



Cork
County Council
Comhairle Contae Chorcaí

Design Report

for

13no. Housing Units

at

Mill Road, Kanturk



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040



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1.0 Introduction

Cork County 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 a Cork County Council application to seek Part 8 exemption for the construction of 13 no. housing units on a site on Mill Road, County Cork. This report has been prepared and compiled by Cork County Council's Housing Directorate.

2.0 Site context

The subject site is located on Mill Road, Kanturk, Co. Cork just outside of the town centre. The subject site measures 0.4ha and is situated to the southwest of the town. Kanturk is 20km west of Mallow and a 45mins drive from Cork City. The site currently contains a semi derelict bungalow which has been vacant since pre-2004.

This area of Kanturk is predominantly residential in nature with the majority of the houses in the immediate area being one-storey and two storey units. Given the site's relatively proximity to Kanturk town (approx.800m) it is recommended that two-storey units would be suitable on this site.



Figure 1- Subject Site



3.0 Strategic Site Location and Description

The subject site is within good walking distance of Kanturk town centre via the new link road connecting the town to Scoil Naomh Pádraig (800m / 10 min walk). The proposed site sits opposite Dr. Pat O'Callaghan Park which is a mature estate; well-balanced and a self-maintained social housing development in a rural small town setting. A strong degree of ownership and pride in one's dwelling is evident from the generally well-maintained gardens and facades. This site has been identified as a key site within the existing residential area of Kanturk suitable for redevelopment. The site is owned by Cork County Council.

The addition of 13no. social units into the context of Kanturk is deemed to be suitable and sustainable in terms of the existing social context / community. Kanturk town is well serviced with local shops and supermarkets, local schools, and a church within the town. The subject site is within good walking distance of the Main Street.

There is a generous public park situated on the River Dallow, a tributary to the Blackwater (15 min walking distance).



Figure 2- Subject Site in red. Community amenities all within 10 minutes walking distance of subject site. Kanturk town centre is located to the northeast of the site.



Adjacent facilities within 400m

- Scoil Naomh Pádraig
- Kanturk Garda Station
- Kanturk Fire Station
- Aldi
- Supervalu

Within 800m

- Kanturk Library
- Church of the Immaculate Conception
- Kanturk Public Park

In terms of public transport facilities, a bus stop, 1 km (11 min walk) provides a public transport link to Mallow and onto Cork. The town is also serviced by a rail line 6km away in Banteer.

The subject site is already 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. Site selection was restricted to consideration of land close to the defined settlement core of Kanturk town centre. Given its proximity to the town centre, the numerous retail, educational, recreational and healthcare facilities, the site will offer an appropriate location for social housing and would contribute to the creation of sustainable mixed communities, in accordance with national and local statutory planning policy. It raises no concerns as to sustainable community proofing

It is considered that the proposal to develop the subject site will provide for much needed social housing units in an established residential area, in general accordance with the principles and objectives set out in the Cork County Development Plan 2022.

Services

Please see Services Report contained within this Part VIII package for details.



4.0 Development Plan and Local Area Plan

Planning / Site Optimisation

In accordance with the North Cork Local Area Plan 2022 the proposed site is situated with the settlement boundary of the town. Under the Volume 3, North Cork Local Area Plan, the proposal is supportive in the following objective:

2.6.5 The 2016 Census recorded a population for Kanturk of 2,350 representing growth of 87 persons since Census 2011. The Plan takes a departure from a primarily greenfield, edge of town expansion response to housing land supply, in order to respond to National Planning Framework policy changes in the way we plan and deliver housing across the State. This change of direction has created a new focus on the consolidation of the existing built envelope by the allocation of 30% of the core strategy target to provide a range of house types and sizes and this results in a reduced need for housing on greenfield sites in the periphery of the town.

2.6.6 Kanturk has been allocated a population target of 2,937 in the County Development Plan to 2028 representing growth of approximately 587 people on Census 2016 figures. In order to accommodate this level of population growth, an additional 224 housing units will be required for the period 2020-2028. Based on the National Planning Framework's requirement to deliver 30% of the core strategy requirement within the built envelope of the town and the Plan's commitment to deliver higher densities, a lower land requirement is now required than in previous plans.

2.6.7 As part of the Council's commitment to deliver compact growth within the town a new focus is placed on the better utilisation of the existing building stock, prioritisation of brownfield and under-utilised land and identification of regeneration and infill opportunities that can contribute positively to Kanturk's housing stock and 30% target of 67 units.

Extract from Cork County Council Volume 3: North Cork: p.149

This proposal helps move towards facilitating the population increase for the town by adding an additional 13no. dwelling units.

Zoning and density

The site is within the Kanturk Local Area Plan and the land is zoned residential.

- Area: 0.4ha
- Density: 32.5 units/ha

The site is at the mid-range of the density scale, however the site density is considered appropriate to its urban setting and proximity to Kanturk town centre.

