

Comhairle Contae Chorcaí Cork County Council

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Part 8	Planning Report
Address	Greenmount Road, Ballydehob, Co.Cork
Proposal	12 no. residential apartments and associated site works

Planning Report

I have viewed the drawings submitted to me.

The 0.358ha site is located within the development boundary of Ballydehob Village and forms part of a larger site within the ownership of Cork County Council. The site is bounded by Greenmount Road and Chapel Lane and is located close to Ballydehob Community Playschool and Scoil Bhríde primary school.

The proposed development would involve the construction of 2 no. apartment blocks, each containing 4 one-bedroom units and 2 no. two-bedroom units, giving a total of 12 units. Access to the site would predominately be provided from Greenmount Road with an additional pedestrian entrance provided from the south to provide pedestrian connectivity through the site to Greenmount Road. Most of the existing boundary hedgerows would be retained, apart from a section along the south-eastern boundary which is required to be realigned.

The proposal is accompanied by a comprehensive design report prepared by the Housing Directorate which sets out the design rationale and design statement for the proposal.

Ballydehob Village is identified as a key village in the Cork County Development Plan 2022-2028. The proposed development would deliver a mix of one and two-bedroom housing units in a convenient location close to the village centre and essential services, including a primary school.

As such, the proposed development would be compatible with national and regional planning policy as well as with the objectives of the Cork County Development Plan 2022-2028.



We are Cork.


G. O'Mahony
Senior Planner

25/05/22



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Environmental Impact Assessment	Preliminary Examination
Proposed Development	12 no. residential apartments and associated site works
Address	Greenmount Road, Ballydehob, Co.Cork

Class 10(b)(i) of Schedule 5 Part 2 of the Planning and Development Regulations 2001, as amended, provides that mandatory EIA is required where more than 500 dwelling units would be constructed. Class 10(b)(iv) of Schedule 5 Part 2 of the Planning and Development Regulations 2001, as amended, also provides that mandatory EIA is required for urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

In the case of the current proposal, the site has an approx. site area of 0.358ha and would provide 12 residential units only. Accordingly, mandatory EIA is not required.

The site is located within the development boundary of Ballydehob Village. Having regard to the nature, limited scale and location of the proposed development close to the village centre and the receiving environment, 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.



Geraldine O'Mahony
Senior Planner

25/05/22

