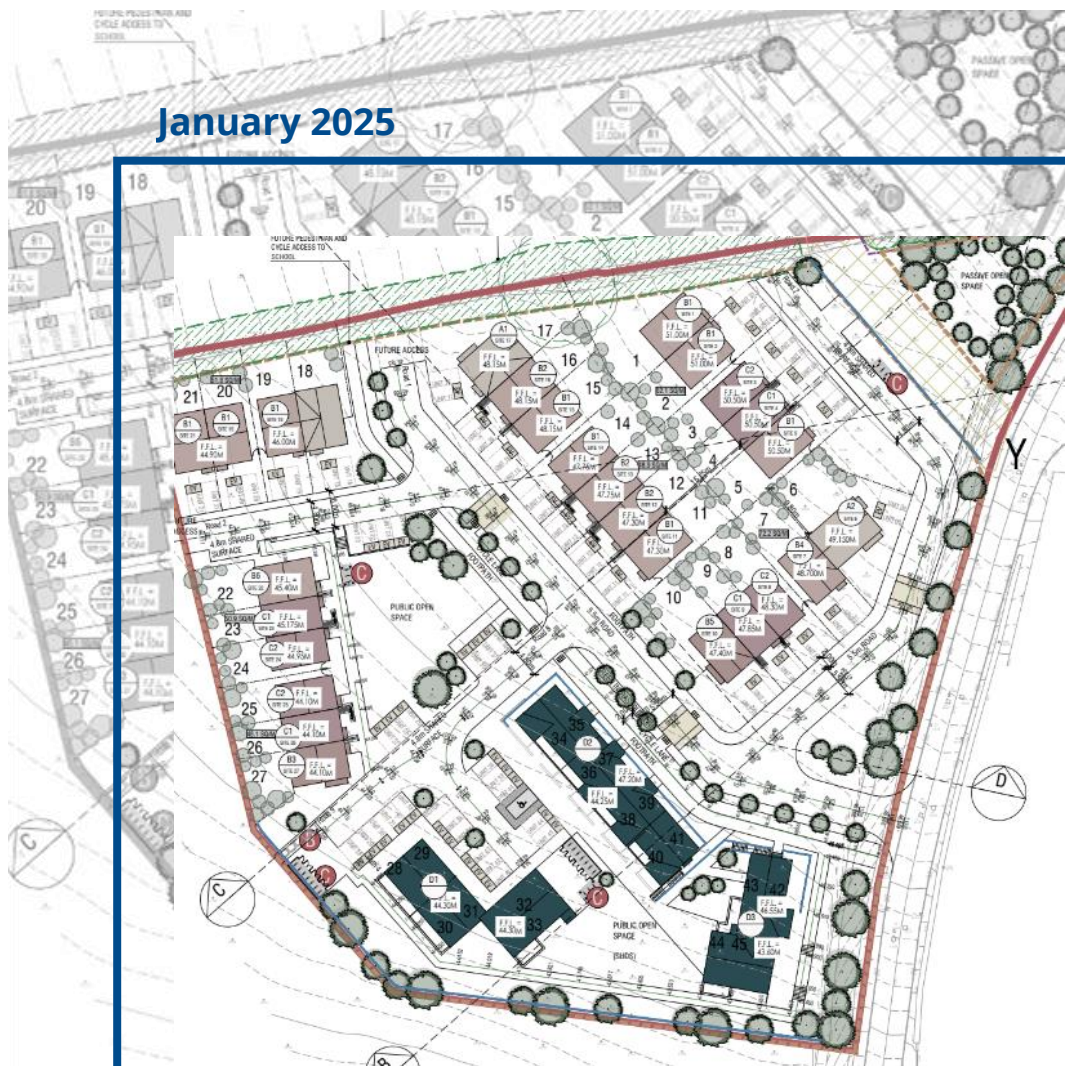


# EIA Screening Report

For Development at Broomfield West

on behalf of Cork County Council

January 2025



McCutcheon Halley  
CHARTERED PLANNING CONSULTANTS

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# 1. Introduction

McCutcheon Halley have been appointed by our client, Cork County Council, to undertake an Environmental Impact Assessment (EIA) Screening for the proposed residential development and associated works on lands at Broomfield West, Midleton, Co. Cork.

