

8 no. Housing Units

**1-8 Rae na Ceithre Mhíle
Housing Development, Church
Road, Durrus, Co. Cork**

Planning Report



**Cork
County Council**
Comhairle Contae Chorcaí

Proposed Development

This report relates to a Cork County Council application to seek approval for Part 8 for the construction of 8 no. housing units at 1-8 Rae na Ceithre Mhíle Housing Development at Church Road, Durrus, County Cork.

The proposed development site is 0.144 hectares, and the proposed development consists of a total of 8 no. units comprising of:

- 7 no. 2 bed, 4 person houses
- 1 no. 1 bed, 2 person house

Site Description, Design and Layout

The site is bounded to the south by Church Road, a local road, the L-4704-0, in Durrus and the subject site forms part of a larger area of land (0.358 ha) to the northern side of Church Road in the ownership of Cork County Council. Between the site and the L-4704-0 there is an existing footpath and there is an existing ditch along the southern boundary. The subject site and the land in the ownership of Cork County Council extending to 0.358 ha does not appear to be actively used at present.

Within this site there is a rise in levels, with levels rising to the north away from the L-4704-0. There are existing overhead ESB lines which traverse part of the subject site and existing overhead lines are to be re-routed.

To the east of this site there are 2 no. terraces of two storey dwellings consisting of a terrace of 3 no. two storey dwellings to the immediate east which were constructed on foot of Planning Reg. No. 02/2528 and a further terrace of 6 no. longer established two storey terraced dwellings. To the west of this site lies an established graveyard and to the west of the graveyard lies the Sacred Heart Catholic Church in Durrus, a structure that is listed in the National Inventory of Architectural Heritage (NIAH) (NIAH Registration No.: 20913009). To the southern side of Church Road / the L-4704-0 opposite this site there are established two storey dwellings which consist of 4 no. two storey semidetached dwellings and 3 no. terraced dwellings.

It is proposed to develop a terrace of 8 no. dwellings, consisting of 7 no. two storey two-bedroom 4 person dwellings and 1 no. single storey 2 person 1-bedroom dwelling at the western end of the terrace. The 2 storey 2 bedroom dwellings are to extend to 85.3 m² and the single storey 1 bedroom dwelling is to extend to 49.9 m².

An area of public open space towards the western end of the scheme is proposed, which is to be landscaped and enhanced with benches. The area of open space is 12.5% of the site area.

