



**Comhairle Contae Chorcaí**  
Ailtirí | Stiúrtóireacht Tithíochta  
**Cork County Council**  
Architects | Housing Directorate

# Planning Report

*for*

8no. Housing Units

*at*

St. Olan's Place, Aghabullogue



**Rialtas  
na hÉireann**  
Government  
of Ireland

**Tionscadal Éireann**  
Project Ireland  
**2040**

<b>Location:</b>	U:\_South\ATS1_S_2022_022_Housing_Aghabullogue, St Olan's PI\Admin\5.0 Statutory Approvals\5.1 Part 8	
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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 intention to construct 8no. social housing units as an extension of an existing development at St. Olan's Place, Aghabullogue, County Cork.

This report has been compiled by Cork County Council's Housing Directorate.

## 2.0 Site context

The site is located on the outer bounds of the village development zone. The site is adjacent to an existing development of 11no. 2 storey units previously constructed by Cork County Council. 4no. houses contained within this development are privately owned, 7no. 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. There is a large amount of overgrowth here. This site has been identified as a key site within the existing residential area of Aghabullogue suitable for redevelopment. The site is owned by Cork County Council.

The proposed development site is 0.15 Hectares (0.4 acres) and has a fall of approximately 2m. from south to north. It is located approximately less than half an hour's drive from the urban centres of Macroom, Ballincollig and Blarney. It is just over half an hour's drive (approximately 28km northwest) from Cork City. The general area is a mix of residential and agricultural in nature with the majority of the houses in the immediate area being two storey dwellings. There are however a number of single storey agricultural units in very close proximity to the site. The proposed development consists of a total of 8no. units comprising of:

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

### 3.0 Strategic site location and description

The subject site is located on the northern periphery of Aghabullogue village. Aghabullogue is a small-scale village (<1,500 residents) and has a mix of uses including retail, commercial, and residential. The village of Aghabullogue contains a primary school, a church, a small food store and a sports hall.

The site is within good walking distance of the village centre (250m. /2 min walk). Based on guidance outlined in *'Shaping Neighbourhoods'* by Barton, Grant, and Guise (2003), it is generally accepted that 500m represents a suitable catchment area from which residents can access local services and convenience shopping. This site is located close to the local food store (<500m /3 min walk) and the local national school (<200m / 2 min walk). There are no public transport links from Aghabullogue to Cork City centre however Bus Eireann run a school bus from Aghabullogue to the secondary schools in the local area and a Local Link bus from Aghabullogue to Ballincollig on Thursdays.



Figure 1 - Subject site shown in centre of image. Ring indicates location of community amenities all within 500m radius of subject site.



