is mirrored

7.0 Conclusion

The proposed development, on zoned and serviced lands, is consistent with the policies and objectives of the Cork County Development Plan and other relevant statutory documents. There is adequate service infrastructure in the area to accommodate the development proposal including water drainage and transport infrastructure. The subject site's proximity to education, commercial and recreational facilities, and its position relative to Ballydehob village centre and Skibbereen town centre offers an appropriate location for social housing. 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's Housing Directorate confirms that the proposed site layout represents the most appropriate design response to the brief, the site context, and the requirement to deliver quality housing for sustainable communities while facilitating a broader objective of enhancing place making on a vacant infill site.

APPENDIX 1:



Appendix 1: Cork County Council Development Plan 2022-2028: Volume 5 West Cork