Policy Context

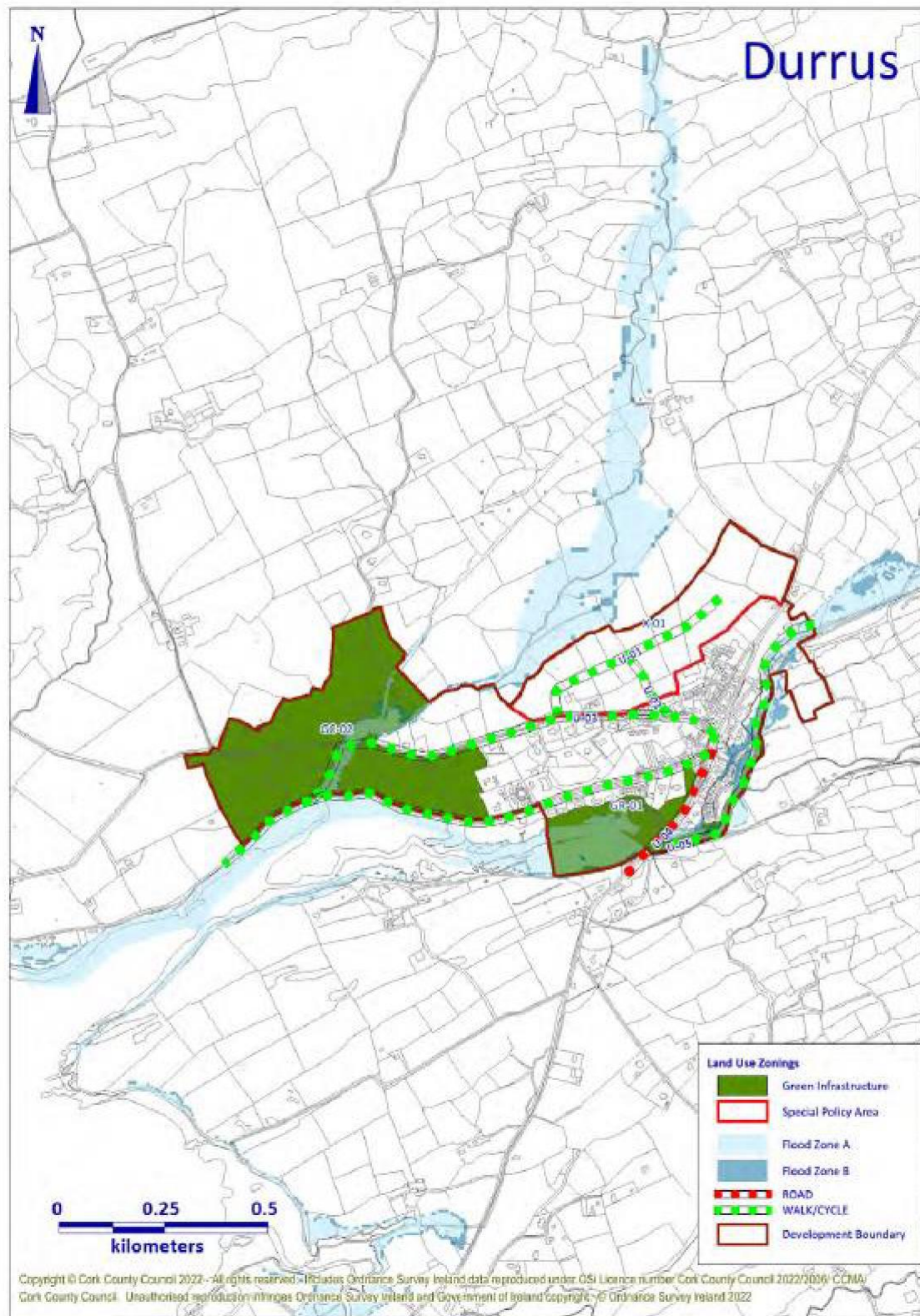
The proposed development is located within the development boundary of the Key Village of Durrus, as defined by the County Development Plan (CDP) 2022. The subject site is not given a particular zoning in the Cork County Council Development Plan 2022.

The strategic aim for Durrus is the continued expansion of its role by developing the settlement in a consolidated manner whilst respecting the pattern and character of development in the village, as set out in the County Development Plan 2022.

The Development Boundary Objectives for Durrus state:

Development Boundary Objectives

Development Boundary Objectives for Durrus	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.
DB-02	The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian/cycle and amenity links with the main street are considered to be an important part of any proposed scheme.
DB-03	Retail and office development should be accommodated within the core of the village and should make adequate provision for parking.
DB-04	Prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.
DB-05	Identify a requirement for an accessible off street car parking solution within walking distance of the village.
DB-06	Maintain the existing community facilities and where possible expand the range of sports facilities available in the village particularly in the area around the Community Field.
DB-07	Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.
DB-08	Support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.
DB-09	All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.
DB - 10	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features 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 . The green infrastructure assets of Durrus includes habitats of the coastal zone, woodland, mature trees, and open spaces in the village.



The proposed development of 8 no. dwellings, on land within the development boundary of Durrus, on land close to the centre of the village is be in accordance with the objective DB-01 for Durrus. Given that this site is close to the centre of Durrus, and having regard to the provisions of DB-02 and the pattern of development in the vicinity, there are no land use objections to residential development on the subject land.

