

Proposed Housing Development

At

**St Gobnait's Estate
Ballyvourney,
Co. Cork**

[Ref: ATS1_S_2019_026_Housing_Ballyvourney_St Gobnait's]

For

Cork Co. Council

Site Appraisal and Design Statement

PREPARED BY

PaulRedmondArchitecture
Acorn Business Centre,
Blackrock
Cork

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PLANNING – PART 8

PaulRedmondArchitecture



General Introduction

The subject site is strategically located in Ballyvourney, West Cork, situated on the main road connecting Macroom and Killarney. The site is positioned between the existing social housing estate to the southeast and a mixed-use development to the northwest,

The site is flanked by two existing estate access roads. A significant barrier exists, however, as there is no connection between the two roads across the site, effectively isolating the existing housing estate.

the proposed development will address this issue and will promote community integration. This project scope is the construction of 8 No. Social Housing Units at St Gobnait's Estate, Ballyvourney, Co. Cork. It comprises 4 No. two-storey 2 Bedrooms units, and 4 No. single-bedroom apartments, encompassing all associated siteworks.

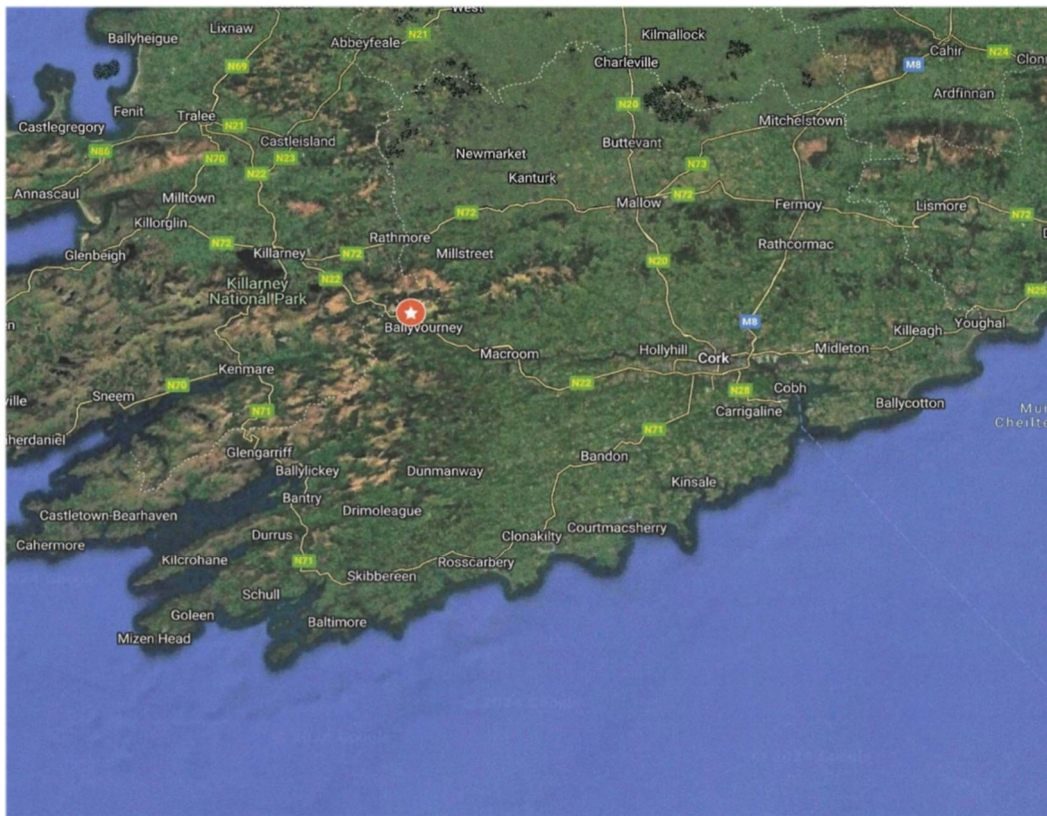


Fig. 01 site location in west cork

1.0 SITE APPRASIAL

1.1 Introduction

The site is located in Ballyvourney, Co. Cork, and positioned on the main road passing through the town centre (R618) and is situated between the established St Gobnait's Terrace, to the southeast and a mixed-use development to the northwest, developed by Tinteáin Mhúscraí Limited. Flanked by two existing estate access roads, this proposal connects St Gobnait's Terrace and the Páirc an Dochtúir, Ballymakeera housing estate.