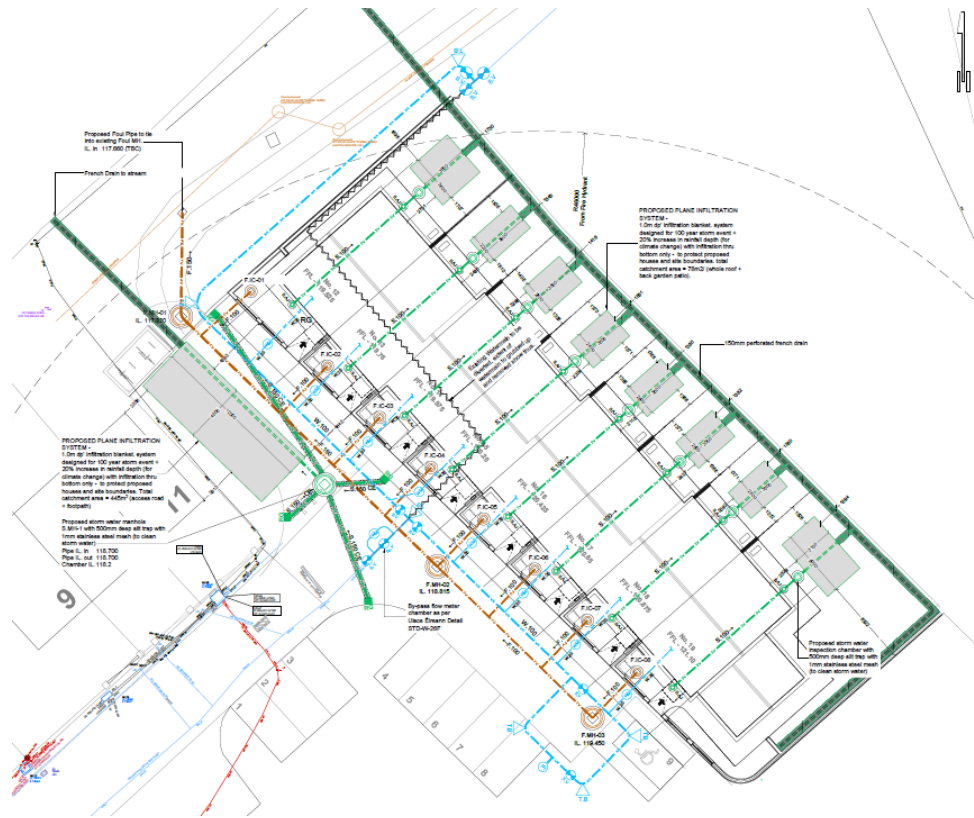


Figure 4 - Layout of proposed water, storm and foul utility lines

**Water:** There is an existing water main running along the existing access road which services the existing dwellings. This comes from a local pumping station to the north east of the site. The intention is to make a connection on the public road. Confirmation of feasibility to connect into the existing system has been received from Irish Water. The existing water main may need to be diverted to facilitate the construction of the terrace in the proposed location.

**Foul:** There is an existing foul service line running along the northwest boundary of the site which goes to a Waste Water Treatment plant in close proximity to the site. The proposal is to make a connection into this line within the site. Confirmation of feasibility to connect into the existing system has been received from Irish Water.

**Storm:** 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’ shall be used to manage rainfall runoff on the site by managing and treating surface water through ‘infiltration blankets’ within the site. The





**Gas:** There is no mains gas line in Aghabullogue.

A detailed design is currently being developed for each utility connection.

## 4.0 Development Plan and Local Area Plan

### Planning / site optimisation

In accordance with the Cork County Development Plan 2022 the proposed site is situated within the settlement boundary of Aghabullogue Village. Cork County's Development Plan 2022 is the statutory plan for Aghabullogue Village. The proposal is supportive of the following points in the Cork County Development Plan 2022:

- **4.11.1** *The vision for Aghabullogue is to encourage development within the village while protecting its rural setting and to retain and improve the existing services and community facilities.*
- **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 Volume One Main Policy Material and Volume Two Heritage and Amenity*

### Zoning and density

The subject site is not given a particular zoning in the Cork County Council Development Plan 2022. The subject site is within the Development Boundary for Aghabullogue village. 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 centers. The proposal has a density of 11no. units/Ha and is therefore within the required threshold.



**Figure 6 - Zoning Map from Cork County Council Development Plan 2022 – Volume 4 – South (subject site marked with red dot)**

### **Car parking**

The Cork County Development Plan 2022 indicates that a maximum of 2no. car parking spaces per dwelling house should be provided. The proposed scheme includes 9no. new parking spaces, 1no. for each unit and an additional 1no. accessible space. There are also a number of spaces within the existing estate which currently appear to be underutilised. These can be used to supplement the as required. The new spaces will provide for provision for future EV charging points.



**Figure 7 - Model of proposed parking onsite**

## Bike parking

Table 12.8: Cycle parking for residential development (Minimum)		
Residential Development type	1 long stay parking space per:	1 short stay (visitor) parking space per:
Apartments	1 bedroom	2 units
Houses	1 unit	5 units

**Figure 8 - Bike parking standards as per Cork County Council Development Plan 2022 – 2028**

It is considered that 6no. 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. 2no. short term spaces are required, resulting in a total of 8no. bike parking spaces. 4no. bike stands with provision for two bicycles each have been provided to fulfil this requirement.



**Figure 9 - Model of proposed bicycle parking**

## Public open space

The proposal is to improve the existing public open space by extending the existing L-shaped development to create a new U-shape. 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, well in excess of the minimum requirements as outlined in the current development plan.



Figure 10 – View of proposed home zone area looking north



Figure 11 - View of proposed home zone area looking south

## Private open space

The private open space proposed for all units fulfils the threshold of 48m. sq for 2no. bed houses and 60m. sq. for 3 bed houses. Sizes are as follows:

Unit no.	No. beds	Front Garden	Back Garden	Total
12	2	22.4m <sup>2</sup>	68.7m <sup>2</sup>	91.1m <sup>2</sup>
13	2	12.4m <sup>2</sup>	40.5m <sup>2</sup>	52.9m <sup>2</sup>
14	2	14.0m <sup>2</sup>	36.9m <sup>2</sup>	50.9m <sup>2</sup>
15	2	12.4m <sup>2</sup>	38.1m <sup>2</sup>	50.5m <sup>2</sup>
16	2	14.0m <sup>2</sup>	36.0m <sup>2</sup>	50.0m <sup>2</sup>
17	2	12.4m <sup>2</sup>	37.5m <sup>2</sup>	49.9m <sup>2</sup>
18	2	14.0m <sup>2</sup>	35.5m <sup>2</sup>	49.5m <sup>2</sup>
19	3	35.3m <sup>2</sup>	127.6m <sup>2</sup>	162.9m <sup>2</sup>

All units also have access to ample, high quality public space well in excess of requirements. The designated private open spaces have all been designed to allow for a high level of privacy and quality.

