

13 no Housing Units

Mill Road, Kanturk, Co. Cork

Part 8 Planning Report



**Cork
County Council**
Comhairle Contae Chorcaí

Proposed Development

The proposed development consists of the demolition of a semi-derelict dwelling on a 0.4ha site and construction of 13no. residential units at Mill Road, Kanturk, Co. Cork.



Core Strategy

Kanturk is a small town which services a large rural hinterland. It has a population of 2,350 (2016 Census) with a 2028 target of 2,937 or requirement to deliver 224 residential units to accommodate same. With 26ha of zoned land, infill sites such as this will need to deliver at the upper range of permitted densities, particularly, targeted socioeconomic/demographic units to meet these targets, and counter unsustainable growth in surrounding rural areas.

The County Development Plan 2022 recognises reviving the housing market as one of the key challenges facing the town with a target to deliver 30% of the core strategy requirement within the existing built envelope of the town.

Zoning

The site is zoned 'Existing Residential/Mixed Residential and Other Uses' under the County Development Plan 2022 with the objective that "the scale of new residential and mixed residential ... should normally respect the pattern and grain of existing urban development in the surrounding area. Overall increased densities area encouraged..."

The proposal for an infill residential scheme within this zoning is thus favourable in principle subject to normal planning considerations.

Density and Mix

The proposed scheme of 13 units on 0.4ha equates to 32.5 units per ha.

The relevant density range which applies to lands within towns <5000 is Medium B of between 20-35 units/ha. The proposed density of 32.5 units/ha is at the upper end of this density range. Having regard to the objective within the CDP to prioritise and optimise underutilised lands within the town and the pattern of development in the vicinity of the site including housing estates opposite and available pedestrian connectivity back to the town centre, the proposed density is considered appropriate.

The 13-unit scheme comprises of two terraces and 1 pair of semi-d's:

Terrace Units 1-5:

1 no. 3-bed 2-storey units and 4 no. 2-bed 2-storey units

Terrace Units 6-11:

6 no. 1-bed over 1-bed 2-storey units

Semi-d's Units 12-13:

2 no. 1-bed, 1-storey units

That is a total of 8 x 1 beds, 4 x 2 beds and 1 x 3 bed. All units are dual aspect. Houses and Ground floor apartments are served by private amenity spaces. The variety of units is considered appropriate and will reflect current demand for such units in Kanturk.

Quality Assessment

The overall layout and arrangement of terraces on site generally works effectively with the triangular shape of the site and adjoining properties and the scale and massing respects the established character.

The scheme has due regard for protecting residential amenity by incorporating sufficient separation distances with neighbouring units and intentionally locating single storey units 12 and 13 to successfully transition with the single storey property to the north, as well as ensuring a sense of openness with the main area of public open space. The terraces are angled such that blank gables do not directly face onto the public road and there is a high quality of shared surface treatments and satisfactory quality of finishes.

The floor area of the apartments generally exceeds the minimum standards as per 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines for Planning Authorities. Storage areas in House Types B and D are marginally deficient and should be increased to the minimum standard. A high level of private residential amenity space is generally achieved throughout the scheme. Balcony dimensions are not stated but appear satisfactory. They should meet the minimum floor areas for private amenity space as shown in Appendix 1 of the Guidelines.

The public open space exceeds the 12-18% required provision. It is not centralised, nor directly overlooked by all units but is considered to have sufficient passive supervision, will result in a meaningful recreation and amenity space for residents and will also facilitate an attractive setting for the scheme.

22 parking spaces and 11 secure cycle spaces will also be provided which meets parking CDP standards. It is recommended that bicycle stands should be covered. At least 1 EV charging point should be provided as per Policy Obj TM 12-12(c): EV Charging and the scheme should be constructed to be capable of accommodating future charging points as per Obj TM 12-12(d).

The undergrounding of cables is positive.

Public lighting should be in accordance with CCC public lighting policy.

A Connection Agreement will need to be secured from Irish Water.

AA Screening

A 'Habitats Directive Appropriate Assessment Screening Determination' report has been provided as part of submitted documents. Based on the Appropriate Assessment Screening process, it has been determined that no likely significant effects will arise on any European sites.

EIAR Screening

An EIA screening statement is included in the Design Report. It states that a mandatory EIA is not required and that having regard to the scale and nature of the proposed development, the receiving environment and proximity to the nearest sensitive location, that there is no real likelihood of significant effects on the environment arising from the proposed development. The Screening Report concludes that there is no requirement to submit an EIAR in support of the proposed development.

The proposed development is for 13 dwellings on a 0.4ha site. It does not trigger a requirement for mandatory EIAR as per thresholds outlined in Schedule 5 of the Planning and Development Regulations 2001.