The proposed development aims to create and enhance existing sustainable residential communities.

The site layout of this proposed development allows for direct pedestrian access to the existing aforementioned development and health care centre to the northwest, and also a defined pedestrian access to the Udarús Industrial estate to the northeast. This will also allow a connection to the Ballyvourney town centre to the southwest, (see fig.2) and Site Layout in Appendix A.

This project will introduce 8 No. modern Social Housing Units at St. Gobnait's Terrace comprising 4 No. two-storey 2 - bedroom houses and 4 No. single-bedroom apartments, along with all the necessary site and ancillary works.



Fig. 02 existing site – proposed development area outlined in red.

- 1.2 Site capacity:** This proposed St Gobnait's estate development will utilize 0.38 hectares. The provision of these eight new units provides a density of this development is 21 No. Dwellings per hectare. This is in keeping with the *Cork County Development Plan for 2022-2028* and the *Sustainable Residential Development and Compact Settlements (Guidelines for Planning Authorities)* section 4.0.
- 1.3 Strategic Site Location and Description:** The Cork County Development Plan 2022-2028 indicates that Ballyvourney is designated as a "Key Village" in the Macroom Municipal District; with a current population of 3681, which represents. It is part of the West Muskerry Gaeltacht and is located 14 km west of Macroom to the southeast, and 30km from Killarney to the northwest. The site is part of the existing St Gobnait's estate as described in 1.1 above.
- 1.4 Planning Policy, Zoning and Development:** The Cork County Development Plan 2022-2028 objectives outline strategy for Social and Affordable Housing. The objective [DB-01] is to encourage the development of 45 No. additional dwelling units within the development plan period.
- 1.5 Local Housing Need:** There are 45 No. approved applicants for social housing on Ballyvourney, and 26 No. approved for the nearby village of Ballymakeera. The breakdown is as follows:
- **Ballyvourney;** 23 No. 1 Bed dwellings and 16 No. 2 Bed dwellings
 - **Ballymakeera:** 12 No. 1 Bed dwellings and 10 No. 2 Bed dwellings
- When referencing the Cork Co. Council's *Housing for All – Housing Delivery Action Plan 2022-26*, of the total Social Housing unit types required, 31% are 1-bed 2-person dwellings, and 43% are 2-Bed 4-person dwellings. 4 No. of each type of these are proposed in this development.
- 1.6 Public Open Space:** this proposed development improves considerably on existing available public open space criteria outlined in Cork Co. Council's "Draft Recreation and Amenity Policy 2024". Of the proposed 0.38 Ha site area, 0.16 Ha is public open space (i.e., 42%). Although this figure is well above the Council's minimum recommended 12-18%, the space is to be shared between the proposed development and the existing estates to the east and west.
- 1.7 Heritage and Environment:**
- Ballyvourney has important built and natural heritage sites, including 5 No. Structures entered on the Record of Protected Structures. none of these are within the curtilage of this site, nor are there any recorded monuments within the curtilage of this site.
- As regards environmental concerns please refer to the Appropriate Assessment (AA) Screening Report submitted in the Part 8 planning application for this proposed development
- 1.8 Topography:** The site is a level grassed area; however, it slopes gently from north to south.
- 1.9 Access and Roads:** The site can be accessed from the main road to the southeast (Macroom- Killarney Road) [R618], through the existing St Gobnait's estate. Additionally, this proposed development will offer a new pedestrian link on the northwest to the existing Páirc an Dochtúir, housing estate, and to the northeast, connecting to the existing Udarús Industrial Park
- 1.10 Car and Bike Parking:** the proposed development will facilitate 13 No. new car parking spaces partly integrated in the existing car parking areas, thereby creating a total of 31 No. spaces overall.

Contd.

In Cork Co. Councils' Development Plan 2022 (Table 12.6) The maximum car parking allows for 2 no. car parking spaces per dwelling house and 1.25 per apartment, in this case that totals 13 No. However, these new car parking spaces are partly integrated in the existing car parking areas in the courtyard. There exists 24 No car park spaces, (for dwelling nos. 20-29) 6no. of which will be removed with the proposed development thereby reducing the existing total to 19 No. spaces.

