



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

Design Report

for

16no. Dwelling Units and a Community Space

at

Na Stáblaí, Distillery Lane, Midleton



**Rialtas
na hÉireann**
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

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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 Cork County Council's intention to construct 16no. housing units and a community space at Na Stábaláí, Distillery Lane, Midleton, County Cork. The intention is that this housing scheme would accommodate elderly residents specifically. The project is being developed in collaboration with the Midleton Lions Club.

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

2.0 Site context

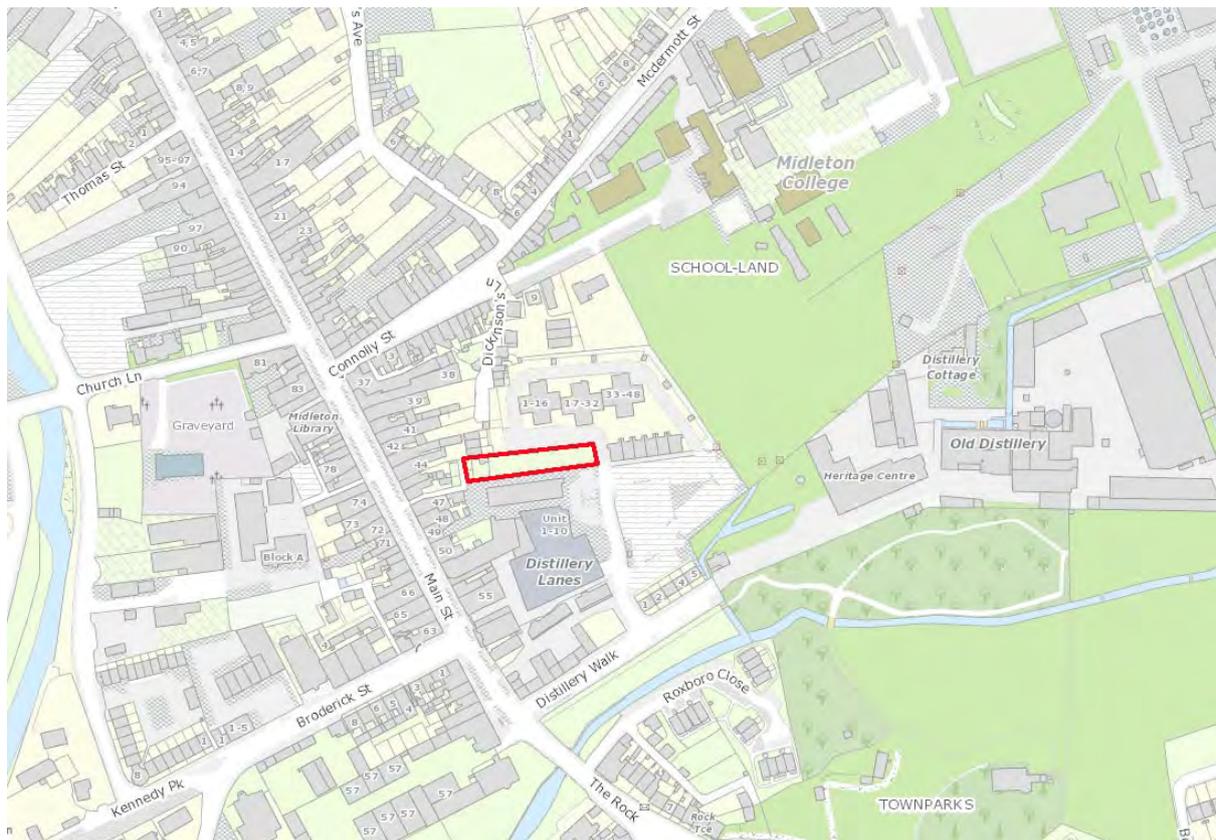


Figure 1. Site location map showing proximity of site to town centre

This subject site has been identified by Cork County Council's Housing Directorate as a key site within the town suitable for redevelopment. It is rectangular in shape and enclosed on all sites by a tall stone wall, approximately 3m. high. It measures 0.11533Ha in area and is relatively flat. It is located less than 50m. from Main Street and circa 25km. east of Cork City centre. The general area has a mix of uses

including retail, commercial and office use. There is also a medium size residential development directly adjacent to the north of the site.

There is a variation in building scale in the area. The site is located on the edge of the lower scale, tightly packed, older developments which form part of the town centre. Moving east and south towards a large public car park and around it, the buildings height increases with larger and newer, structures (see figures 2, 3 and 4 below).



Figure 2. View from site looking west showing back of buildings on Main Street



Figure 3. View from neighbouring building looking north across the public car park towards site.



Figure 4. View from the public car park looking northwest towards the site.



Figure 5. Birdseye view showing site. Building location denoted by yellow 'X'.

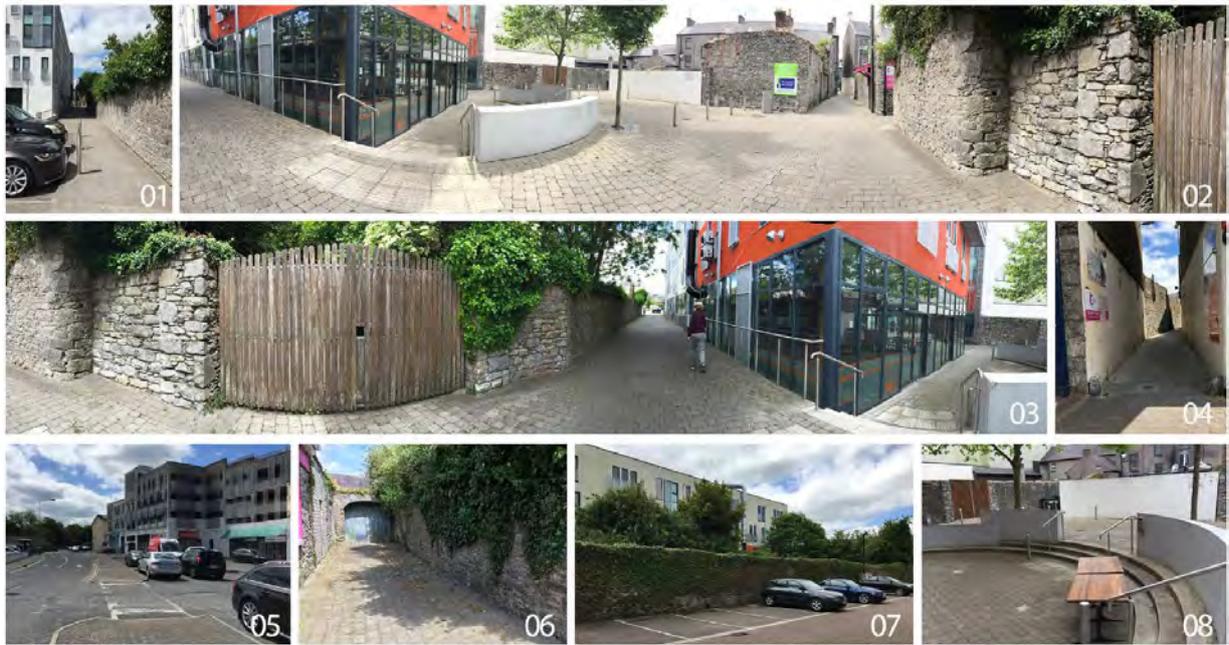


Figure 6 Images taken in the area surrounding the site. (1: Southern lane beside public car park, 2: Public space on town side of southern lane, 3: Access point to site on southern lane, 4: Lane towards Main Street, 5: Public car park to southeast of site, 6: Laneway to west of site, 7: Private car park for apartment complex to north of site, 8: Public space on town side of southern lane)



Figure 7 Images taken from within the site. (9: Looking east, 10: looking west, 11: looking south, 12: looking west, 13: western corner of the site where shed structure has collapsed.)