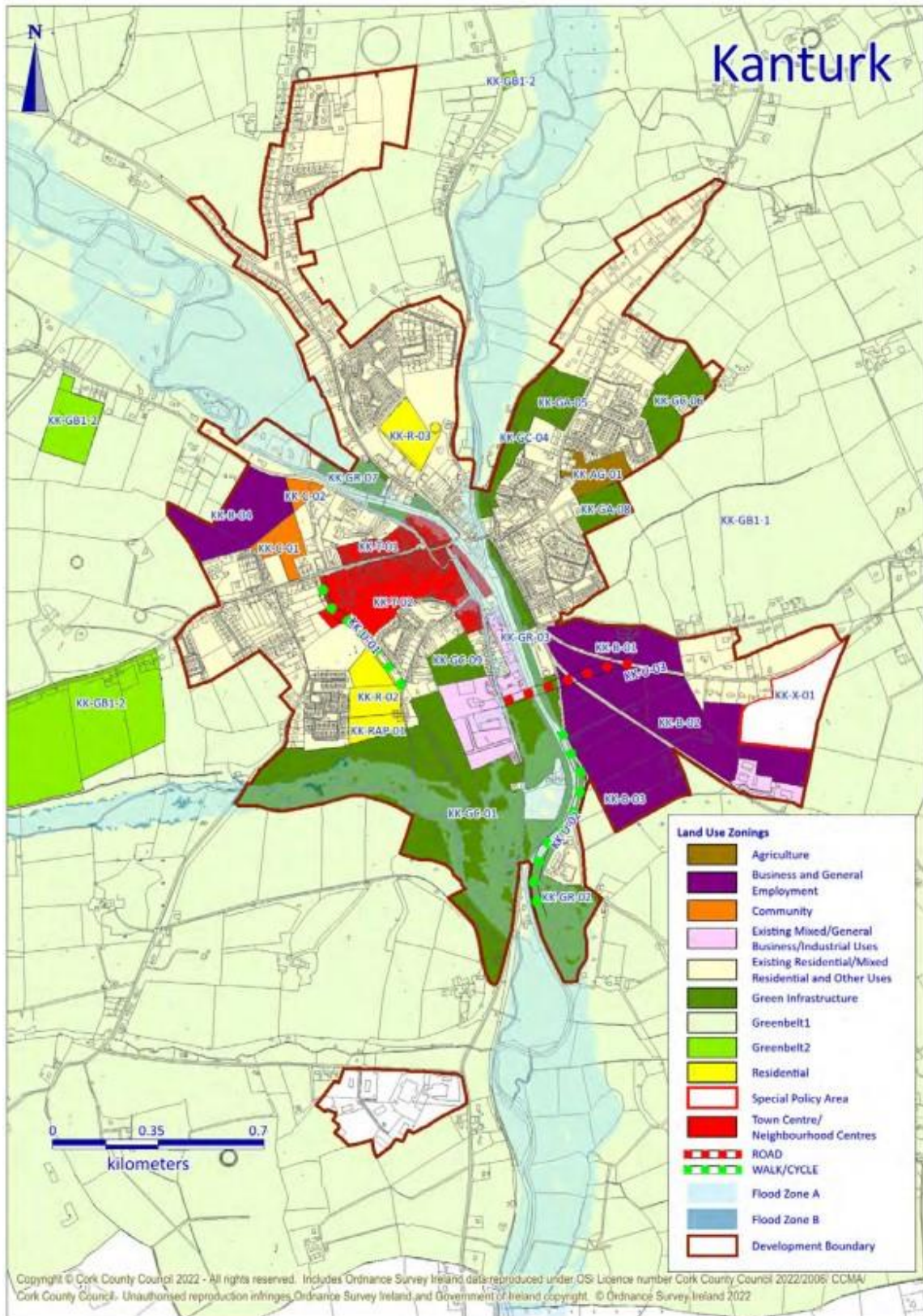


Figure 3: Extract from Cork County Council Volume 3: North Cork: p.159.



Car parking

The Cork County Development Plan 2022 gives guidance for 1.25 no. car parking spaces per apartment and 2no. car parking spaces per house. The proposed development allows for this;

6 apartments x 1.25	= 7.5
7 houses x 2	= 14
Total Spaces Required	= 21.5
Total Spaces Proposed	= 22

Cycle parking

Secure cycle parking will be provided in line with the current Development Plan standard. 1 long term cycle space is required per apartment and per house without gated access to rear gardens; totalling 7 spaces. 4 guest cycle spaces will also be provided.

Public open space

The proposal allows for 0.11ha, 27% of the site area to be used as public green space. This is in line with Development Plan requirements for 12-18% of a site to be designated as public open space.

Private open space

Section 3 of Cork County's Design Guide for Residential Estate Development sets out the provision of private open space for a 2-bedroom house as 48 sq. m. and a 3-bedroom house as 60 sq. m. Provision of private open space for a 1 bed apartment is 5 sq. m. These required areas of private open space will be accommodated within the proposal and exceeded in many cases. The smaller one-bedroom units will have slightly smaller gardens as these will likely be allocated to elderly single people who may have less capability in relation to maintenance. The larger units will likely be allocated to families and their associated gardens can accommodate enclosed play spaces for children.

