

# **Construction of 7no. social housing units.**

## **Park, Knocknagree, Co. Cork.**

**Planning Report**



**Cork  
County Council**  
Comhairle Contae Chorcaí

## 1. Site Location and Description

The site is situated in Knocknagree, within the village development boundary, approximately 40km west of Mallow and 10km west of Boherbue. The proposal is to develop a portion of a larger site in state ownership for social housing. A third of the site was privately sold. This proposal is to extend the existing access road and service infrastructure to the north, to a flat area of the site with south facing aspect to construct 7no. additional units, comprising of two terraced blocks.

The proposed development of 7no. units is composed of the following mix:

- 4no. 1 bed, 2 person single storey terraced houses
- 2no. 2 bed, 4 person two storey terraced houses
- 1no. 3 bed, 5 person two storey terraced house

## 2. Knocknagree Key Village

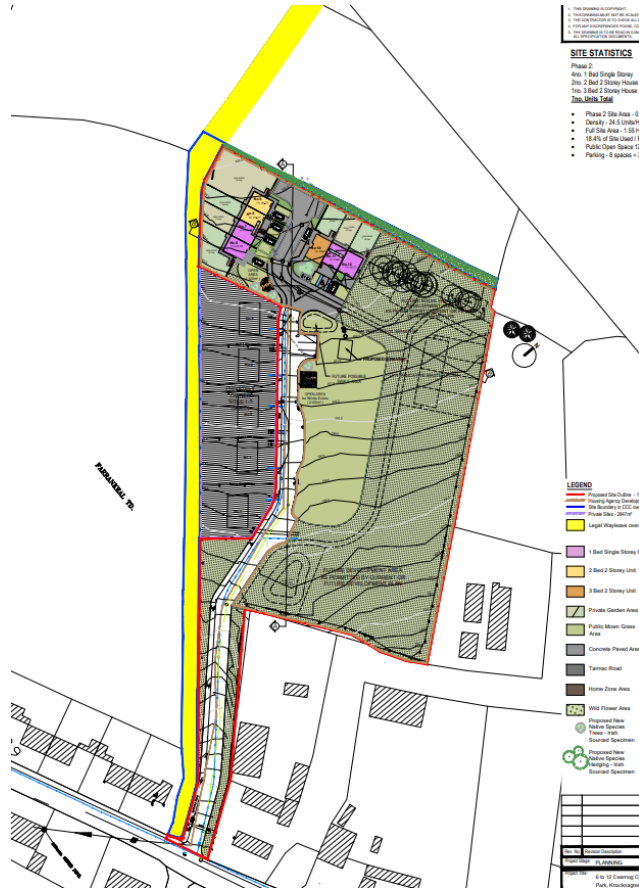
The following is noted in respect to Knocknagree, which is a Key Village, in the North Cork Plan 2022 (Emphasis added below):

***2.17.5 In view of the modest size of the existing village and the limited services available, the village is likely to be best placed, over the lifetime of this plan, to cater primarily for indigenous housing demand and to provide an alternative option to the open countryside for those seeking to build an individual house in a rural setting. The renovation and upgrade of existing vacant or underutilized buildings should be prioritised, particularly those located around the attractive Fair Green area. The provision of self-build opportunities, serviced sites and detached dwellings will also be supported.***

***2.17.6 It is considered that the development boundary provides sufficient capacity to cater for the future development needs of the village and that the village could support the development of up to 20 dwellings over the plan period.***

### 3. Proposed Development

7 residential units are proposed within the Development Boundary of Knocknagree. The stated Site Area is 0.34 ha., and net developable area is 0.3 ha. Therefore, the density would be 23.3 units per ha. This would fall within Medium 'B' 20-35 units / ha.



**Fig. 1: Proposed Layout**

The lands do not benefit from a Site-Specific Development Objective so there is flexibility in relation to any proposed density. The proposed density is at the lower end of Medium 'B' and it therefore offers an alternative housing mix in this area. I am therefore of the opinion that the proposed density is acceptable. However, it should be noted that should such a density of development be constructed, there would be an expectation for a similar level of development to be considered for the remainder of the lands, which may exceed the number of units allocated under CDP 2022.