The site of the proposed development is located to the west of the L-7630-0, Broomfield West, Midleton. The 1.45 ha site is situated approximately 1.3km north of Midleton town centre and is zoned for residential development in the County Cork Development Plan 2022. The site is a greenfield site within the development boundary of Midleton with established residential development to the west and south, and a new residential development to the north. Immediately opposite the site to the east is the Midleton wastewater treatment plant. The land surrounding the wastewater treatment plant has planning permission for the construction of a large scale residential development of approximately 272 houses (ref: 23/6277). The site is accessed from the L-7630-0.

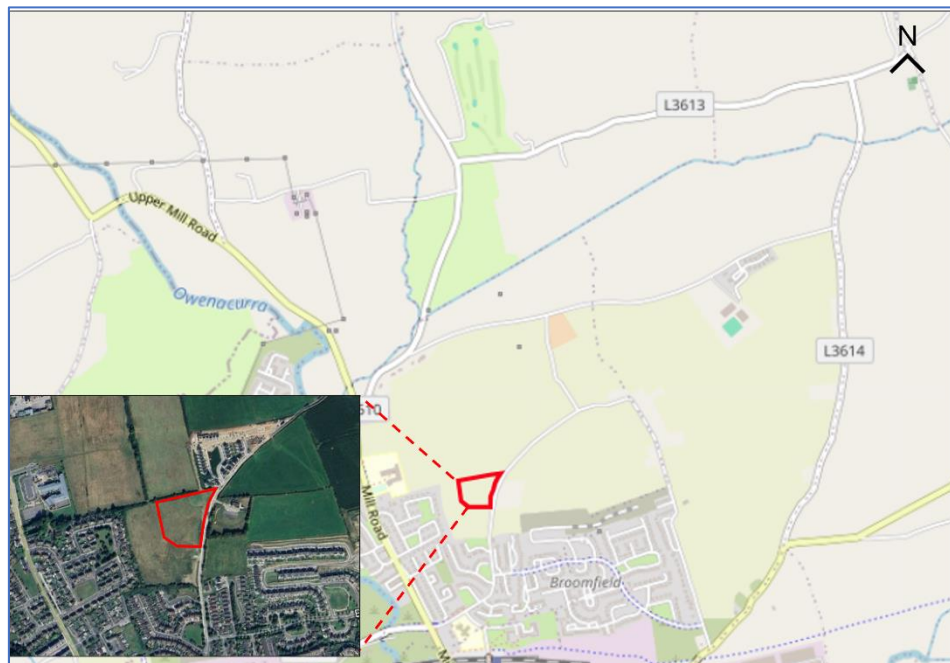


Figure 1: Site location in context of Midleton Town (approximate boundary in red)

This EIA Screening report has been prepared to consider the requirement, or otherwise, of carrying out an EIA in respect of the proposed development. This screening exercise was undertaken in two stages:

- Stage 1 considers the requirement for a mandatory EIA;
- Stage 2 considers the requirement for a sub-threshold EIA.

As part of the sub-threshold screening exercise, the potential impacts on environmental sensitivities were considered in addition to the interrelationship between those environmental sensitivities.

This EIA Screening Report will be submitted as part of the overall planning submission to Cork County Council.

## 1.1 Technical Competency & Experience

Caroline Roche has a BA (Hons) in Human Geography and Criminology and a Masters in Town Planning. She is a corporate member of the Royal Town Planning Institute. Caroline has over 17 years of experience in planning and development and has experience with the preparation of EIA Screening and Scoping reports and works as part of multi-disciplinary teams providing input into Environmental Impact Assessment Reports.

McCutcheon Halley Chartered Planning Consultants have worked closely with an experienced multi-disciplinary design team, with inputs from Cork County Council Architects, Walsh Design Group Consulting Engineers, Geraldine Coughlan Architects, Dixon Brosnan Environmental Consultants, Dave Ryan Landscape Architects and John Kelleher & Associates Building Services Engineers that have contributed towards the development of this EIA screening.

## 1.2 Planning History

The site is located in the Municipal district of East Cork, and the townland of Broomfield West to the north of Midleton town centre, Co. Cork. There are no previous planning applications related to the site, as shown in Fig. 2, which was extracted from the Cork County Online Planning Register, with the approximate location of the subject site marked in red. Many of the applications in the wider area include extensions and renovations to existing buildings, a number of applications relate to larger housing schemes. The most relevant are listed in Table 1.

