



Comhairle Contae Chorcaí
Cork County Council

Design and Permeability Statement

for

6 to 12 Cearnóg Chuain Each, Park, Knocknagree, Co. Cork

Housing for All

A new Housing Plan for Ireland



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040



Location:	U:_North\ATS1_N_2023_033_Housing_Knocknagree Site\Admin\5.0 Statutory Approvals\5.1 Part 8	
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0.0 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 a Cork County Council intention to construct 7no. social housing units at Park, Knocknagree, Co. Cork.

Prepared by Cork County Architects Department Housing Directorate

1.0 Design Brief

1.1 Site Description



Figure 1- Site Entrance from the main road. The access road and footpath serving 5no. serviced site were constructed in 2005.

The site is situated in Knocknagree, within the village development boundary, approximately 40km west of Mallow and 10km west of Boherbue. The site is circa. 4km from the Munster Joinery production facility which is a huge centre of employment. 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 and is currently at the planning consultation phase of developing 5no. detached houses. 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 state will wish to efficiently use the whole of the remaining land bank in due course, any future phase applications will be assessed on the development plan in force at that time. This application does not exceed the current 20 unit limit on the village, even if the 5 serviced sites are also developed within this development plan.

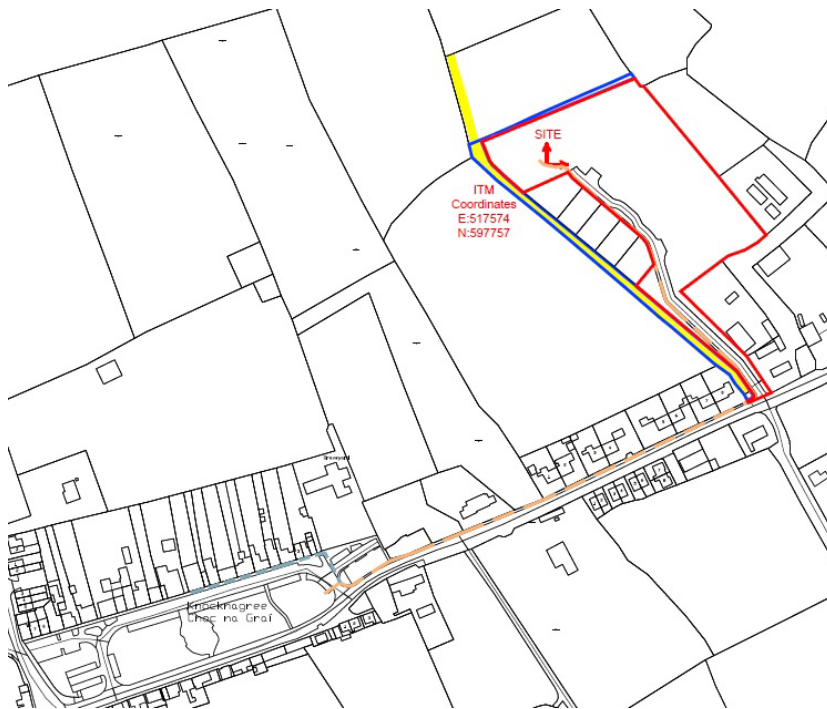


Figure 2. Site Location Map. Yellow indicates the wayleave which gives access to the tower permission (application outlined in red, other lands in CCC ownership outlined in blue)