3.0 Strategic site location and description

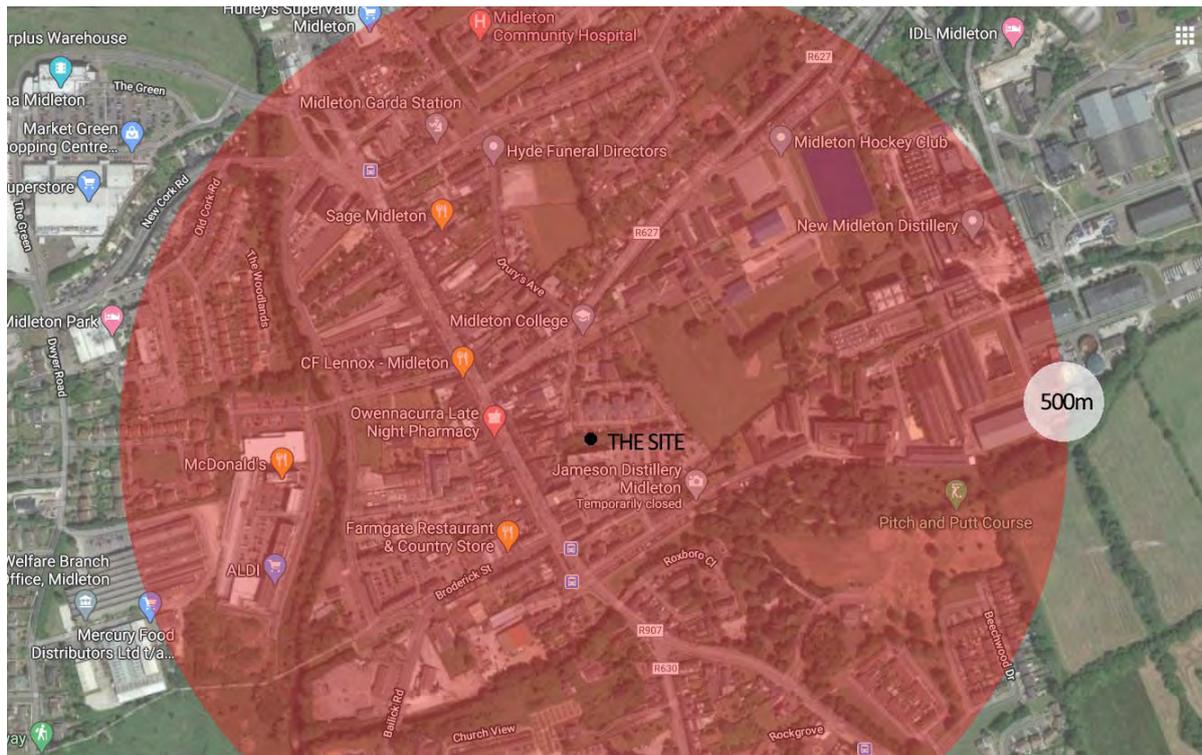


Figure 8. Subject Site shown in centre of image.

Ring indicates 500m radius around the subject site which includes the majority of Midleton town centre.

The subject site is located very centrally and so within good walking distance of most amenities including; super markets, pharmacies, Midleton Community Hospital, the library, restaurants, etc. 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.

The site is also close to the bus transport link to Cork City situated on the town Main Street. Midleton town centre is similarly connected to Cork City via a railway line to the north of the town less than 1km. from the proposed site.

Services

It is intended that all existing main services such as water, foul, storm, Eir and electricity will be utilised.

Water: There is an existing water main running along the eastern boundary of the site, serving the residential development to the north. The intention is to make a connection here. A pre connection enquiry was made in June 2022. Uisce Eireann responded stating that subject to a

valid connection agreement being put in place, the proposed connection to the Uisce Eireann network can be facilitated without infrastructure upgrade. A full application is due to be submitted shortly.

Foul: There is an existing foul service line running along the western boundary of the site. The proposal is to make a connection here. As per above, a pre connection enquiry has been made to Uisce Eireann and a response has been received. In the instance of foul, the response however states that in order to accommodate the proposed connection, works are required to create additional capacity in the wastewater treatment system. Uisce Eireann is currently progressing projects to provide this additional wastewater treatment capacity. Cork County Council has been advised informally by Uisce Eireann that it is anticipated that this project will benefit from this new capacity and this will enable plans for construction to proceed.

Storm: There is an existing storm service line running through the west part of the site and public space beyond. The proposal is to make a connection here. The sewer crossing the site is assumed to be an old Industrial line which discharges in Baby's Walk to the south. The size and condition of this sewer is unknown. A CCTV survey will be carried out in the coming weeks as part of the compiling of tender information. If in poor structural condition the sewer may need to be re-laid on the site.

This will ultimately act as an overflow for any storm water which cannot be dealt with on site. To comply with Objective WM11-10 and paragraph 11.10.4 in the Cork County Development Plan 2022, the proposal is to manage a large quantity of stormwater on site with a series of swales and attenuation beds and only a small overflow running into the existing open storm network. See engineering Drainage Impact Statement for further information.

Eir: Information in relation to Eir available in the area is yet to be confirmed. Due to the town centre location and the presence of inspection chambers in close proximity to the site, indications point to the availability of a network in the immediate area to facilitate a connection.

Electricity: Electricity is available via a mains line which runs along a portion of Distillery Lane near the south east corner of the site. The intention is to take power from here to feed the site. A public lighting feed is already in place to existing wall mounted public lighting along the southern wall of the site. These lights are for Distillery Lane. The intention is to extend this line and also light the new walled garden space within the site.

Gas: There is a mains gas line running along Distillery Lane but there is no gas connection required for the site.

Infrastructural constraints

The site will have pedestrian access only. Each access point will be secure and controlled by means of a key, card or code system. It can be accessed from Distillery Lane, a public lane to the south. The proposal allows for two entrances along this lane, one is directly beside the building on the far east side of the site. This will be the main entrance and also accommodate bin removal via the public car park. This access point will also form the temporary construction site access point. The second is an existing opening along the south west wall and directly opposite an existing public space. This is a secondary access point in closer proximity to the town's Main Street.

Topography

A topographical survey has been completed for the site. See Figure 9 below. The site is relatively flat. Variation in levels happens within a range of approximately 500mm. The building is raised for flooding reasons (as outlined in the engineering report) and the public garden space will be landscaped with undulations to form a swale snaking through the centre. Outside of this, minimal cut and fill should be required across the site.



Figure 9. Topographical Survey Drawing.



Figure 10. Current view from within site looking west.

4.0 Development Plan and Local Area Plan

Planning / Site optimisation

This proposal will meet the need of 16no. applicants from the housing waiting list. The subject site has been identified by Cork County Council's Housing Directorate as a key site within the Midleton area suitable for development. The site is in the ownership of Cork County Council and therefore can be efficiently utilised to meet some of the demand for housing arising in the area. For this particular project, site selection was restricted to consideration of land close to the defined settlement core of Midleton town centre as it was considered more sustainable in the context of the future residents being elderly tenants. The complex is to be managed by an approved housing body.

It is considered that the proposal to develop the site will provide for much needed one bed residential units in an established urban area, in general accordance with the principles and objectives set out in the Cork County Development Plan.