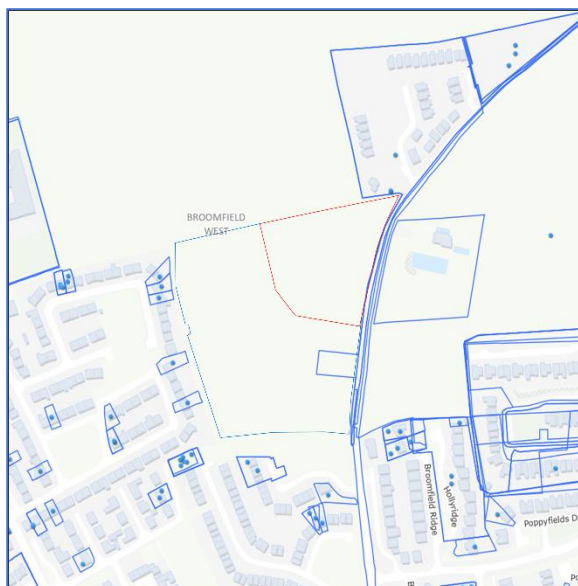


Figure 2: Extract from Online Planning Register, approximate locations of relevant planning applications in blue



Planning Ref.	Location/ Developer	Development description	Decision
23/6277	Broomfield West, Midleton, Co.Cork (To the east of the development site) Castle Rock Homes (Midleton) Ltd	Permission for large-scale residential development (LRD) comprising of 272 no. residential units, 3 ESB substations, 1 no. creche and community use building and all associated site development works. Site development works include road widening works along the eastern side of the L7630 and the provision of a new foot path along the eastern side of the L7630 Broomfield Road together with a new pedestrian crossing. Access to the site will be via 4 new vehicle access points from the existing L7630 Broomfield Road and a new pedestrian connection to Blossom Hill	Approval
24/5432	Broomfield West, Midleton, Co. Cork (To the northeast of the development site) Caraden Construction Limited	Demolition of existing sheds and construction of 41 no. residential units. Widening of the existing L-7630 Broomfield Road including the provision of a pedestrian footpath. 2 no. new vehicular entrance off the L-7630 Broomfield Road Extension of duration to permission granted under planning Ref. No 18/7236.	Approval
18/7236	As above Park Hill View Estate Ltd	As above	Approval
21/5664	Broomfield West, Midleton Park Hill View Estates Ltd	A temporary waste water treatment system to serve the permitted housing consent 18/7236 (a consent for 41 houses at Broomfield West, Midleton, Co. Cork), including ancillary links, connections to the public foul system, local servicing and access off the L7630 local road.	Approval
23/5461	Broomfield West, Midleton, Co. Cork To the north of Park View Estates site Caraden Holdings	Permission for the construction of a residential development consisting of 12 no. residential housing units, accessed from the previous development known as 'The Steeples' a development of 41 no. house permitted under planning reference number 18/7236	Approval

Table 1: Table showing relevant nearby planning applications.

### 1.2.2 Cumulation with other existing and/or approved projects

As shown in Fig. 2 and Table 1, a search of the Cork County Planning Register indicates that there have been a number of recently permitted housing developments in close proximity to the site, as well as applications for extensions and alterations to existing houses.

The largest of the developments lies opposite the subject site and will consist of approximately 272 dwellings (subject to some variation as a result of planning conditions), a crèche and community building (Planning Ref. 23/6277). The two sites to the north of the subject site, which are nearing completion, include the construction of 53 dwellings (Planning Ref. 24/5432 and 23/5461). The construction process for the LRD, has the potential to coincide with the proposed development at the subject site.

In-combination/ cumulative effects of this development with regards to the proposed development have been considered as part of the Appropriate Assessment (AA) screening report prepared by Dixon Brosnan as part of this submission. The LRD application was accompanied by an EIA Screening Statement which concluded that the development of the site for residential use was appropriate in the context of the site's zoning objective and national planning policy. Likely positive effects were forecasted as the development would provide much needed sustainable residential accommodation within Midelton. The most likely impacts on the environment, without appropriate mitigation measures were considered likely to be dust, noise and traffic impacts associated with the construction process and impact to local authority and potential risk to pedestrians or road users. A number of measures were proposed to mitigate the identified potential impacts. Having regard to the nature, extent, and characteristics of the likely impacts identified for the construction and operational phases, it was considered that the proposed LRD would not give rise to any likely significant environmental effect and accordingly a sub-threshold EIA was not required.

