

8 no Housing Units

St. Olan's Place, Aghabullogue, Co. Cork

Planning Report



**Cork
County Council**
Comhairle Contae Chorcaí

Proposed Development

This report relates to a Cork County Council application to seek approval for Part 8 Planning Exemption under 'Planning and Development (Section 179A) Regulations 2023' for the construction of 8 no. housing units at St. Olan's Place, Aghabullogue, County Cork.

The proposed development site is 0.15 Hectares (0.4 acres) and consists of a total of 8no. units comprising of:

- 1no. 3 bed two storey accessible unit
- 7no. 2 bed two storey units

The site is adjacent to an existing development of 11 no. 2 storey units previously constructed by Cork County Council. 4 no. houses contained within this development are privately owned, 7 no. remain in Council ownership.

The site is bounded by a small local access road to the southeast, the existing development to the southwest and northwest and open, undeveloped pastureland to the northeast. A small stream runs along the ditch just outside of the north-western boundary of the site. A dry-stone wall runs along the south-eastern boundary between the site and the public road. The site is owned by Cork County Council.

Policy Context

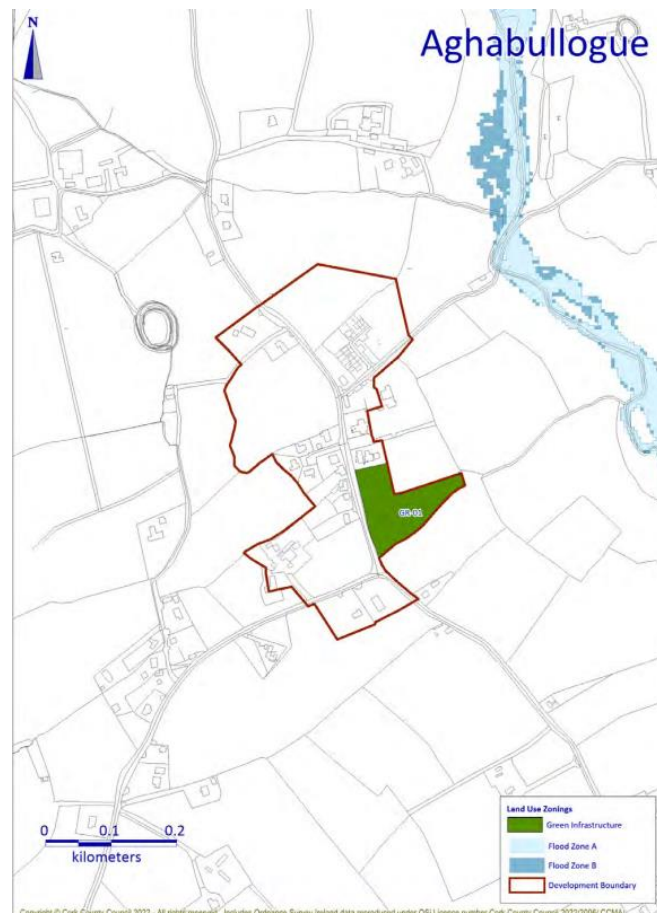
The proposed development is located within the development boundary of Aghabullogue as defined by the County Development Plan (CDP) 2022. The Development Boundary Objectives state:

County Development Plan Objective: Macroom MD Development Boundary Objectives for Aghabullogue	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.
DB-02	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in <u>Volume One Main Policy Material and Volume Two Heritage and Amenity.</u>

Aghabullogue is classified as a Key Village (<1,500) by the Cork County Council Development Plan 2022 and therefore requires a density of between 5 – 20 units/Ha and up to 30units/Ha in village centres. The proposal has a density of 11no. units/Ha and is therefore within the required threshold.

Ortelo Holdings Limited was granted permission for the construction of 16 no. dwelling units under planning application no. 22/05828 in April 2023. This was largely to complete and existing housing estate. This means that if this current proposal is implemented, the number of dwelling units will exceed 20 units within this plan period. In this regard, I note that Section 2.13.1 (6) of the CDP 2022 states that each village is assigned an 'Overall Scale of New Development' and is not intended that this figure is seen as a target, or an absolute maximum limit on development, but as an indication of the number of additional dwellings which could reasonably be accommodated within a settlement over the lifetime of this plan subject to other considerations of proper planning and sustainable development.