Therefore, on completion of this proposed development there will be a total of 18 No dwellings (4 No. apartments and 14 No Houses) with a total of 31 No. car parking spaces which is within the recommended maximum number. (see table below)

Bicycle parking will be provided for residents of each new dwelling, along with a middle area for visitors' bicycles. This provision is in line with the current minimum bicycle parking standards contained in the Cork Co. Councils' Development Plan 2022 (Table 12.9). The proposal provides 8No. long stay cycle parking and 3 No. visitor parking. The houses are provided with individual covered bike stores. The shared bike shelter accommodates 4 No. long stay bike spaces for the apartments and 3 No. visitor spaces.

(ref. dwg no. 24301_1000)

CAR PARKING	SPACES	
Existing Car Parking (Dwelling Nos 20 - 29)	24	
Existing Car parking to be removed	- 06	
Total Existing Remaining		18
Proposed New Car Parking (Dwelling Nos 30 - 37)		13
Total Proposed + Existing		31
Net Increase		07

No. of Dwellings		
Existing	10 No.	
proposed	8 No.	
Total	18 No.	

Table 01 CAR PARKING

1.11 Known Constraints

- a) Existing services crossing the sites have been carefully reviewed. They have been re-routed, coordinated, and integrated into the overall proposed design, including necessary diversions and re-routing of ESB, Foul, and Watermain services.
- b) The southwestern section of the site falls within a medium and low-risk flood zone according to the OPW Fluvial Flood Extent Maps. (See 1.12 below)

1.12 Water supply and wastewater: The design team has consulted with Uisce Éireann including the drafting and submission of a pre-connection enquiry application, confirmation of which has been received from this authority.

1.13 Storm water and Flooding a Flood Risk Assessment incorporating proposed strategy for Surface water treatment, is provided as part of the Part 8 planning application. Please refer to the *Site-Specific Flood Report Assessment* also submitted in the Part 8 planning application for this proposed development.

1.14 Electricity: engagement with the ESB is ongoing as required to allow for diversion and re-routing of existing overhead ESB cables.

1.15 Public lighting: this is designed and will be part of the Part 8 submission required in accordance with CCC Public Lighting Policy.

2.0 DESIGN STATEMENT

2.1 Introduction: The design concept is to create a development that is both aesthetically pleasing and functionally excellent. It also includes the formation of landscaped open spaces; while providing areas for recreation, such as play areas for children and community amenity. Sustainable building practices and Carbon Management strategies that will optimize the environmental performance, will be applied to this development.



Fig. 03 proposed development viewed from the southeast.



Fig. 04 proposed development viewed from the southeast.

2.2 Houses: A two-storey terrace consisting of 4No. 2-bedroom four-person dwellings (Nos. 30 to 34) are proposed to the northeast of the site, facing southeast. It complements the existing estate in scale and massing. The front facade features simple dark-framed windows and a light-colored dash render finish. Each dwelling has private amenity areas both in the front and rear. The main entrances, with timber sheeted doors, are recessed into porches that mark the pedestrian access from the new footpath, accompanied by individual bin and bike stores. The front gardens are enclosed by low stone walls similar to those in the existing estate, while rear gardens are bordered by precast concrete panel fences connected to a boundary wall of the neighbouring Páirc an Dochtúir, housing estate.



Fig. 05 façade of houses along new footpath connection to Udarús Industrial Park



Fig. 06 façade of houses along new footpath connection to St Gobnait's Terrace

2.3 Apartments: This is a two-storey terrace comprising 4No. 1-bedroom two-person dwellings (Nos. 35 to 38) and is located to the southwest of, and perpendicular to, the proposed houses terrace. The design of this block mirrors that of the houses as described above, with similar window proportions and roof eaves. Each apartment features private amenity through balconies or patio areas, designed with recessed balustrade railings. The ground floor units have glazing around their entrances mirroring the proportions on the balcony recess overhead. The southern facade facing the courtyard parking area displays openings with dark-framed windows and timber cladding. Like the houses, the facade is finished with light-colored dash render. Stone kerbing defines the front patios, matching the garden walls. Rear gardens are enclosed by precast concrete panel fences connected to an existing boundary wall of the neighbouring estate. The upper floor windows of the rear (north-eastern) façade may present a risk of overlooking existing dwellings in neighbouring Páirc an Dochtúir, housing estate, and directly on to the proposed terrace of housed nos. 30 to 33. This is resolved by the proposed use of right-angled oriel type windows to the upper floor areas of apartment Nos. 35 and 37. The north facing lights of these oriel windows will be opaque, and the east facing opening lights will have clear glazing. (ref. dwg no. 24301_1150)



Fig. 07 façade of apartments showing balconies and picture window at the gable.