In addition to the AA Screening, an Ecological Impact Assessment (EcIA) has also been prepared as part of this submission. The EcIA screening report concludes that the proposed development is not predicted to significantly increase long term noise and disturbance levels or impact significantly on water quality, no significant cumulative impacts have been identified.

### 1.3 Site Zoning

Volume 4 of the Cork County Development Plan 2022-28 (CDP) identifies the site as being located on lands zoned as **"Residential"** (see Fig. 3). Specific policy objective MD-R-05 relates specifically to the site and the field within which it is located and sets out that the site is zoned for *'Medium density residential development to include a mix of house types. Any development proposal should include a detailed landscaping plan'*.



Figure 3: Extract from Cork County Development Plan 2022 Land Use Zoning (site location denoted by red pin)

## 1.4 Need for the Proposed Development

According to the Cork County Development Plan 2022-2028 (CDP), the current property market in Cork has been characterised by an under-supply of houses and a growing population with the construction of new-build homes in Cork comprising 10.7% of nationally built homes.

The planning strategy for Midleton provides for the population of the town to grow to 19,423 persons up to 2028. Representing a growth of 6,927 persons on the Census 2016 population of 12,496. At the time the development plan was drafted this equated to the need to develop 2,347 housing units on residential zoned land. The development of the subject site contributes to the requirement for new dwellings. Furthermore, the delivery of this scheme would contribute to the demand for social housing.

The proposed development is in-line with the objective above and is required to meet the housing demands of a growing population at a county and town level.



## 2. Proposed Development

### 2.1 Description of the Proposed Development

The proposed development is for the construction of 45 residential units comprising of 27 no. two, three and four bedroom 2-storey houses and 18 no. one and two-bedroom duplex apartments. The development will include allocated on and off plot parking, new roads and pedestrian and cycle routes within the site, vehicular access to Broomfield West, public lighting, connection to utilities, landscaping, bin and bike storage, drainage and other ancillary works.

### 2.2 Water and wastewater

The development will be connected to the public water and wastewater treatment facilities. Uisce Éireann has responded to a pre-connection enquiry confirming that water connection is feasible without infrastructure upgrades, whilst wastewater connection is feasible subject to upgrades. Two projects are currently underway to increase capacity at Midleton Waste Water Treatment Plant and it is considered that these will provide the necessary upgrades and capacity.

In relation to surface water, the design of the proposal includes features such as permeable paving, water butts, tree pits and rain gardens which will all contribute to sustainable drainage. The scheme includes an underground attenuation tank to work in conjunction with the attenuation storage provided in the roadside filtration trenches and roadside swales.

Full details of the water and wastewater treatment proposal are contained within the Civil Engineering Report and associated plans produced by Walsh Design Group which accompany the submission.

### 2.3 External Lighting

External lighting has been included as part of the proposed development. Further information can be found in the Outdoor Lighting report and plans prepared by John Kelleher & Associates. The site lighting has been designed to provide a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behaviour and to limit the environmental impact of artificial lighting on existing fauna in the area.

### 2.4 Site Access

The subject site is accessed from the existing and recently widened and improved L-7630-0, Broomfield West. The Broomfield West road now benefits from a pedestrian footpath along its length where it meets other existing footpaths. A new vehicular access will be created into the site from the L-7630-0 which will also provide pedestrian access.

## 2.5 Landscaping

A comprehensive Landscaping Plan has been prepared by Dave Ryan Landscape Architects and is submitted with the application.

In line with objectives outlined in the CDP to promote green landscapes in the area, a green infrastructure assessment was carried out by Dave Ryan Landscape Architects and accompanies the planning application.

## 2.6 Construction

The construction of the development is projected to take a period of 18 months. During the construction phases of the proposed development potential environmental effects will be short-term (being within a period of one to seven years) and localised. Nonetheless, all works will comply with the relevant legislation, construction industry guidelines and best practice in order to reduce potential environmental impacts associated with the works.