Cork County Council's Development Plan 2022 is the statutory plan for Midleton Town. It identifies Midleton as a Sub-Regional/Large Metropolitan Town. The proposal is supportive of the following objectives in the Development Plan;

- **3.3.9** *The planning strategy for Midleton as set out in the Core Strategy in Volume One of this plan, provides for the population of the town to grow to 19,423 persons up to 2028. This represents a growth of 6,927 persons on the Census 2016 population of 12,496. In order to accommodate this level of population growth, an additional 2,647 units need to be provided in Midleton up to 2028 with 2,347 housing units delivered on residential zoned land and the balance of 300 units delivered within the built footprint of the town.*
- **3.3.19** *A core principle of this Plan is to enhance and strengthen the existing town centre, centred around Main Street, as the focus for the town and the centre of the community. In order to achieve this principle, growth needs to extend from Main Street into the adjoining streets, making more intensive use of the core of the town, expanding its functionality and*
- *enhancing vibrancy within a high-quality urban environment. In this context utilisation of backlands and brownfield sites, improving the public realm and pedestrian linkages is particularly important.*
- **3.3.66** *Additional non retail development within the town centre is also essential to ensure the vibrancy of the town centre is maintained, particularly in the evening, including uses such as residential, civic buildings, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses.*
- **MD-GO-01** *Plan for development to enable Midleton to achieve its target population of 19,423. Provide a balance between the provision of housing and employment uses in the town, to support Midleton's development as an integrated live/work destination.*
- **MD-GO-05** *In accordance with Objective WM 11-10 of Chapter 11 'Water Management', in Volume One of this Plan all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.*
- **MD-GO-07** *Support and promote Midleton Town Centre as the primary and most appropriate location for the expansion of retail development. Protect the amenities of existing residential areas within the centre of the town and encourage the provision of sustainable new residential uses to strengthen the vitality of the town centre.*

- MD-GO-09** *Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, historic laneways, zones of archaeological potential, plot size and scale while encouraging appropriate development in the town, including the development of regeneration areas and improving the public realm.*

Zoning and density

In accordance with the Cork County Council Development Plan 2022, the proposed site is situated within the settlement boundary of the town centre/ neighbourhood centre. See Figure 11 below.

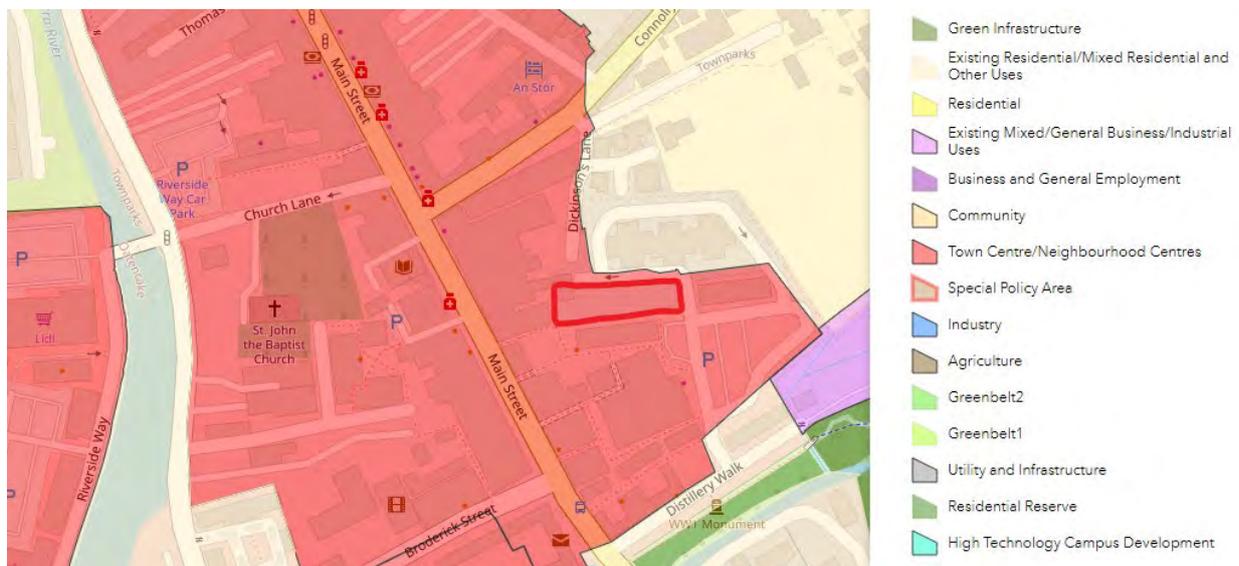


Figure 11. Development Plan zoning map with site outlined in red.

The Sustainable and Compact Settlements Guidelines for Planning Authorities states the following in relation to densities:

Metropolitan Towns (>1,500 population) - Centre and Urban Neighbourhoods

The centre and urban neighbourhoods category includes: (i) the town centre and immediately surrounding neighbourhoods, (ii) strategic and sustainable development locations, and (iii) lands around existing or planned high capacity public transport nodes or interchanges (defined in Table 3.8). It is a policy and objective of these Guidelines that residential densities in the range 50 dph to 150 dph (net) shall generally be applied in the centres and in urban neighbourhoods of Metropolitan Towns.

The proposal of 16no. dwellings over 0.11533Ha achieves a density of 138.7 units/Ha which is in line with the range outlined above.

Car and bike parking

The Cork County Development Plan 2022 states that the maximum car parking spaces for a residential apartment scheme should be 1.25no. spaces per unit. As this is a town centre location adjacent to an existing car park it was considered that no allowance for parking was required to be included as part of the scheme. This is in line with Development Plan guidance. Guidelines in relation to minimum bike parking state that 1no. long stay bike parking space is required for each bedroom unit and 1no. short stay visitor parking space is required for every 2no. units. For this scheme the provision required is outlined below. These have been all accommodated in the scheme.

Long stay bike parking	16no. spaces
Short stay bike parking	8no. spaces

Public open space

The public open space requirements of the scheme will be fulfilled by a public communal garden space utilising the existing walls to enclose the space and building on the character of the area. This space will be landscaped to facilitate planting and a SUDS scheme enclosed by and traversed by a series of pathways to allow residents to have full use of the space all year round. Benches will be placed in several spaces along the path. The public space accounts for approximately 62% of the area of the overall site.



Figure 12. Concept long section through site



Figure 13. Perspective demonstrating relationship between building and garden space.

Private open space

The Sustainable Urban Housing: Design Standards for New Apartments guidelines states that 5sq.m. minimum is required as a private amenity space for a one bedroom apartment. This scheme fulfils this requirement.

Planning history

No historic planning applications are recorded for the site.

5.0 Environmental & Heritage Considerations

Environmental parameters

The development site does not sit within a Special Area of Conservation or any Special Protected Areas. It does however sit in close enough proximity to the Cork Harbour SAC and the Great Island Channel SAC and so falls within an SAC and SPA Natura site screening zone. An AA screening report is included as part of this Part 8 submission. 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.

