

COMHAIRLE CHONTAE CHORCAÍ

Cork County Council

CHIEF EXECUTIVE REPORT

Fermoy 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

Social Housing Development at Elm Grove, Crann Ard, Fermoy

02.11.2023



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

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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 a Social Housing scheme at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co Cork.

The construction of a new housing development consisting of:

- 26 No. Residential Units including:
 - 1 No. 4 bed, 7-person 2 storey house.
 - 17 No. 3 bed, 5-person 2 storey house.
 - 8 No. 2 bed, 3-person 2 storey house.
- Construction of new public roadside footpath
- Construction of new pedestrian crossing with beacons
- 54 No. car parking spaces.
- Soft landscaping including green spaces, planting, and trees.
- Construction of new foul Pumping Station and rising main
- Connection to public utilities
- All associated site and ancillary works

Plans and particulars of the proposed development will be made available for inspection and/or purchase at the Housing Directorate (Reception Area), Floor 4, County Hall & Cork County Council, Cork County Council, Fermoy Town Hall, Courthouse Road, Fermoy 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

- Uisce Eireann
- An Taisce
- The Arts Council
- Failte Ireland

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.


1.6 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: 6/11/23

SIGNED: 
Kevin Morey
Divisional Manager
Cork County Council

DATED: 7/11/2023