An outline Construction Environmental Management Plan (oCEMP) is submitted as part of the submission. The oCEMP sets out the measures that will be incorporated into the final CEMP and follow current legislative requirements and best practice guidelines to control the environmental risks that may occur during works. A CEMP will be prepared by the appointed contractor upon engagement and prior to commencement of construction works. The implementation of environmental management measures outlined in the CEMP will ensure that the construction programme will be completed without significant adverse effects on the surrounding environment. Working hours will normally be 8:00 and 18:00 Monday to Friday inclusive, and Saturday mornings, subject to any conditions set down by the determining authority. Construction works outside these hours will be limited to works necessary for health and safety reasons, to protect the environment, or with prior agreement with the local authority.

A Waste Management Plan will be prepared by the contractor upon engagement and prior to the commencement of construction works.

## 2.7 Ecological Monitoring

In the case that construction works do not commence within 12 months of the EcIA that accompanies this submission, it is recommended that the site be reassessed by a suitably qualified ecologist prior to the commencement of construction works.

## 3. Methodology

### 3.1 Desk-based Studies

In undertaking this EIA Screening Assessment, a detailed desk-based study was completed, which included a review of the following information:

- Relevant legislation and guidance;
- The Cork County Council planning portal;
- The Cork County Development Plan 2022-2028, Volumes 1 and 4;
- Environmental reports produced by Dixon Brosnan in support of this application including an Ecological Impact Assessment (EclA) and an Appropriate Assessment Screening;
- The EPA website was consulted to obtain details about the site and environmental receptors in the surrounding area.

### 3.2 Environmental Impact Assessment Screening Legislative and Regulatory Context

EIA screening requirements derive from the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU). The amended Directive came into force on 16th May 2017 and regulations transposing it into national legislation were signed into law on 19th July 2018 as the Planning and Development (Amendment) Act 2018. There are no changes to the prescribed project types or EIA thresholds under the amended EIA Directive 2014/52/EU.

To determine whether it is required to undertake an EIA for the proposed development, the following legislation was consulted:

- The Planning and Development Regulations, 2001 (as amended);
- EU Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment ('2014 EIA Directive');

In addition, the following guidance documents were reviewed:

- European Commission (June 2017), Environmental Impact Assessment of Projects. Guidance on Screening;
- Department of the Environment, Heritage and Local Government (August 2003), Environmental Impact Assessment (EIA) Guidelines for Consent Authorities regarding Sub-threshold Development;
- Environmental Protection Agency (EPA) Guidelines on the Information to be contained in Environmental Impact Assessment Reports;
- Department of Housing, Planning and Local Government (DHPLG) Transposing Regulations (S.I. No. 296 of 2018) Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment, and;
- Office of the Planning Regulator, OPR Practice Note PN02: Environmental Impact Assessment Screening.

### 3.3 Field-based Studies and Desktop Review

To inform the Appropriate Assessment Screening report an initial baseline survey was undertaken in November 2024 by Dixon Brosnan ecologists to identify the habitats, flora and fauna present at the site. Habitat mapping was carried out in line with the methodology outlined in the Heritage Council Publication, Best Practice Guidance for Habitat Survey and Mapping (Heritage Council, 2011). Habitats within and adjacent to the study area were classified in line with Heritage Council guidelines. The survey assessed the potential for all Qualifying Interests/Special Conservation Interests of European of European sites and third schedule invasive species to occur within the proposed site.

A desktop review carried out for the same purpose facilitated the identification of the baseline ecological conditions and key ecological issues relating to Natura 2000 sites and enabled an evaluation assessment of potential in-combination impacts.

The AA screening concludes that the proposed development either alone or in combination with other plans and/or projects does not have the potential to significantly affect any European site, in light of their conservation objectives.

## 4. Receiving Environment

This section describes the existing conditions at the site.

The site of the proposed development is located off the L-7630-0, Broomfield West. The 1.45 ha site is situated approximately 1.3km north of Middleton town centre and is zoned as 'Residential' in the County Cork Development Plan 2022.

The subject site is a green field site, within the development boundary of Middleton, located close to existing, new and proposed residential development.

The site is roughly triangular in shape, with existing hedgerows to the north. The boundary to the east, adjacent to the Broomfield West road is demarcated with the back edge of the highway and a temporary berm. There is no clear boundary to the south and west as the site forms part of a larger greenfield site. However, residential developments do exist further to the south and west.

The accompanying EcIA notes that the site is of low ecological value in terms of habitat, comprising predominantly improved agricultural grassland which in the absence of intensive management has become slightly more diverse. Fig. 4 illustrates areas of ecological value on the site.