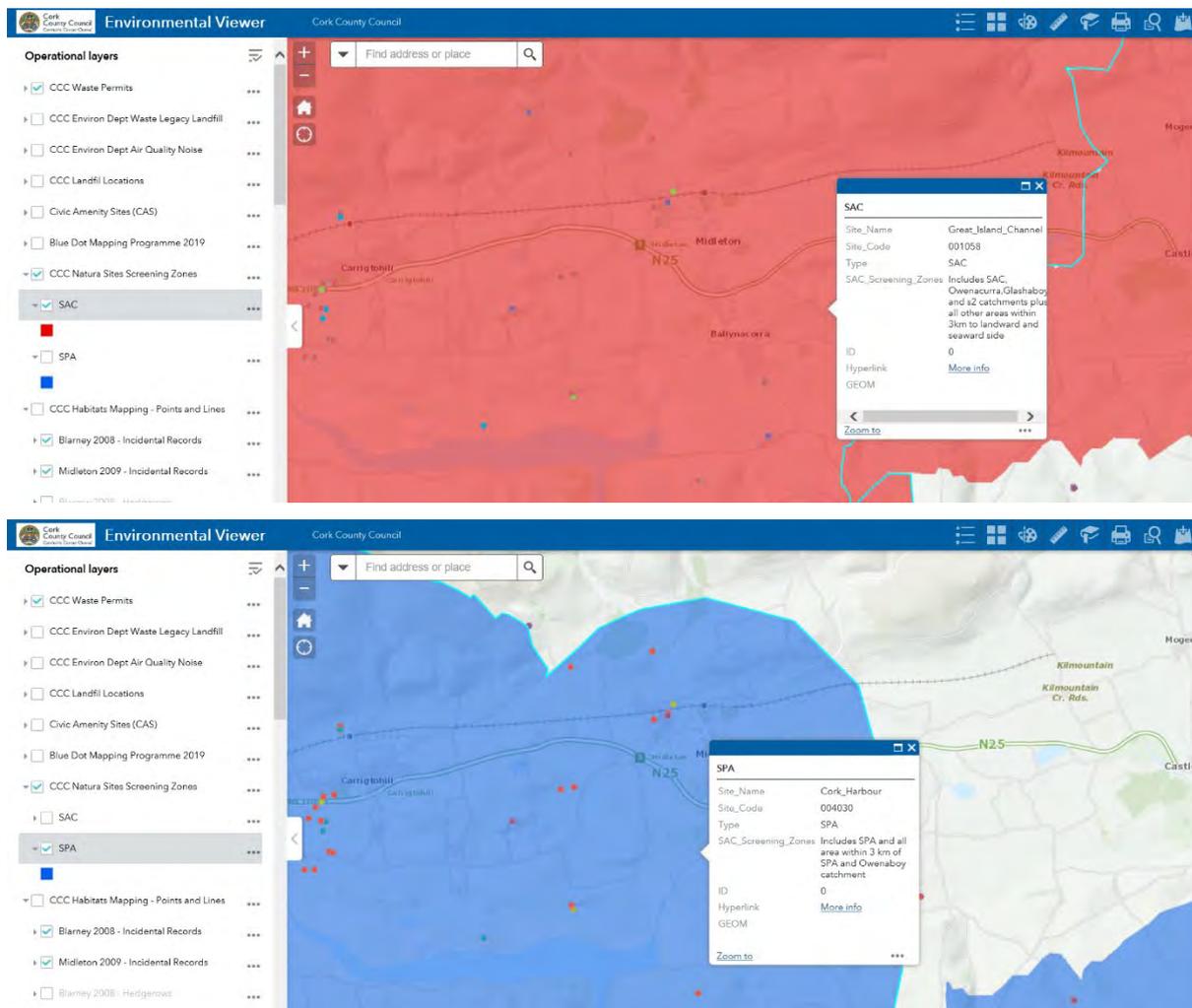


Figure 14. Screen shots from Cork County Council Environmental Viewer showing site falls within SAC and SPA screening zones.

This application does not require a mandatory EIA. Having regard to the nature and scale of the proposed development, the nature of the receiving environment and proximity to the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. On that basis screening for EIA is not required.

Flood zone

A flood risk assessment has been carried out and concluded that the proposed design will not be significantly at risk of flooding. Floor levels have been set according to the data collected also taking into account recent flooding events in Midleton. See engineering report for more details.

Archaeological and Architectural Heritage

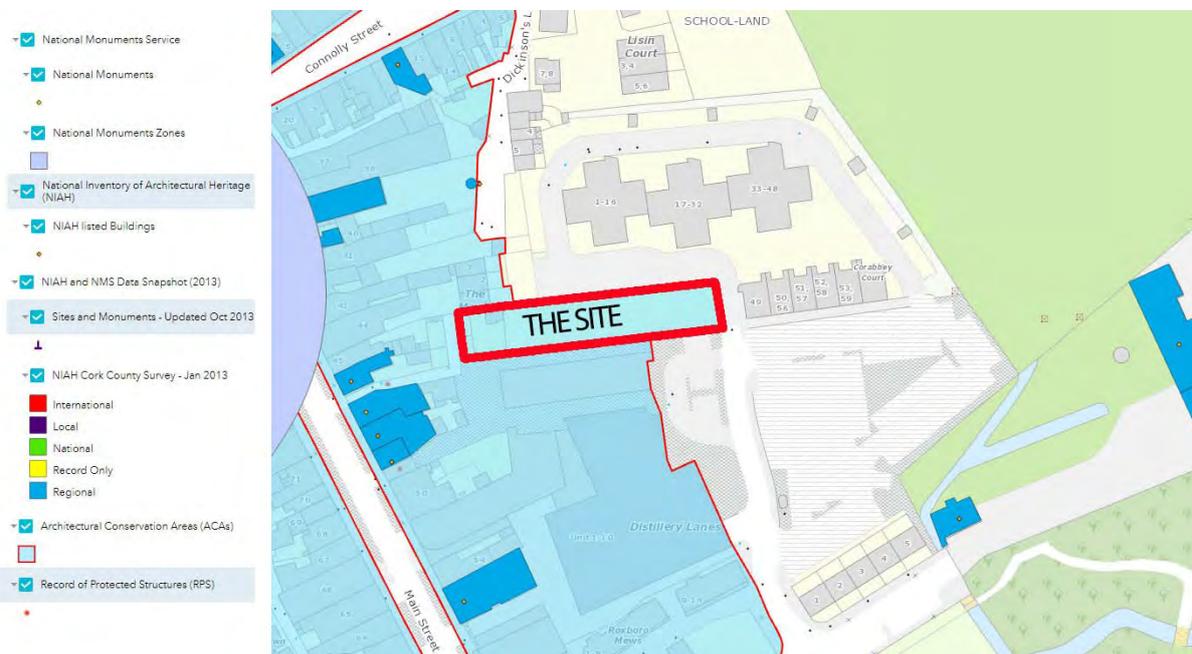


Figure 15. Screen shots from Cork County Council Environmental Viewer showing site falls within AN Architectural Conservation Area.

The subject site falls within an Architectural Conservation Area (see figure 15 above). Discussions have been held with the Heritage Officer in relation to material choices and the impact of the building visually from the surrounding area. A study was undertaken to ascertain the visibility and impact of the building from a number of locations in the area. This was done through a series of photomontages as seen below figure 16. It is considered that the current proposal respects the character of the area and contributes positively in terms of design, scale, setting and material finishes to the ACA.



Figure 16. Photomontages showing building height in context (top: view from Main Street, middle: view from Midleton College, bottom: view from Midleton Distillery)

Procurement of a suitably qualified conservation engineer was undertaken to carry out a survey of the existing bounding masonry walls and prepare a schedule of works for the same. The walls will be repaired as necessary as well as protected and managed during the course of onsite work particularly in relation to the use of heavy machinery.



Figure 17. Sample image of wall showing Central section of north wall. Generally good condition with areas of repointing in lime mortar required as well as ivy treatment and subsequent domed lime mortar capping.