22/5828 was granted to facilitate the completion and natural extension of an existing housing estate. Having regard to this planning history and set of circumstances plus Section 2.13.1 (6) of the CDP 2022 which clarifies that the 20 dwellings reference in the development boundary objectives is indicative and not a 'maximum limit on development', I consider that the proposed development is acceptable and complies with the CDP 2022.



Car Parking/Bike Parking

The maximum car parking stands are contained in Table 12.6 of the CDP 2022 and provides a maximum of 2 no. car parking spaces per dwelling house. The proposed scheme includes 9 no. new parking spaces, 1 no. for each unit and an additional 1 no. accessible space. There are also spaces within the existing estate which currently appear to be underutilised and it is proposed that they can be used to supplement as required. The new spaces will provide for provision for future EV charging points. This approach to car parking is acceptable.

The current minimum cycling parking standards are contained Table 12.9 of the CDP 2022. It is proposed that 6 no. long term parking spaces are required, one for each of the mid-terrace units. The end of terrace units have direct access to the rear gardens and can store bike within their own curtilage. 2 no. short term spaces are required, resulting in a total of 8 no. bike parking spaces. 4 no. bike stands with provision for two bicycles each have been provided to fulfil this requirement. This approach to cycling parking is acceptable.

Public Open Space

The proposal is to improve the existing public open space. The central space will be an extension and enhancement of the existing green space, supplemented with improved access, seating and planting. The surrounding houses provide constant passive surveillance. The northern corner of the site will feature a “Home Zone”, a bike parking benches and planting to increase the value as an amenity space. The central green space makes up 47% of the site, which complies with the 12-18% requirements of Cork County Council’s *Interim Policy on Recreation & Amenity*.

Private Open Space

The private open space proposed meets the minimum requirements of *SPPR 2 - Minimum Private Open Space Standards for Houses* as per the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities*.

Services

Submitted documents state that confirmation of feasibility to connect into the existing water and foul systems has been received from Irish Water

There is no existing stormwater system in Aghabullogue. In order to comply with Objective WM11-10 and paragraph 11.10.4 in the Cork County Development Plan 2022, a softer engineered or ‘nature-based approach’ is proposed to manage rainfall runoff on the site by managing and treating surface water through ‘infiltration blankets’ within the site. The approach aims to minimise or eliminate discharges from the site, thereby mitigating the drainage impact of the proposed development

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 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 within the Development Boundary for Aghabullogue as per the CDP 2022. The lands are serviceable. An EIAR is not required. As AA has been screened out by the relevant competent expert within Cork County Council, it is considered that the proposed development meets 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 the subject 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 development boundary and as such represents the proper planning and sustainable development of the area.

Appendix A: EIS Assessment

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	None provided.
Development Summary:	To construct two 8 dwellings
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> : Class 10 'Infrastructure projects'. The threshold is the construction of more than 500 dwelling units. The proposed development is for 8 housing units which is substantially below this threshold. The proposed project is considered to be an urban development within other parts of a built-up area. The proposed development is 0.15 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>No, this is predominately a residential area.</p> <p>If constructed, the proposed residential development is considered to be modest in scale and will not generate excessive waste beyond the typical municipal type and quantities expected in a domestic setting.</p>	No
<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 size of the proposal is modest and there are no existing or permitted projects that could give rise to cumulative impacts.</p>	No
<p>Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?¹</i></p> <p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i></p>	<p>There are four Natura 2000 sites within 15km of the project, namely the Blackwater River (Cork/Waterford) SAC (site code: 2170), Mullaghanish to Musheramore Mountains SPA (site code: 4162), the Gearagh SPA (site code: 4109) and The Gearagh SAC (site code: 0108) There are no other Natura 2000 sites are within the 15km radius of the proposed project.</p> <p>The Habitats Directive Appropriate Assessment Screening Determination states that on the basis of the objective information provided in this report, it is concluded that the proposed project does not pose a risk of causing significant negative affect to any EU site for the following reason:</p> <ul style="list-style-type: none"> • There is no spatial overlap with any Natura 2000 site and therefore no direct impacts to the European sites will occur; • There are no direct source-receptor pathways between the proposed works and any European site; • Aghabullogue WWTP has sufficient capacity and the hydrological connection to Cork Harbour SPA is sufficiently remote 	No

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).

	<p>that no impacts to the wetlands or the SCI species will occur at either construction or operational stages.</p> <p>It is therefore determined that a Stage 2 Appropriate Assessment under Section 177V of the Planning and Development Act 2000 is not required</p>	
<p style="text-align: center;">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>		