To achieve a balance, any further development should consider Medium C Density, of 5-20 units / ha. This is a threshold of housing density under CDP 2022 which facilitates an alternative to one-off housing in the small Settlements of the County.

Notwithstanding, this proposal does not exceed the current 20-unit target on the village, even if the 5 private sites are also developed within this development plan. I have no objection to the design and site strategy proposal.

#### **4. Public Open Space**

The layout indicates a central public Open Space which would be actively overlooked and is of a good size and space. All the public open space for the estate is included in the planning application, while future development sites/roads are indicated as wildflower meadow. Seating and an area for informal play is provided between site 5 and house 6.

#### **5. Surface Water Management**

Storm water will be dealt with onsite with a sustainable infiltration drainage system. There will be water butts for the houses. A drainage impact assessment has been prepared for the site. The master planning of the rest of the estate has reserved the lowest areas for future swales, should this be the solution on future phases.

#### **6. Connectivity and Services**

A permeability section has been inserted in the design statement. The new dwellings are less than 700m/10mins walk on a public pavement from the centre of the village. The estate road/path is already in existence. DMURS page 99 states that bicycles should use the carriageway in lightly trafficked/ low speed streets so this is what is proposed.

The development site does not fall within Flood Zone A or B.

The Cork County Development Plan 2022 indicates that a maximum of 2no. car parking spaces are required per unit. The proposal allows for 1no. car parking spaces per unit, including 1no. accessible space, plus three additional guest spaces. The bike parking requirements have been accommodated by the inclusion of public bike stands.

There is an existing water main running along the R582 Regional route at the entrance of the site. The infrastructure is also within the road to supply water to the existing 5no. serviced sites. The proposal is to extend this network to the north.

There is an existing foul network running along the R582. The infrastructure is also within the road to supply water to the existing 5no. serviced sites. The proposal is to extend this network to the north to ensure the invert levels will work for a gravity system which will not require pumping.

## Conclusion

The proposed development is on Council owned lands which are within the settlement boundary for Knocknagree as per the CDP 2022. The lands are serviceable. An EIAR is not required. An AA has been screened out by the relevant competent expert within Cork County Council.

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 settlement boundary of Knocknagree, and as such represents the proper planning and sustainable development of the area.

## Appendix A: EIS Assessment

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	None provided.
Development Summary:	Construction of 7 dwellings
Was a Screening Determination carried out under Section 176A-C?	No, Proceed to <b>Part A</b>
<b>A. Schedule 5 Part 1</b> - Does the development comprise a project listed in Schedule 5, <b>Part 1</b> , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
No	Proceed to <b>Part B</b>
<b>B. Schedule 5 Part 2</b> - Does the development comprise a project listed in Schedule 5, <b>Part 2</b> , of the Planning and Development Regulations 2001 (as amended) <b>and</b> does it meet/exceed the thresholds? (Tick as appropriate)	
Yes, the project is of a type listed <b>but</b> 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 7 housing unit 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 below the	<b>Proceed to Part C</b>

<p>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).</p>	
<p><b>C. If Yes,</b> has Schedule 7A information/screening report been submitted?</p>	
<p>No, Schedule 7A information/screening report has not been submitted by the applicant</p>	<p><b>Preliminary Examination required</b></p>

<b>Preliminary Examination:</b>		
The planning authority shall carry out a preliminary examination of, at the <b>least, the nature, size or location of the development.</b>		
	<b>Comment:</b>	<b>Yes/No/ Uncertain:</b>
<p><b>Nature of the development:</b> <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	<p>No, this is predominately 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>	<b>No</b>
<p><b>Size of the development:</b> <i>Is the size of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i></p>	<p>The size of the proposal is small and there are no existing or permitted projects that could give rise to cumulative impacts.</p>	<b>No</b>
<p><b>Location:</b> <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?<sup>1</sup></i></p> <p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i></p>	<p>The Habitats Directive Appropriate Assessment Screening Determination states that that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of any European site, in view of the sites Conservation Objectives. It is therefore determined that a Stage 2 Appropriate Assessment under Section 177V of the Planning and Development Act 2000 is not required.</p>	<b>No</b>
<b>Preliminary Examination Conclusion:</b>		
<p>Based on a preliminary examination of the <b>nature, size or location</b> of the development, there is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>		

<sup>1</sup> 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).