The site does not sit within or close to any Zone of Archaeological Potential or listed monuments and sites.

6.0 Design Statement

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

Unit numbers

The design proposes to provide 16no. one bed apartment units and a community space.

Proposed site layout and unit types

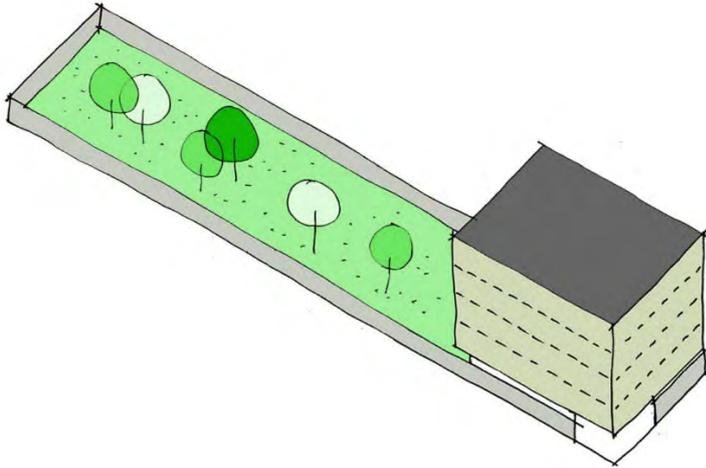


Figure 18. Concept image for scheme showing 5no. storey tower structure in eastern corner of site. Remainder of site is for use as a communal garden space.

The proposal is concentrated to one side of the site and consists of a 5no. storey building with a community room and single apartment on the ground floor and 3no. apartment units on each of the upper floors (see figure 19 below). The reminder of the site is to be landscaped for use by the future tenants.

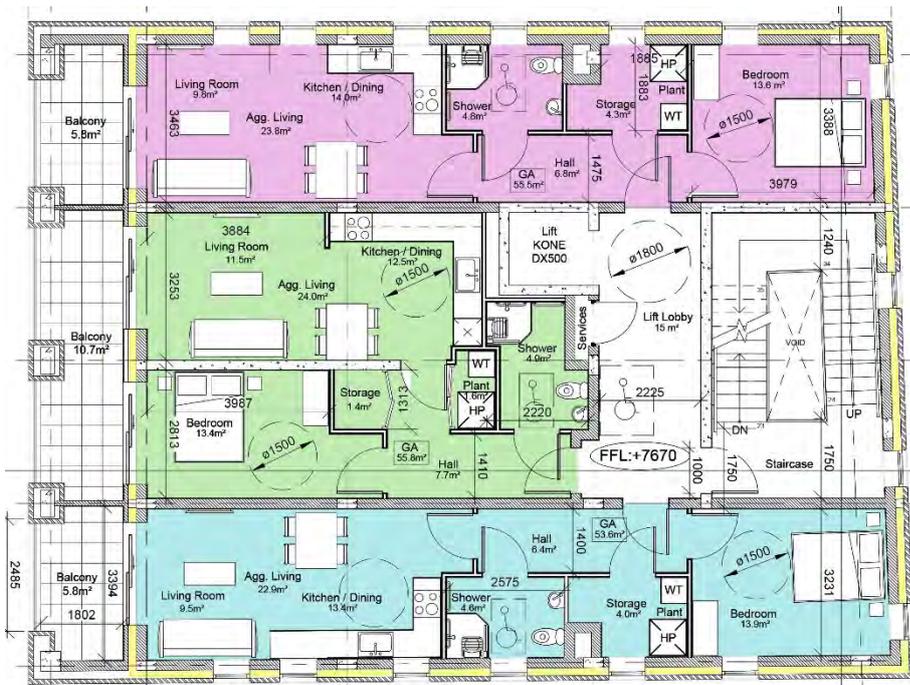


Figure 19. Sample floor plan showing 3no. apartment layout with is replicated on each of the upper floors with only minor changes to fenestration to allow for a more aesthetically interesting façade.

Units are orientated so that the living spaces are primarily overlooking the communal green space to the west with the outer units also having windows to the north and south. To the north the proposed building is located 10-18m. from the existing apartments (see figure 20 below). This side of the building is generally secondary glazing from the bathrooms and stores but it also contains some windows from the kitchens and bedrooms. *The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* note that 16m. is the minimum accepted distance between opposing windows serving habitable rooms at the rear or side of apartment units above ground floor level. In the area where the distance falls below this, the façade of the opposite existing building contains what appears to be a circulation core with no windows to habitable spaces (see figure 21 below).

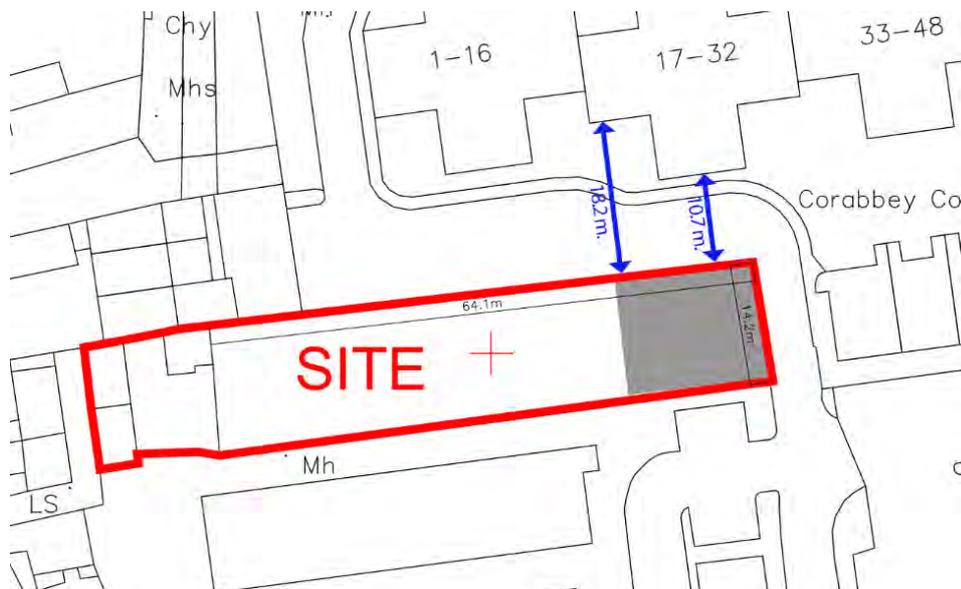


Figure 20. Site plan showing relationship to existing buildings.



Figure 21. Facade of existing apartment building to the north.

A shadow study was carried out to ascertain the effect of the new structure on the surrounding buildings. See appendix 1. It is considered that the effect will not be significant.

All apartments are afforded extra light through large glazed doors from the living space that open onto a private balcony or amenity spaces (see figure 19 above). This ensures quality natural lighting is maximised even in the single aspect living room spaces. It also allows for passive surveillance onto the green amenity space.