Planning history

Planning permission: A number of planning applications were made by the HSE between 2004 – 2008, including demolition of existing bungalow, relocation of site entrance and construction of new day care facility. No works were carried out subsequent to the grant of these applications.

04 5544 Outline Permission: Relocate site entrance, change of use from private dwelling to Mental Health day centre facility and construction of a Mental Health day centre extension. Decision: Conditional.



- 05 8864** Permission Consequent: Relocation of entrance, construction of extension and change of use from dwelling to Mental Health day care facility and associated works. Decision: Conditional.
- 06 5777** Permission: Extension to Mental Health day centre facility. Decision: Conditional.
- 08 10312** Permission: Demolition of existing bungalow and construction of building for use as a mental health day centre facility, storage shed, new site entrance and associated site works. Decision: Conditional.

5.0 Environmental & Heritage Considerations

Environmental parameters

The development site does not sit within or adjacent to a Special Area of Conservation or any Special Protected Areas. It does however sit within a Natura Blackwater SAC (Special Area of Conservation) and SPA (Special Protection Area) screening zone. An Appropriate Assessment screening report has been compiled for the project. This document is included in the Part VIII 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.

Archaeological and architectural heritage

The subject site is not within the vicinity of any structures listed on the Record of Protected Structures. The site is not within an Architectural Conservation Area.

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.

Please see Services Report contained within this Part VIII package for details.

Site Constraints

There are 10Kva overhead cables crossing the site. We are proposing to underground the cables under the roadway and observe a 2m hazard zone on either side of the undergrounded cable, as per the ESB - Code of Practice for Avoiding Danger from Overhead Electricity Lines Second Edition – May 2019.



Figure 4- 10kVA overhead cable currently running along the northern boundary of the site.

6.0 Design Statement

The design strategy for the site has been formulated in response to policy background, site context and client requirements.

Unit numbers

The proposed development of 13no. units comprises of the following mix:

- 2no. 1bed 1storey 2person units
- 6no. 1bed over 1bed 2storey 2person units
- 4no. 2bed 2storey 4person units
- 1no. 3bed 2storey 5person unit

This mix is in line with the current trends which show a higher requirement for smaller sized 1 and 2no. bed units. The mix of small single storey and slightly larger two storey units allows for a more diverse community mix.

The current need for the Kanturk area as of July 2021 is:

- 1 bed 68
- 2 bed 88
- 3 bed 35
- 4 bed 2

The dwelling areas are generally in line with the minimum floor areas as outlined in the Quality Housing for Sustainable Communities guidelines.

Existing context

The existing site is relatively flat. The site is triangular with one boundary to Mill Road. The proposed works along Mill Road include providing a public footpath with upgraded public lighting and a low wall with new hedge to provide a safe green play space. The boundary with the



neighbour to the north is currently a 2m high blockwork wall with no proposed changes. 2no. single storey units are located a minimum of 6m from this wall to prevent any overlooking or overshadowing. The boundary with the neighbour to the south is a new proposed 1.8m high blockwork wall. A terrace of 5no. houses is proposed at a minimum of 11.5m from the existing boundary. The existing ditch boundary with the agricultural land to the west will be retained insitu with a concrete post and panel fence proposed at the base of the bank inside the boundary line.

Proposed site layout and unit types

The proposed development consists of a mix of single and two storey dwellings made up of one, two and three bed units.

Site Strategy and Development

- Demolish existing derelict bungalow and shed to improve placemaking and replace with modern higher quality units.
- Demolish existing narrow gated entrance
- Create new entrance
- Create terrace blocks as most economically efficient
- Follow the contours of the site by stepping the units and minimising the need for cut and fill
- On-street parking mix of accessible and standard parking bays
- Bin stores for terraced units
- Landscaping to enhance the public space and reducing overlooking
- Passive surveillance with all units fronting onto central public space
- Proposed public footpath along Mill Road

House Design and Architecture

- Mix of unit types for the need in the area:
 - age-friendly single storey units,
 - 1 bed over 1 bed apartments
 - family two storey 2 and 2 bed units
- Single storey units may be adapted for future need
- Corridor area is kept to a minimum
- Recessed porch feature allowing for sheltered outdoor seating and planting



Material palette

The architectural language of the proposed structures is very simple in form. The material pallet is intended to be robust, understated, and subtle. The houses will be finished with pale coloured wet dash. This is to add a slight texture to lengths of walls and reduce maintenance requirements. Trees and planters will be placed throughout the site to break down the scale and make it an attractive place to live.

7.0 Conclusion

The proposed development, on zoned and serviced lands, is consistent with the policies and objectives of the Cork County Council 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 Kanturk town centre and transport links 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.