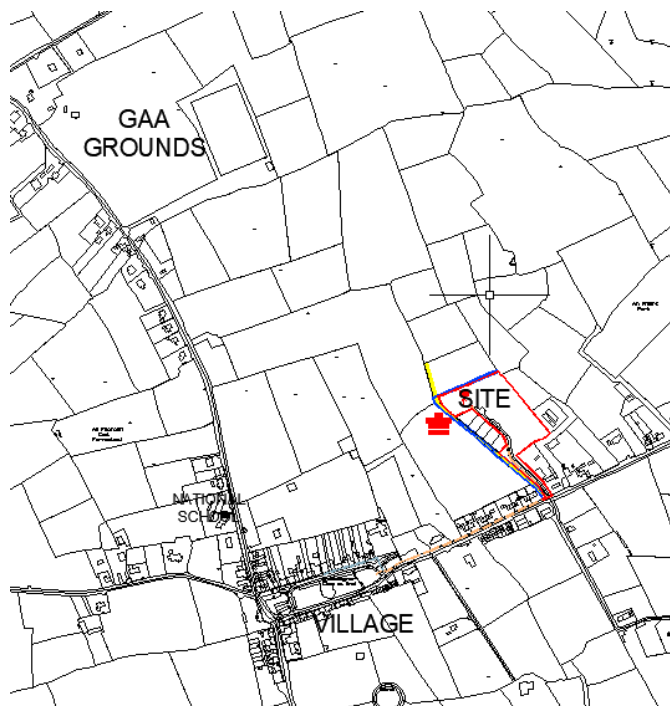


Figure 3. Site in red. Community amenities all within 1km of subject site. Knocknagree Village centres around an existing village green to the west of the site.



1.2 Accommodation Brief

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

The Housing Allocation Section have indicated that due to the rural nature of the village, accommodation provided should be housing and not apartments, as previous experience shows that apartments can be very difficult to fill.

The majority of the need is for one and two bed units, so this is reflected in the unit types proposed.

The proposed houses will be generally in line with the minimum floor areas as outlined in the *Quality Housing for Sustainable Communities* guidance document.

1.3 Material Palette and Architectural Language

The architectural language of the proposed structures is simple in form. The material palette is intended to be robust, understated, subtle and in keeping with the general character of the area. The existing buildings in the area feature predominantly rendered facades with both smooth and wet dash finishes. The proposed materials will be wet dash off white render with blue/black slate roofs. Door and window frames will be dark grey.

Boundary walls will be rendered on the public face, with boundaries between units as concrete post and panel.

The building scale in the area is generally of standard residential scale either single-storey or two storey.

2.0 Sustainable Community Proofing

2.1 Strategic Site Location

Knocknagree is situated adjacent to the County Kerry border. The village is approximately 15km to the northwest of Millstreet and 4km north of Rathmore. The village exhibits a formal layout with the strong streetscape of two storey dwellings around the Fair Green area providing a strong focus for the village centre. This Fair Green runs on an east-west axis and is a particularly prominent and unique feature in the area. The R582 Regional route runs through the village in a north south direction and borders the Fair Green to the west. The building stock is generally well maintained although there is some vacancy. In



general, the village has seen little new development in recent years, with the exception of some one-off dwellings at the margins and on the approach roads.

The addition of 7 no. social houses into the context of Knocknagree is deemed to be suitable and sustainable in terms of the existing social context / community. Knocknagree village is well serviced with local primary school, church, community centre and GAA club. The site is within good walking distance, 400m, of the Main Street with a continuous public footpath from the entrance of the site.

Manufacturing, agriculture, and retail/service provision are the main economic activities of the village and its hinterland. The existence of employment opportunities nearby (notably Munster Joinery to the north of the village) is also crucial to Knocknagree's development. The village is also an important part of the Sliabh Luacra musical tradition, and this attracts some tourists to the area.

This site is located close to Rathmore and Boherbue towns, with supermarkets, pubs, butchers, cafes, restaurants and secondary schools. Rathmore train station is within 4km.

There is a generous public green within the village square which offers a community playground, planting and sheltered seating, within the heart of the village.



Figure 4. Knocknagree village green to the west of the site.



3.0 Site Constraints and Optimisation

3.1 Site Ownership

The estate was owned by Cork County Council, but now only the wayleave title and the road/pavement remain. The 5 serviced sites have been sold and the land bank transferred to the Housing Agency. Cork County Council have consent from the Housing Agency to develop part of the land bank.

3.2 Existing Mature Hedgerows and Trees

There is a line of non-native trees on the site, some of which will need to be removed (extent indicated on the drawings). The remainder will be retained for habitat until the new native hedge matures. Where possible existing hedgerows on the landbank boundaries/vegetation will be maintained and native hedge planting is proposed to the northern boundary at the hammer head.

3.3 Existing Services Onsite

The estate currently has an electricity pole at the eastern boundary with a supply ducted underground to the access road. The access road also accommodates water, wastewater and storm drainage. Uisce Éireann requested that the water network from the main road is verified, including the ownership status, capacity and ultimate connectivity to the current public water infrastructure as part of any future connection application process.