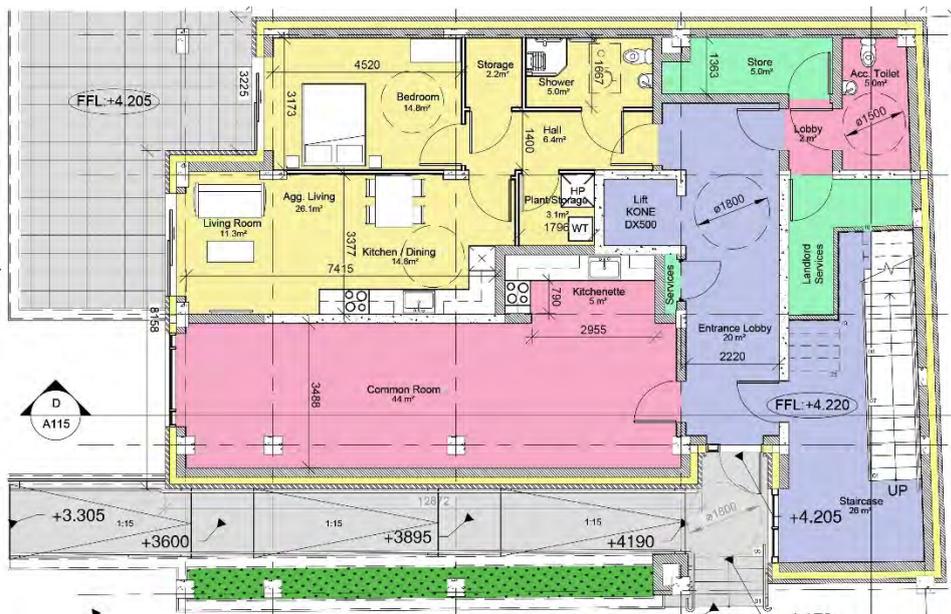


Figure 22. Ground Floor Plan (community space in pink, apartment in yellow, circulation space in blue, service areas in green)

All units are accessed via an entrance lobby. From here access can be gained to the ground floor unit, the community space, the lift, the stair core and a small service area.

Material palette

The architectural language of the proposed structure is very simple in form. The material palette is intended to be simple consisting of buff coloured brick, aluminium windows and steel railings. The intention is to have a robust, low maintenance, understated and subtle finish. It should contrast with and complement the existing stone walls which enclose the site. Gates which penetrate the existing

walls similarly to be simple steel gates. These will have fob access for security. The palette was chosen to add a texture to the large walls and reduce maintenance requirements.



Figure 23. Elevations showing material palette of buff brick, existing rubble stone, steel railings, aluminium windows (top: south elevation-from public car park, bottom left: north elevation- from existing apartment complex, bottom right: west elevation- from walled garden)

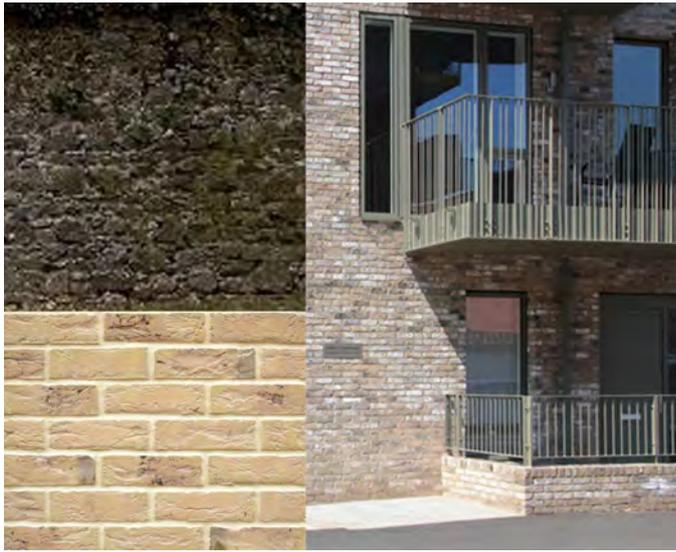


Figure 24. Material palette (Buff brick, existing rubble stone, steel railings, aluminium windows)



Figure 24. Precedent projects with similar material palettes (Top right: Marmalade Lane Cohousing Community, Cambridge, UK. Top left: Goldsmith Street Social Housing, Norwich, UK. Bottom right: North West Cambridge Lot M3, Cambridge, UK. Bottom left: Crows Nest Student Accommodation, Cork, Ireland)



Figure 25. Perspective of proposed building from the apartment complex to north.



Figure 26. Perspective from the entrance to the development off the public footpath looking towards the lane way and town centre to the south.



Figure 26. Perspective from entrance ramp looking west towards the garden.

7.0 Conclusion

The proposed development, on appropriately zoned lands, is consistent with the policies and objectives of the Cork County Development Plan 2022 and other relevant statutory documents. The subject site's proximity to retail, commercial and recreational facilities and its position relative to Middleton town centre offers an appropriate location for elderly housing. The proposed development seeks to address and meet some of the critical need for housing in the County Cork area, providing much needed accommodation for those on the housing waiting list.

The proposed development of the site, accommodating 16no. dwellings, is recommended in order to meet the need for housing accommodation and to facilitate a broader objective of enhancing place making on a vacant infill site.