## Planning history

The existing development on the subject site appears to have been phased in 3no. separate stages for 4no. units initially, then for 4no. more and finally for 3no. additional units, resulting in 11no. total existing units. There is no planning history for the proposed development area as they likely availed of Part 8 approval.

## 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. An appropriate assessment screening carried out for the site has shown there is no physical, ecological or hydrological connection between the proposed site and any Natura sites. For further information please see the Appropriate Assessment Habitats Directive Screening Statement.

## **Archaeological and architectural heritage**

The subject site does not fall within an Architectural Conservation Area. It does not sit within or close to any Zone of Archaeological Potential or listed monuments and sites. The County Archaeologist has confirmed that no Archaeological Assessment or any other archaeological investigations are required.

## **Flooding**

The subject site is not located within or close to any flood risk zone as per the OPW Fluvial Flood Extent Maps. The proposed location of the housing units is outside the medium and low risk flood zone. Please refer to the Engineering Report including the Flood Risk Screening assessment and the Drainage Impact Assessment prepared as part of this application.

## **6.0 Design Statement**

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

### **Unit numbers**

The proposed development of 8no. units is composed of the following mix:

- 1 no. 3 bed 6-person unit (accessible)
- 7no. 2 bed 4 person units

The proposed dwellings will be generally in line with the minimum floor areas as outlined in the Quality Housing for Sustainable Communities guidance document.

### **Existing context**

The site is located on the outer bounds of the village development zone, adjacent to an existing development of 11no. 2 storey units previously constructed by Cork County Council. The site 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. The site is elevated above the river Delahinagh valley and is afforded attractive views of the hills to the northeast.

A topographical survey of the site identifies a high point of circa 124m. above sea level and a low point of circa 116m. above sea level. This results in a fall of approximately 8m. across the site or an approximate gradient of 1:17.



Figure 12 – Views of existing estate

### Proposed site layout

The proposal consists of a scheme of 8no. new units facing into the existing development, finishing off the original estate by providing an additional terrace to frame the existing green area. The proposal has been developed in a way that is sympathetic to and conscious of the existing housing scheme and its inhabitants. The proposal will not overshadow or overlook any of the existing dwellings and will increase the level of passive surveillance and amenity within the development.



**Figure 13 - Proposed site layout plans showing new development and new development in the context of the existing**



## Unit Types

The scheme comprises generally of 8no. similar 2 storey, 2no. bed units. The last one in the terrace has been modified on the ground floor to include an extension with an accessible shower room and extra bedroom. The general 2 storey unit types are rectangular in form and narrow fronted to allow the terrace to step with the existing fall of the land and minimise cut and fill. The ground floor living spaces have dual aspect with views towards the front communal green space and the private rear garden behind. Every second unit steps back as the terrace ascends the hill, keeping the roof in line as one single plane.



Figure 14 - Proposed Type A and A1 ground and first floor plans



Figure 15 - 3D render of proposed unit facade

### Material palette and architectural expression

The buildings in the existing development feature several different façade treatments including half and half brick and smooth render, half and half brick with wet dash render and full facades of smooth render. The existing development has a notably urban character which is in stark contrast with the rural location. Red brick is the singular consistent material in all phases and house types across the existing development though this is not a material typically used on a site of this character.



Figure 16 - Proposed site elevation

The new development proposes a more restrained wet dash finish in a neutral colour on the majority of boundary walls and facades. It is considered that this will help to tie the new development in with the existing while providing a more rurally sympathetic presentation overall. The building scale in the area is generally of standard residential scale with no residential buildings exceeding 2no. storeys.

Many of the low enclosing boundary walls of the dwellings are to be fitted with low metal railings in front of small planted areas. The intention is that the resident's front gardens will be visible through the railings, to soften the boundaries and help ground the new development within its context. Small bin storage areas are to be formed by increasing and extending the height of the boundary walls in some areas and enclosing small spaces with gates.



Figure 17 - 3D renders of proposed terrace

## 7.0 Conclusion

The proposed development is consistent with the policies and objectives of the *Cork County Council Development Plan 2022 - 2028* and other relevant statutory documents. There is adequate service infrastructure in the area to accommodate the development. The subject site's proximity relative to Aghabullogue village centre offers an appropriate, sustainable location for housing.

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.