3.4 Appropriate Site Density

PH 2 OF THE ESTATE - AREA TO BE DEVELOPED FOR 7 HOUSES net developable area = Approx. 0.2860 Ha
PROPOSED DENSITY OF PH 2 = Approx. 24.5 Dwellings Per Ha (within Medium B - 20 TO 35 units per Ha)
USEABLE (GREEN) PUBLIC OPEN SPACE = Approx. 12.3% of the whole estate/land bank including phase private sites.

This density creates an attractive corner to the landbank, but future phases will be designed in accordance with the development plan in force at that time, it is not a precedence.

3.5 Statutory Land Use Zoning

The site is not given a particular zoning in the Cork County Council Development Plan 2022 but is within the development boundary of Knocknagree. The CDP Development Boundary Objectives allow for up to 20no. additional units within the development boundary.



Population and Housing

- 2.17.3 Census 2016 recorded a total of 188 people in Knocknagree a reduction of 11 on 2011 figures. Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Knocknagree had an increase of 6 units in the period between 2010 and 2020.

Table 3.2.28: Housing Growth Knocknagree 2010 -2020				
Year	2010	2015	2020	Growth 2010-2020
No of dwellings	88	94	94	6

Source – Geo Directory

- 2.17.4 The population of Knocknagree had been in steady decline over recent decades although it has appeared to stabilize somewhat over recent census periods. Knocknagree has seen very little development in recent years by comparison to other villages. This is a reflection of the secondary position of the village, relative to the main centres of growth in the County and of its minor role as a service centre for its rural hinterland.
- 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.

Figure 12. Knocknagree Land Use Zonings Map from Cork County Development Plan Volume 3 North Cork

3.6 Infrastructural Constraints

The site accommodates the proposed 7no. houses with some proposed new boundary treatments and vehicular and pedestrian access via an existing roadway which was constructed in 2005. Minor upgrade works, including cleaning the roadway, replacing 2no. concrete kerbs and upgrade of public lighting will be done as part of the housing project.

3.7 Topography

The site is relatively flat, with a fall of 16m over 230m down towards the main road through Knocknagree.

The layout of the proposed scheme has been designed to work with the contours as much as possible to minimise cut and fill and ensure Part M compliance is achievable.

3.8 Bearing Capacity

A full site topographical survey & site investigations has been carried out.

3.9 Flood Risk

The distance from the waterway of the subject site places it outside any identified Flood Zones as per Cork County Council North Cork Development Plan (Appendix 1). The development site does not fall within Flood Zone A or B. See engineering report for Flood Risk Assessment.



3.10 Environmental Parameters

The development site does not sit within a Special Area of Conservation or a Special Protected Area. An AA screening has been prepared for the site and submitted as part of this application and a determination has been given.

3.11 Archaeological and Architectural Heritage

The subject site does not fall within an Architectural Conservation Area.

The area within the red line boundary includes an existing modern road constructed in 2005 (because the public lighting and road will be completed as part of the project) plus existing grassland that will not be disturbed. The actual area being dug up and developed is below 0.5Ha, thus no Archaeological Assessment is required. There are no designated archaeological monuments on or close to the site and nothing of note on the historic maps.

Please note the ESB dug a trench (circa 2005) across the existing grassland and there is a live underground supply in the grassland beyond the phase 2 dwellings.

3.12 Planning / Site Optimisation

Knocknagree is classified as a key village under the Cork County Council Development Plan 2022 in the North Cork Municipal District. It is in line with the following Development Plan requirement: *"New developments should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle"*

3.13 Car and Bicycle Matters, Permeability

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 private on plot spaces are to allow future own meter ev charging points, which is the optimum financial solution for social tenants.

The bike parking requirements have been accommodated by the inclusion of public bike stands.

Permeability

The new dwellings are less than 700m/10mins walk along an existing public pavement from the centre of the village. The estate road/path is already in existence and the 5 sites are no longer in Cork County Council ownership, so it would be difficult to construct a cycle path on the western side of the road as part of this application. DMURS page 99 states that bicycles should use the carriageway in lightly



trafficked/ low speed streets – so this is what we propose. When the later phases are designed this can be reviewed.