Appendix 1: Shadow Study

8:00 AM

Proposed Scenario



Existing Scenario



RESULT: No additional overshadowing of Corabbey Mews and Corabbey Court

10:00 AM

Proposed Scenario



Existing Scenario



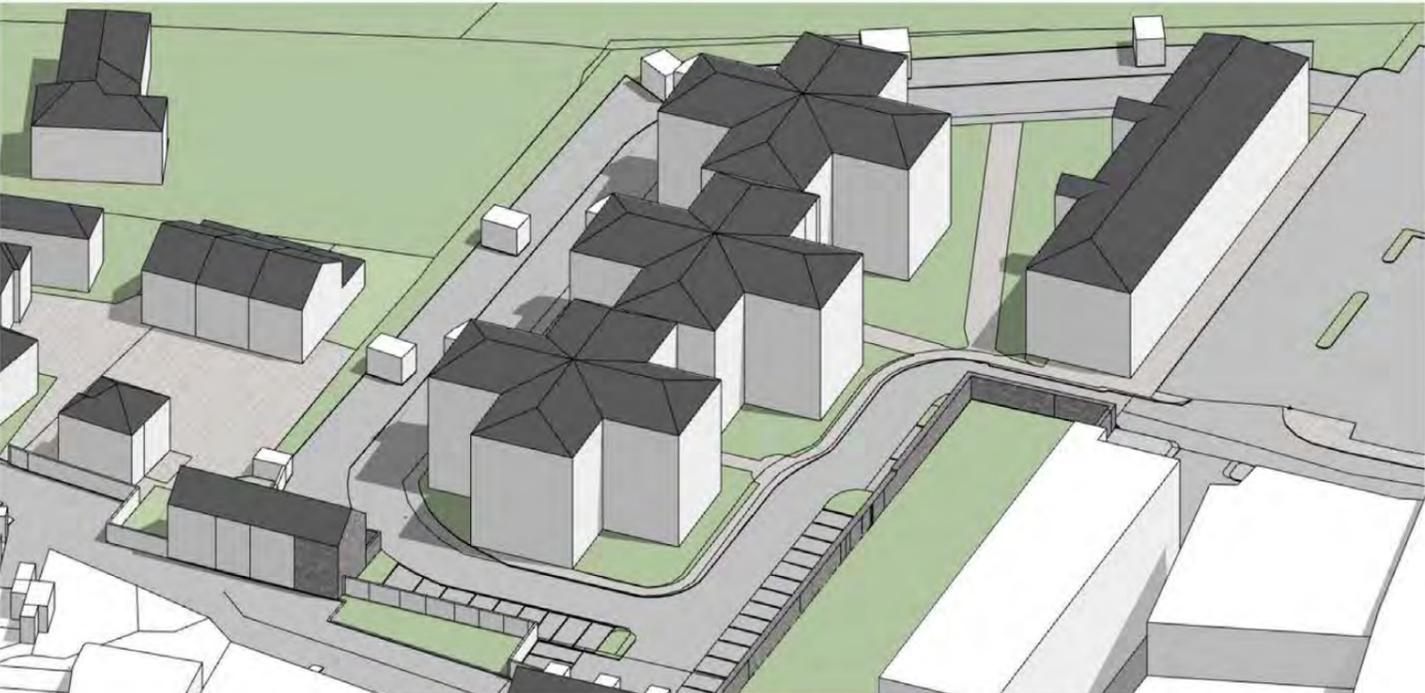
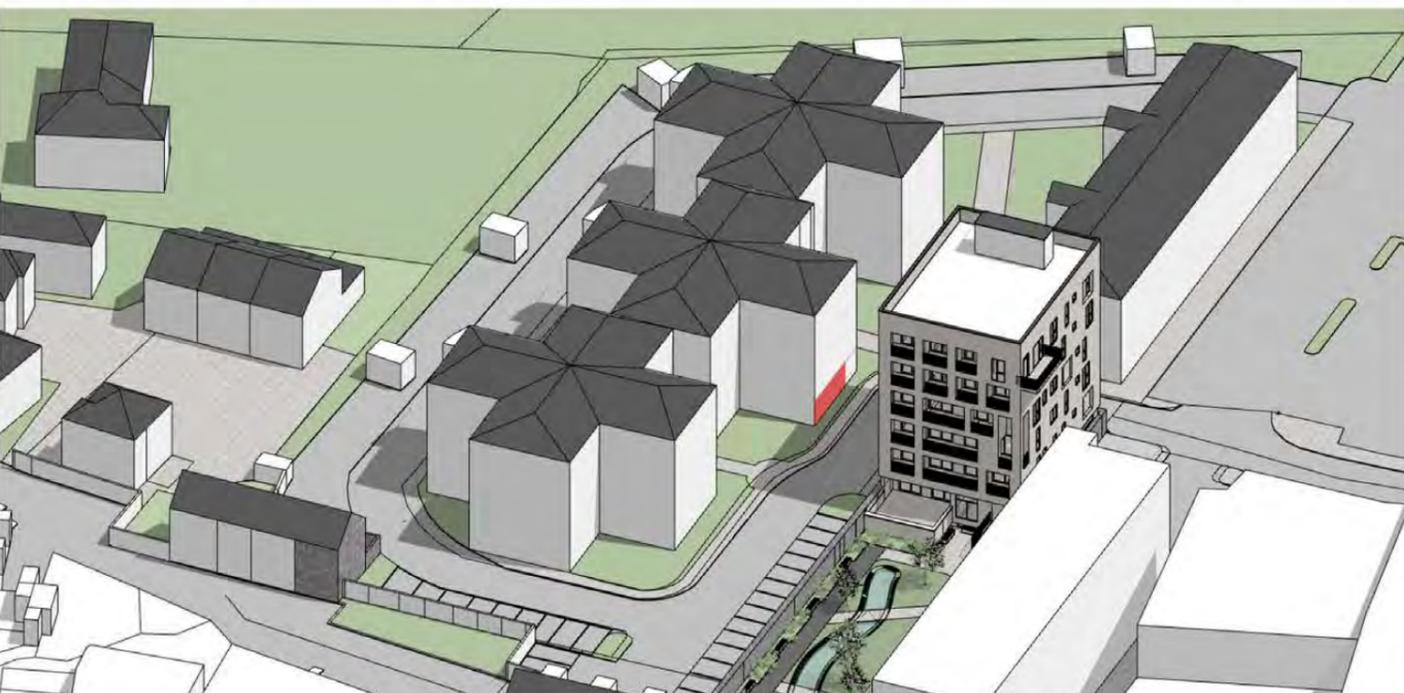
RESULT: No additional overshadowing of Corabbey Mews or Corabbey Court apartment buildings

12:00 PM

Proposed Scenario



Existing Scenario



RESULT: Minor additional overshadowing of Corabbey Court Apartment Building highlighted in RED
- Note that additional overshadowing is to facade with minimal fenestration

2:00 PM

Proposed Scenario



Existing Scenario



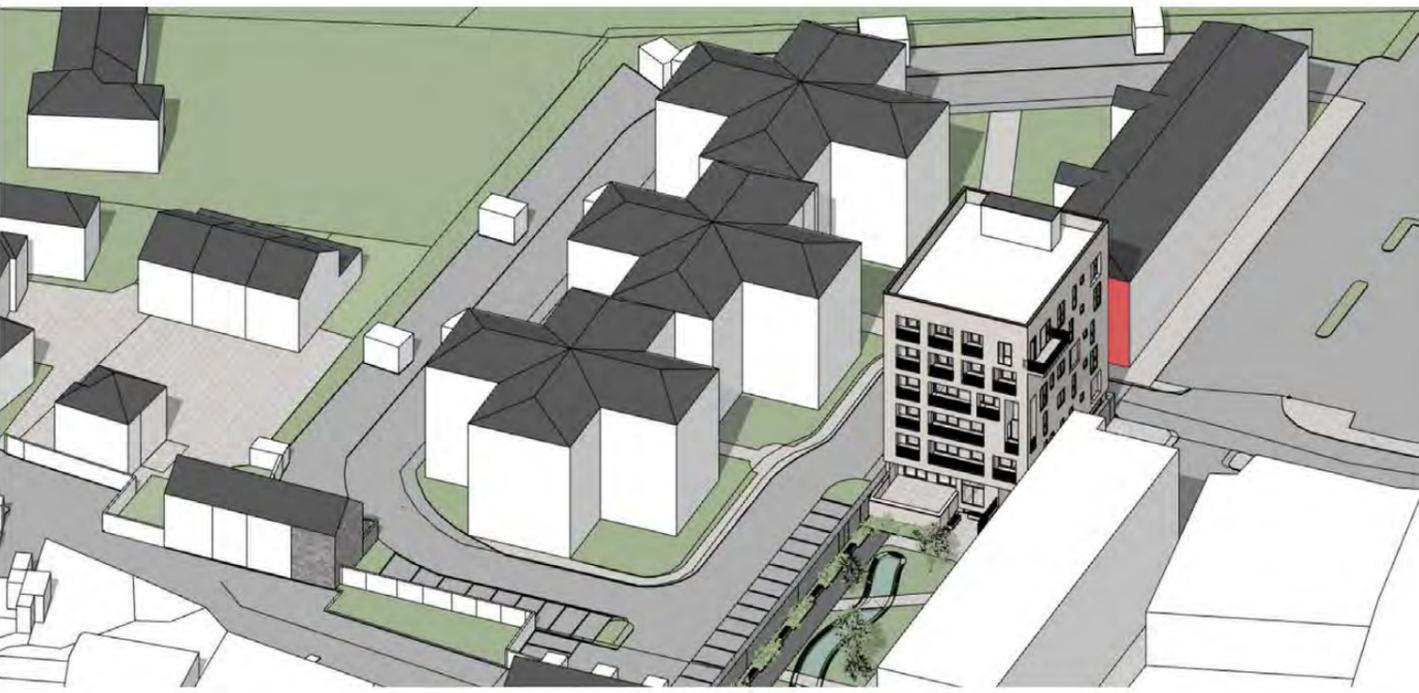
RESULT: No additional overshadowing of Coarabbey Mews and Corabbey Court Apartment Buildings

4:00 PM

Proposed Scenario



Existing Scenario



RESULT: No additional overshadowing of Corabbey Court Apartment Building. Overshadowing of Corabbey Mews Apartment Building shown in RED. Note - All overshadowing is to circulation core and will not affect habitable apartment space.