Density of Development

Durrus is classified as a Key Village (<1,500) in the Cork County Council Development Plan 2022, where a Medium C density of 5 – 20 units/ha is generally applicable for future development on edge of centre sites. However, Table 4.1 of Chapter 4 of the County Development Plan 2022 also states that densities of up to 30 units/ha will be considered in Key Villages and that within Key Village and Village Centres higher densities will be considered.

The density of development proposed is in the order of 55.6 units per hectare and while the density of development proposed is well above the Medium C range of 5 to 20 units / ha, having regard Table 4.1 stating that within Key Villages and Village Centres that higher densities will be considered together, there are no objections to the density of development proposed. Furthermore, the Section 28 “Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities” 2024 state that *“development in rural towns and villages is tailored to the scale, form and character of the settlement and the capacity of services and infrastructure (including public transport and water services infrastructure).....the density of development at such locations should respond in a positive way to the established context”*, and having regard to the pattern of development in the vicinity of this site, including neighbouring terraces of two storey dwellings to the east and south, the density of development proposed is considered to be acceptable, would not conflict with the Cork County Development Plan 2022 or the Section 28 Ministerial Guidelines.

Along Church Road / the L-4704-0 and extending to other areas of Durrus village, as per extract from County Development Plan 2022 above, it is an objective of the County Development Plan 2022 as set out in U-03 to *“Develop a looped walk along the existing roads in the village (church road via St James church and estuary along the upper road and around to the village centre). It is proposed that this road could also connect to the pier. It is also a longer-term objective to develop public lighting along the identified route”*, as set out in the objective U-03 for Durrus. The proposed development would not compromise the objective U-03.

Public Open Space

The public open space requirements of the scheme will be fulfilled by the provision of a graded grassed area of public open space to the west of the terrace of 8 no. dwellings. Provision is also to be made for the incorporation of benches in proximity to the grassed area. The area of public open space accounts for 12.5% of the site, which satisfies the requirements of the Cork County Development Plan, 2022 and the requirements of Cork County Council’s Interim Policy on Recreation & Amenity.

Private Open Space

Private open space provisions to serve future occupiers of each dwelling meets the minimum requirements of SPPR 2 - Minimum Private Open Space Standards for Houses as set out in the Section 28 Ministerial Guidelines *“Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities”*.

Car Parking/Bike Parking

The maximum car parking stands as set out in the Cork County Development Plan 2022 are set out in Table 12.6, which provides a maximum of 2 no. car parking spaces per dwelling house. In this case a total of 8 no. car parking spaces are proposed with spaces parallel to Church Road /the L-4704-0.

Having regard to the scale of the dwellings consisting of 7 no. 2 bedroom dwellings and 1 no. 1 bedroom dwelling, it is likely that future occupiers will be single people or single adult families and the provision of 1 no. space per dwelling and 8 no. overall parking spaces is considered to be acceptable. Similarly, given that this site is within the centre of Durrus, with an established footpath along the southern boundary and the ability to walk to the amenities within the village, the approach to car parking proposals is acceptable.

4 no. bike stands accommodating 8 no. bikes has also been provided for, and bike parking standards are acceptable.

Services

Existing main services for water, foul and electricity will be used to service the dwellings. Uisce Eireann have confirmed via an updated pre-connection enquiry that both water and wastewater connections are feasible, without infrastructure upgrades. It is proposed to connect to the existing watermain and existing foul main along the L-4704-0.

A stormwater drain runs through the site along the eastern boundary, from the estate to the north. A short run of new drainage line along the L-4704-0 to connect into the existing drainage network may be required. The stormwater drain to the east has yet to be taken in charge, but it is expected that this will be taken in charge in the coming weeks.

Flood Risk

This site is not sited in an area that has been identified in the Cork County Development Plan 2022 as being at risk of flooding, and is not sited within Flood Zone A or Flood Zone B.

