

COMHAIRLE CHONTAE CHORCAÍ

Cork County Council

CHIEF EXECUTIVE REPORT

West Cork Municipal District



Pursuant to the provisions of the Planning and Development and Foreshore (Amendment) Act 2022 and in accordance with the requirements of the Planning and Development (Section 179A) Regulations 2023

**Affordable, Cost Rental and Social Housing Development at
“An Tamhnaigh”, Tawnies Lower, Clonakilty**

25.03.2024



**Rialtas
na hÉireann**
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

CONTENTS

1.0 Chief Executives' Report

- 1.1 Nature and Extent of the Proposed Development
- 1.2 Evaluation with respect of Planning and Development of the Area
- 1.3 Statutory Bodies
- 1.4 Submissions and Observations
- 1.5 Recommendation

2.0 Appendices

- 2.1 Planner's Report including EIA Screening Determination
- 2.2 Habitats Directive Appropriate Assessment Screening Determination & Ecology & Appropriate Assessment (Screening) Report
- 2.3 Planning Statement & EIA Screening Report
- 2.4 Architectural Design Statement + Drawings
- 2.5 Landscaping Design
- 2.6 Engineering Reports & drawings, including Drainage Impact Assessment & Flood Risk Screening Assessment
- 2.7 Archaeological Reports
- 2.8 Mechanical and Electrical Drawings
- 2.9 Newspaper & Site Notice Text

Notice in respect of the above will be published in the Irish Examiner in accordance with Articles 81A(1) and Article 83A(1) of the Planning & Development (Section 179A) Regulations 2023.

1.1 Nature and Extent of the Proposed Development

Cork County Council propose the development of 35 no. new Affordable Purchase, Cost Rental and Social (c. 10%) units at lands adjoining Beechgrove estate, Tawnies Lower, Clonakilty, Co Cork.

The construction of a new housing development consisting of:

- 35 No. Residential Units including:
 - 1 no. two storey four bed accessible house
 - 4 no. two storey three bed townhouses
 - 10 no. two storey two bed townhouses
 - 6 no. two bed duplex apartments
 - 4 no. two bed apartments
 - 10 no. one bed apartments
- Communal bin & bike stores and a total of 49 No. car parking spaces including 3 No. accessible parking space.
- Soft landscaping including green spaces, planting and trees.
- Connection to public utilities
- All associated site and ancillary works, including roads, footpaths and drainage.

Plans and particulars of the proposed development will be made available for inspection and/or purchase at the Housing Directorate, Cork County Council, Floor 4 (Reception Area), County Hall and West Cork Municipal District Offices, Cork County Council, Kent Street, Clonakilty, Co. Cork on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period of eight weeks.

1.2 Evaluations with respect of Planning and Development of the Area

The proposed development conforms to the provisions of the County Development Plan and is in accordance with the proper planning and sustainable development of the area. The development is also considered to be exempt from the Part 8 process in accordance with the provisions of the Planning and Development and Foreshore (Amendment) Act 2022 and the requirements of the Planning and Development (Section 179A) Regulations 2023, on the following basis:

- The land is zoned for residential development.
- The proposed development does not materially contravene the development plan or local area plan for the area.
- The proposed development is in accordance with the relevant local authority's housing strategy.
- The land is serviced or will be serviced with the necessary supporting infrastructure or facilities within the timeframe of the development.
- The proposed development is not required to undergo environmental impact assessment (EIA) under the EIA Directive or appropriate assessment (AA) under the Habitats Directive; and
- The development works in question will commence no later than 31 December 2024.

1.3 Statutory Bodies to be consulted:

- Irish Water.
- An Taisce.
- Arts Council.
- Failte Ireland.
- Architectural Heritage Advisory Unit (AHAU)
- Heritage Council.

1.4 Submissions and Observations

Provisions under Section 179A of the Act and the supplementary regulations provide an exemption from the 'Part 8' process and, where a development is classed as exempted development, there is no public participation process. The notification process by means of site and newspaper notices will notify interested parties of the intention to undertake the proposed development.

1.5 Recommendation

It is recommended that the above development proceed in accordance with the drawings accompanying this report.

This report is submitted to the members of Cork County Council in the course of compliance with Section 179A of the Planning & Development Regulations 2023.

SIGNED: 
Maurice Manning
Director of Service
Housing Department

DATED: 14/3/24

SIGNED: 
Kevin Morey
Divisional Manager
Cork County Council

DATED: 14/3/24