6:00 PM

Proposed Scenario



Existing Scenario



RESULT: Overshadowing of gable end of Corabbey Mews Apartment Building shown in RED
- Only windows on gable to staircore, habitable spaces of apartments unaffected

10:00 AM

Proposed Scenario



Existing Scenario



RESULT: Additional overshadowing of Corabbey Court apartment building shown in **RED** - Note: Overshadowing is modelled on days of full sun. Shadows will be more diffuse in overcast, cloudy and rainy conditions.

12:00 PM

Proposed Scenario



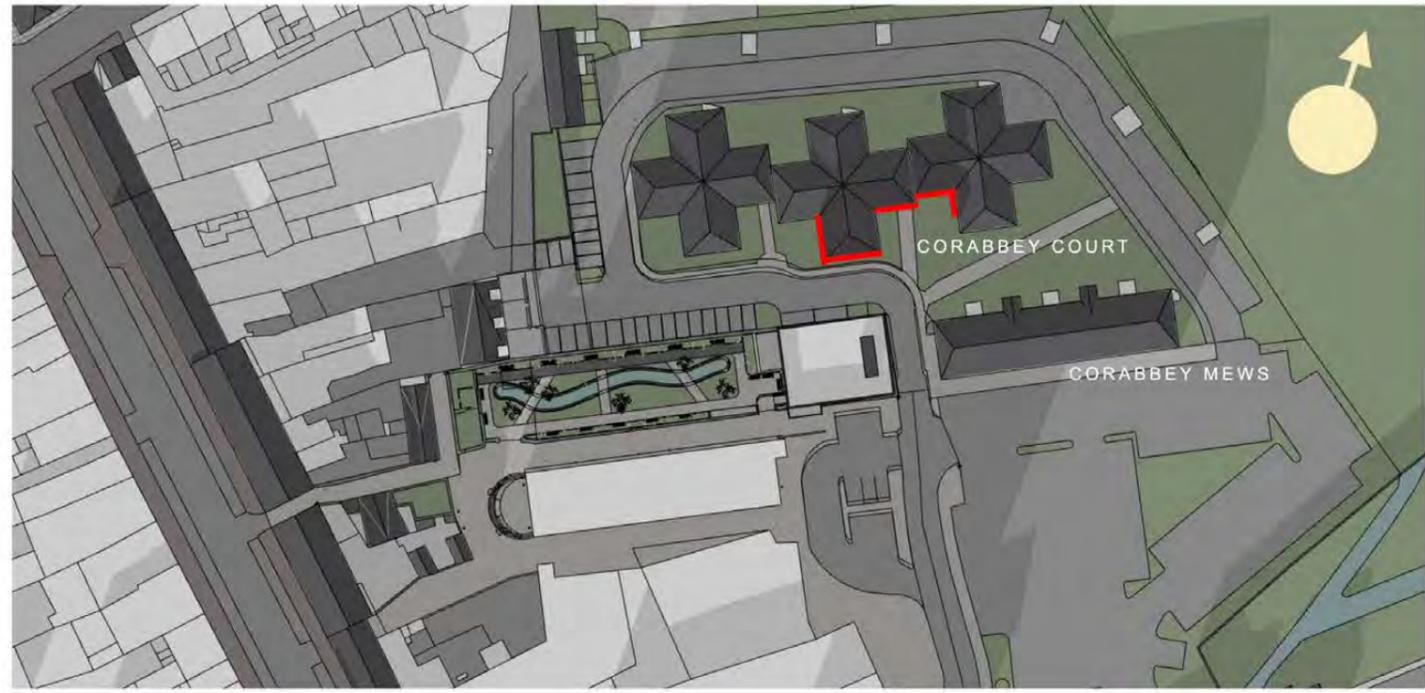
Existing Scenario



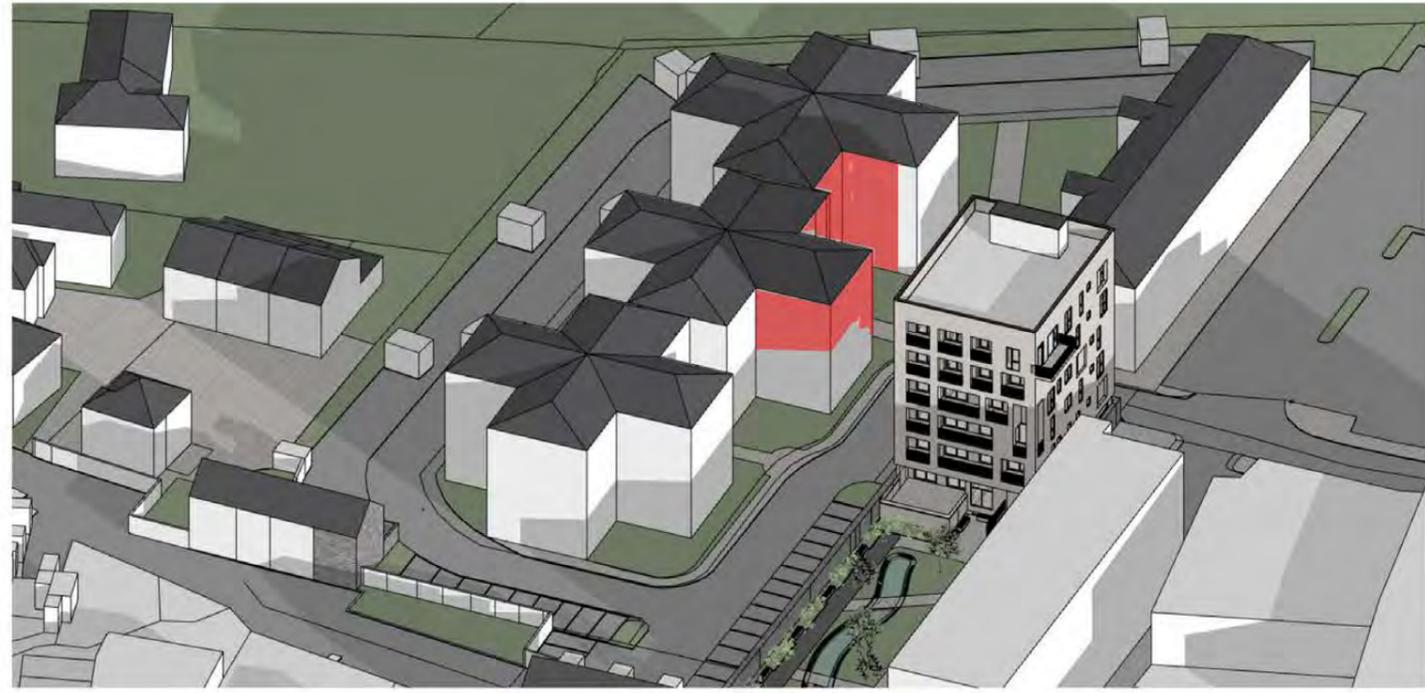
RESULT: RESULT: Additional overshadowing of Corabbey Court apartment building shown in RED - Note: Overshadowing is modelled on days of full sun. Shadows will be more diffuse in overcast, cloudy and rainy conditions.

2:00 PM

Proposed Scenario



Existing Scenario



RESULT: Additional overshadowing of Corabbey Court apartment building shown in RED - Note: Overshadowing is modelled on days of full sun. Shadows will be more diffuse in overcast, cloudy and rainy conditions.

4:00 PM

Proposed Scenario



Existing Scenario



RESULT: No additional overshadowing of surrounding apartment buildings