AA Screening

A 'Habitats Directive Appropriate Assessment Screening Determination' report has been provided as part of submitted documents. Based on the Appropriate Assessment Screening process, it has been determined that the proposed project does not pose a risk of causing significant negative effects on any European site. A Stage 2 Appropriate Assessment is not required.

EIAR Screening

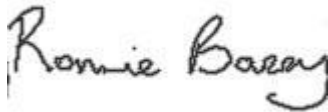
An EIA assessment has been carried out – see Appendix A – and this concluded that based on a preliminary examination of the nature, size or location of the development, there is no real likelihood of significant effects on the environment and EIA is not required.

Ecology

The subject site not actively used at present and there are a number of native trees on the site and overgrown areas where clearance will be required. Where possible existing hedgerows and vegetation will be maintained, and clearance will happen outside of bird nesting season. New trees to be planted in the area of open space should be native trees, appropriate to the Durrus area.

Conclusion

The proposed redevelopment of the subject site is considered to be in accordance with the core strategy and objectives of the County Development Plan 2022, having regard to its location within the development boundary of Durrus and as such represents the proper planning and sustainable development of the area.

A handwritten signature in black ink that reads "Ronnie Barry". The signature is written in a cursive style with a large 'R' and a long, sweeping underline.

Ronnie Barry

Senior Executive Planner

19/02/25.

Appendix A: EIS Assessment

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	None provided.
Development Summary:	To construct 8 dwellings
Was a Screening Determination carried out under Section 176A-C?	No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
Yes, the project is of a type listed but is <i>sub-threshold</i> : Class 10 'Infrastructure projects'. The threshold is the construction of more than 500 dwelling units. The proposed development is for 8 housing units which is substantially below this threshold. The proposed project is considered to be an urban development within other parts of a built-up area. The proposed development is 0.114 hectares which is below the 10 hectares threshold in other parts of a built up area, therefore an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (10) (b) (iv).	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Preliminary Examination: The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.		
	Comment:	Yes/No/ Uncertain:
Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i> <i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i>	<p>No, this is predominantly a residential area.</p> <p>If constructed, the proposed residential development is considered to be modest in scale and will not generate excessive waste beyond the typical municipal type and quantities expected in a domestic setting.</p>	No
Size of the development: <i>Is the size of the proposed development exceptional in the context of the existing environment?</i> <i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i>	<p>The size of the proposal is modest and there are no existing or permitted projects that could give rise to cumulative impacts.</p>	No
Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?¹</i> <i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i>	<p>The proposed development does not overlap with any European site. There are eight Natura 2000 European sites located within a 15 km radius of the site i.e.</p> <ul style="list-style-type: none"> • Dunbeacon Shingle SAC (Site Code: 002280) – approximately 2.8km south-west of the site • Sheep's Head SAC (Site Code: 000102) – approximately 5.7km west of the site. • Reen Point Shingle SAC (Site Code: 002281) – approximately 5.9km south west of the site. • Roaringwater Bay and Islands SAC (Site Code: 000101) – approximately 8.5km south of the site. • Glengarriff Harbour and Woodland SAC (Site Code: 000090) – approximately 11.6km north of the site. • Farranamanagh Lough SAC (Site Code: 002189) – approximately 12.1km to the west of the site. • Cahal Mountains SAC (Site Code: 000093) – approximately 13km north of the site. • Sheep's Head to Toe Head SPA (Site Code: 004156)- approximately 14.4km south west of the site. 	No

¹ Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).

	<p>No potential pathway for impact which would link the proposed development to these sites has been identified.</p> <p>An AA screening report has been prepared. No potential for impacts identified, therefore the proposed project does not pose a threat of contributing to effects which could be significant when considered in combination with other impact sources</p> <p>In accordance with Section 177S of the Planning and Development Act 2000 (as amended) and on the basis of the objective information provided in this report, it is concluded that the proposed project does not pose a risk of causing significant negative any EU site.</p>	
<p>Preliminary Examination Conclusion:</p>		
<p>Based on a preliminary examination of the nature, size or location of the development, there is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>		