3.14 Public Open Space

A public amenity area has been allowed for between site 5 and house 6. This will be landscaped and enhanced with public benches.

For clarity all the grassland is included within the red line boundary. The landbank for future development is existing grassland. The area of central existing grassland will be allocated for public open space for the whole estate including the phase one (five) private serviced sites.

The lower areas of existing grassland have been allocated for future swales. This is to ensure that later phases retain the possibility of different storm water proposals.

3.15 Private Open Space

Section 3 of Cork County's Design Guide for Residential Estate Development sets out the provision of private open space for a 1 and 2 bedroom house as 48 sq. m. and a 3 bedroom house as 60 sq. m. These required areas of private open space will be accommodated within the proposal.

3.16 Planning History & Sightlines

No evidence of historic public planning permissions for the site, have been found. The original 17 serviced sites proposal has a Part 8 permission. There are two no. recent applications relating to adjacent sites.

Ref. 22/06463

Collins Construction Ltd

Permission sought to construct 5 no. dwelling houses on existing serviced sites with all associated site works. File was withdrawn following Recommendation to Refuse Permission.

'Based on the documentation submitted with the planning application and having regard to the limited scope of the red and blue-line lands, it is considered that the proposed development represents a substandard and haphazard development which does not provide for adequate access, limits the attainable residential amenity value for future occupants and compromises the overall sustainable development of the surrounding lands.'

Ref. 23/05836

Emerald Tower Limited

Permission granted for erecting a 30m high lattice tower together with antennas, dishes and associated telecommunications equipment, all enclosed by security fencing and proposed access tracks. Granted with existing sightlines.

We note this planning permission does not require any adjustment to the existing sightlines at the entrance, which is on our land, to the western side of our estate entrance.



The sightline survey and assessment of the existing entrance to our site is included in the planning pack and shows that 70m is achieved towards the village and 42m in the opposite direction. The bank obstructing a better sightline is not in the ownership of Cork County Council.

3.17 Services

All existing main services such as water, foul, Eir and electricity will be utilised. CCC have made an initial pre-connection enquiry with Uisce Éireann & Cork County Council. UÉ have confirmed that connections for water and wastewater services are available without infrastructure upgrades.

Refer the engineer's Services DIA FRA report which is part of the planning pack.

Water: 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. Our proposal is to extend this network to the north.

Foul: 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. Our 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.

Storm: 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.

Eir: Eir is available via the main road. Requires clarification with Eir as ducting will be required to each unit.

Electricity: Electricity is available via an undergrounded cable from an electricity pole on the eastern boundary of the site. The intention is to duct from same to a new mini pillar which will then feed each unit. Public lighting feed will be taken from here also via a micro pillar.

The ESB have requested an underground supply from the overhead lines on the western boundary of the wayleave. To travel north along the wayleave and serve the tower being constructed to the north. This will give an alternative option of feeding future phases of the estate. Cork County Council have no objection to this proposal but, have not yet been informed of ESB decision.

Gas: There is no gas in this area.



4.0 Part 8 Exemption

Amendments have been made to the planning legislation relating to local authority Housing Developments – Planning and Development, and Foreshore (Amendment) Act 2022. Amendment of section 4 of the Act states that housing developments constructed by local authorities under section 179A of the Act are classed as exempted development.

Due to the election, the legislation extending this exemption has yet to be made law. Thus, it is currently proposed to apply via the Part 8 system.

5.0 Conclusion

The proposed development is consistent with the policies and objectives of the Cork County Development Plan 2022 and other relevant statutory documents. The subject site is already in the ownership of Cork County Council/the state and therefore can be efficiently utilized to meet some of the demand for social housing arising in the area. Site selection was restricted to consideration of land close to the defined settlement core of like the village of Knocknagree, which was identified as a Key Village in the Cork County Council Development Plan 2022. The site was partially serviced 2005; with access road, public lighting, footpath, water services – water supply and wastewater, ESB and EIR; and so is prime for development.

The proposed development of the site, accommodating 7 no. dwellings, is recommended in order to meet the need for social housing accommodation and to facilitate a broader objective of enhancing place making on a vacant infill site in an established residential area, in general accordance with the principles and objectives set out in the Development Plan.



APPENDIX 1- Cork County Development Plan Volume 3 North Cork. p. 212