An EIA assessment has been carried out – see Appendix A – and this concluded that based on a preliminary examination of the nature, size or location of the development, there is no real likelihood of significant effects on the environment and EIA is not required.

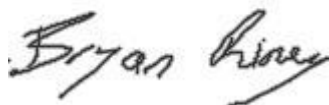
Exemption Status

In considering whether or not the proposed development constitutes exempt development under Section 179(A) of the Planning and Development Act 2000 (as amended), the proposed development is considered against the requirements and criteria set out in this section of the Act.

The proposed development is classified as ‘Housing Development’ on Council owned lands which are zoned ‘Existing Residential/Mixed Residential and Other Uses’ as per the CDP 2022 and are serviceable. An EIAR as found not to be required. As AA has been screened out by the relevant competent expert within Cork County Council, it is considered that the proposed development would meet the provisions of Section 179(A) of the Planning and development Act and would therefore be classed as exempt from the Part 8 process.

Conclusion

The proposed redevelopment of this site is considered to be in accordance with the core strategy and objectives of the County Development Plan 2022 having regard to its location within the settlement boundary and national design guidance standards and as such represents the proper planning and sustainable development of the area.



Bryan Riney

18/09/2023

Appendix A: EIS Assessment

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	None provided.
Development Summary:	The proposed development consists of the demolition of a semi- derelict dwelling on a 0.4ha site and construction of 13no. residential units at Mill Road, Kanturk, Co. Cork.
Was a Screening Determination carried out under Section 176A-C?	No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
Yes the project is of a type listed but is <i>sub-threshold</i> : The proposed project is considered to be an urban development within other parts of a built-up area. The proposed development is 1.6 hectares (ha) which is below the 10 hectares threshold in other parts of a built up area, therefore an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (10) (b) (iv).	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Preliminary Examination:

The planning authority shall carry out a preliminary examination of, at the **least, the nature, size or location of the development.**

	Comment:	Yes/No/ Uncertain:
<p>Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	<p>The proposed development consists of the demolition of a semi-derelict dwelling on a 0.4ha site and construction of 13no. residential units at Mill Road, Kanturk, Co. Cork.</p> <p>It is considered that this is not exceptional in the context of the existing environment as it is within the development boundary of Kanturk and is zoned 'Existing Residential/Mixed Residential and Other Uses' under the County Development Plan 2022.</p> <p>A Construction Environmental Management Plan is submitted which states that it is a key objective of the Contractor to reduce, re-use and recycle as much of the waste material generated on site as possible within the scope of the contract. Furthermore, where waste is to be removed from the site, the material transported off site will only be transported by permitted hauliers and only recovered or disposed at regulated facilities.</p>	<p>No</p>
<p>Size of the development: <i>Is the size of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i></p>	<p>The proposed project is considered to be an urban development within other parts of a built-up area. The proposed development is 0.4 hectares (ha) which is below the 10 hectares threshold in other parts of a built up area, therefore an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (10) (b) (iv).</p> <p>There are no known cumulative considerations having regard to other existing and/or permitted projects.</p>	<p>No</p>
<p>Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to</i></p>	<p>To the south of the site (approx. 300m) lies the Brogeen River which forms part of the Blackwater River Special Area of Conservation. The Brogeen River flows eastward to meet the Allow River just south of the town of Kanturk. The Allow River also forms part of the Blackwater River SAC. There are no watercourses on site and the</p>	<p>No</p>

<p><i>impact on an ecologically sensitive site or location?</i>¹</p> <p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i></p>	<p>site is not located within an area identified to be at risk of flooding. Surface-water from the site will ultimately discharge to the Brogeen River to the south of the site.</p> <p>Wastewater will be treated in the Kanturk WWTP which discharges treated effluent to the Allow River immediately north of its confluence with the Brogeen.</p> <p>A 'Habitats Directive Appropriate Assessment Screening Determination' report has been provided as part of submitted documents. Based on the Appropriate Assessment Screening process, it has been determined that no likely significant effects will arise on any European sites.</p> <p>The Brogeen River is currently assigned Good WFD water quality status and is not identified to be at risk of meeting WFD objectives. The Allow River is currently assigned Good WFD water quality status upstream of Kanturk and Moderate WFD water quality status downstream of Kanturk. It is identified to be at risk of not meeting WFD objectives around the town of Kanturk and all areas to the north of the town, but is not at risk of meeting WFD objectives immediately downstream of the town and the WWTP.</p>	
<p>Preliminary Examination Conclusion:</p>		
<p>Based on a preliminary examination of the nature, size or location of the development, there is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>		

¹ Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).