Fig. 08 façade of apartments and communal bin store

2.4 Site layout

The site boundary includes a level green area, incorporating existing car parking and a cul-de-sac estate road serving existing house Nos. 23 to 29. The proposed house terrace and apartment block are positioned perpendicularly. A 1.8m natural stone wall connects the new dwelling terraces, accompanied by footpaths for access to the dwellings, surrounding parking areas, neighbouring estates, and commercial park. Thoughtful planting of native trees, shrubs, and wildflower meadows enhances public spaces for community engagement and play. The layout includes park benches facing west for enjoyment, with enhanced car parking arranged in a courtyard shape among the existing and proposed dwellings. (Appendix A)



Fig. 09 proposed footpath to new pedestrian link to Udarús Industrial Park



**Fig. 10 junction of new footpaths with existing St Gobnait's estate
Nos. 27-29 in the background**



**Fig. 11 Meadow area with park
benches linking to the existing Páirc an Dochtúir, housing estate.**

3.0 GREEN INFRASTRUCTURE

The existing planting on site consists of one mixed native hedgerow with sod and stone ditch on the Northeast boundary – the majority of which will be retained. In addition to this, there are 5 no. Trees in the existing green area, two of which are proposed to be removed to facilitate proposed new parking layout. To counter the removal of these existing trees, similar species of trees will be planted.

Existing clusters of Salix on the western corner of this boundary are to be removed, to facilitate a new footpath. While there is truly little planting on site at present, the overall proposed landscaping strategy aims to increase the variety and area of plant species which will help to achieve biodiversity net gain overall.

This strategy also proposes the planting of 35 No. additional trees, with a mix of native species, along with selected species chosen from the All-Ireland Pollinator Plan.

It is also proposed that an existing hedge and trees is retained along the northeastern boundary (i.e., Holly and Whitethorn. Also, a pollinator-friendly hedge is proposed along a large Part of the northwestern boundary.

Additional native trees are proposed in the western corner, to enhance the mixed planting in this area and create a miniature woodland, along with the retention of most of the existing hedges and trees along the northeastern boundary except for their removal to facilitate the proposed pedestrian access from the existing Páirc an Dochtúir.

Large spaces of pollinator-friendly shrubs are proposed adjacent to the proposed car parking area, as well as clusters of planting in the large green area to the southwest. This area will produce a native wildflower meadow that will enhance biodiversity by increasing the planted area of the site.

This overall strategy will result in a measurable biodiversity net gain between the existing and proposed planting on site. This will be apparent in the proposed addition of trees, hedging, flowering shrubs, and wildflowers, with a mix of both Native and species from the All-Ireland Pollinator plan.

This will also facilitate a substantially larger space planted with different habitats and providing food sources for a boarder variety of insects and wildlife than exists at present. Significantly more wildlife corridors will be created with more connectivity between these areas.

In summary it is contended that this overall proposed strategy will result in a biodiversity net gain, and that the increase planting will also soften the hard landscaping and will set this proposed housing development more easily into its surroundings.

4.0 CONCLUSION

The development of this site signifies a substantial opportunity for Ballyvourney. The proposed project aims to establish a seamless link between current housing developments, establishing a secure and welcoming pedestrian pathway to the present commercial and industrial park. This initiative will rejuvenate the area, promoting a blend of residential living, commercial ventures, and public areas, thereby nurturing positive social engagements. The design of the development, encompassing its height, scale, and structure, harmoniously blends with the neighboring St. Gobnait's Terrace and fosters fresh avenues for connectivity to the heart of Ballyvourney town center.

The development of this site is essential to meet the increasing housing needs of this West Cork town on Council-owned lands. The proposed project is in line with the policies and objectives specified in the Cork County Council Development Plan 2022- 2028. Adequate service infrastructure, such as water and services infrastructure, is already in place in the area to facilitate this proposed development.

Situated strategically at the heart of Ballyvourney, this site provides easy access to educational, commercial, and recreational amenities, positioning it as an ideal location for housing a development. With plans to accommodate 8 residential units, this project will also address the need for social housing and revitalize this empty infill site, shaping it into a lively and united community focal point.



END

APPENDIX A – SITE LAYOUT



LOMAS INDUSTRIAL ESTATE
(EXISTING)

ROAD

ST. GEORGE'S TOWER
(EXISTING)

POTTS ON DOCKSIDE
(EXISTING)

Lomas Industrial Estate
(EXISTING)

EXISTING OPEN AREA