



Comhairle Contae Chorcaí

Cork County Council

26/10/23

Re: Section 179/179A Development. Crann Ard (Elm Grove), Ballynamona, Fermoy.

To whom it concerns,

The proposed development consists of 26no. residential units on a site of 1.76hectares, (net site area 1.0ha. equates to density. 26 units / ha). The site forms part of a larger 103 House Scheme previously permitted under reg. ref. 05/3120, 10/5816 (EOD) and 15/5973 (EOD). Planning Permission has expired and there is no Part 8 permitted.

The site is located off the L1513 Pike Road, on the northern bank of the town, 2.4km north of town centre. It is zoned Existing Residential/ Mixed Residential and Other Uses (Objective ZU 18-9) under the County Development Plan 2022. Residential Use is listed as an appropriate use under this land use objective.

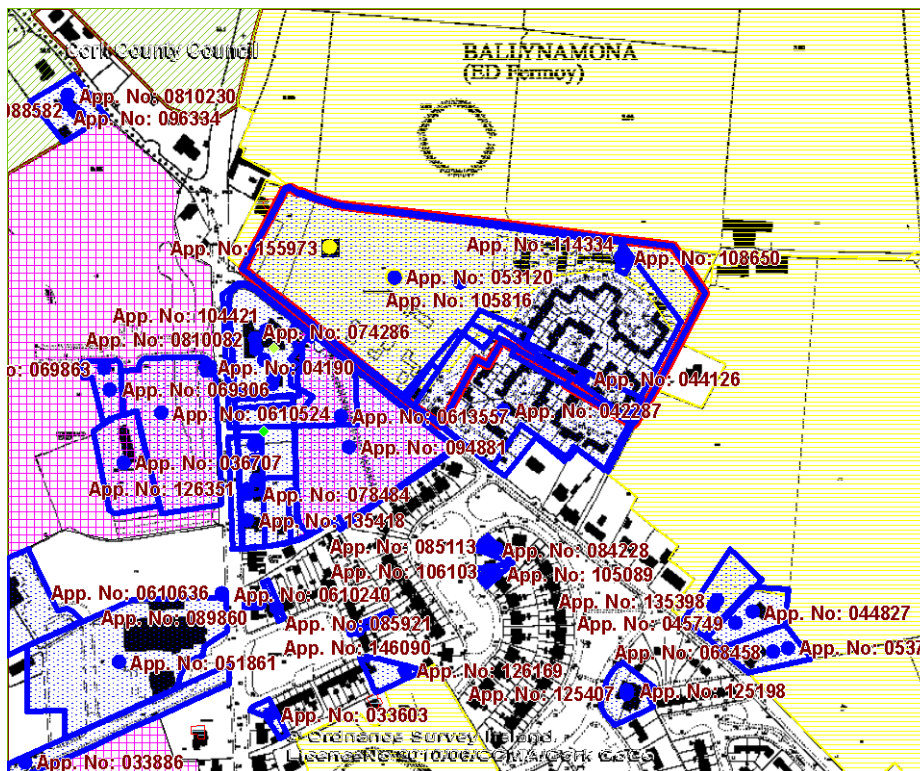


Fig. 1 Planning History

The proposal represents the completion of an un-finished estate. The proposal reflects the design and layout of the previously approved scheme under the Fermoy EA Local Area Plan, and the specific zoning objective R-01 "Low density residential development to include provision for a mix of serviced sites and self-build options. This site forms part of a larger area of land zoned for residential

development. This site is to be developed as a distinct character area whether as a portion of a larger development or as an individual development. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as the developed area of the town”.

The current proposal represents a gross density of 14.8units /ha.or net density of 26units /ha. This is significantly below the current settlement strategy and density standard of Medium A (30-50units/ha) which is generally applicable for future development within key towns such as Fermoy (Table 4.1 Settlement Density Location Guide). Although, there is an applicable Medium B provision (of 20-35 units / ha) for sensitive locations. Section 4.8.12 prescribes that this provision is applicable to suburban and greenfield sites of smaller towns with a population of less than 5,000 persons and a tiered density structure and mix of typologies. The 2016 Census confirmed a population of 6,585 persons.



Fig. 2 Site Layout Plan

The site area is located at the northern extreme of the settlement boundary and the area is characterised by suburban character morphologies, of low-rise units, 1 and 2-storeys, detached and semi-ds, and terraces. This is a reflection of the previous zoning objective. On examination of the red line site boundary, which includes the existing Elm Grove estate roads off Pike Lane and proposed route to the lands north of the site, namely, Objective FY-R-05 (Medium A Residential density lands). I estimate the net site area to be 1.0 ha or 26 units per hectare. The geography of the town and the context of this site’s location at the northern extreme lends itself to a suburban location.


Insofar that the proposal represents the completion of an un-finished estate, circa 25% of the previously permitted 'parent' scheme, which accorded with a low-density objective under the Fermoy LAP, its layout and form and house design reflects the existing layout arrangements (of Elm Grove). Notwithstanding that the population of Fermoy exceeds 5,000 by quite a margin and has a growth target of 8,351 by 2028, it is considered reasonable in this instance, that the proposal (to complete the estate as designed) is assessed against the Medium B density accommodation even though there is an opportunity to improve layout and density.

AA Screening report (by Ash Consultancy) concludes that the proposed development will not have a significant impact on qualifying interests and conservation objectives for Natura 2000 sites, and that the integrity of these sites will not be adversely affected. No significant direct, indirect or cumulative impacts on Natura 2000 sites have been identified. A stage 2 Appropriate Assessment is not considered necessary. The report should be assessed by the Council's Ecology team.

I have examined the nature, size and location of the development and conclude that there is no real likelihood of significant effects on the environment. EIAR is not required

Conclusion

It is considered that the proposed development accords with the vision to increase the population in line with targets established in the Core Strategy, and the proper planning and sustainable development of the area.



Thomas Watt
Senior Planner