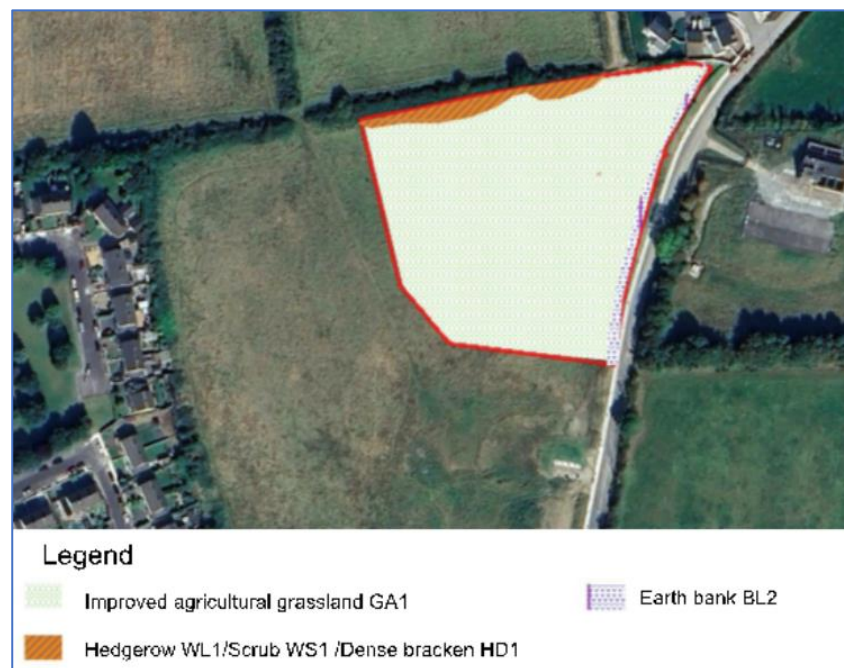


Figure 4: *Habitats map extracted from AA Screening report.*



## 4.1 Flooding

Floodinfo.ie was reviewed on the 11 December 2024 and confirms that there are no flood events likely to occur on the site. Fig. 5 outlines all rivers with high, medium and low risk of flooding and their extents local to the site.

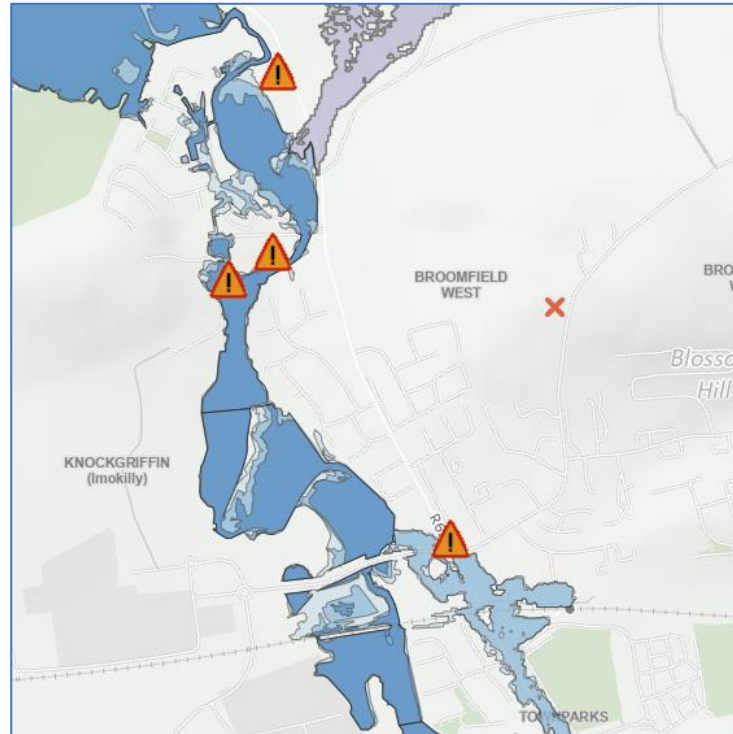


Figure 5: Extracted from Flood Maps (Floodinfo.ie). Site identified with red X.

## 4.2 Natura Sites

There are no Special Areas of Conservation (SAC), Special Protected Areas (SPA) or National Parks adjoining the site, refer to Fig. 6. The nearest Natura 2000 sites are laid out in Table 2.

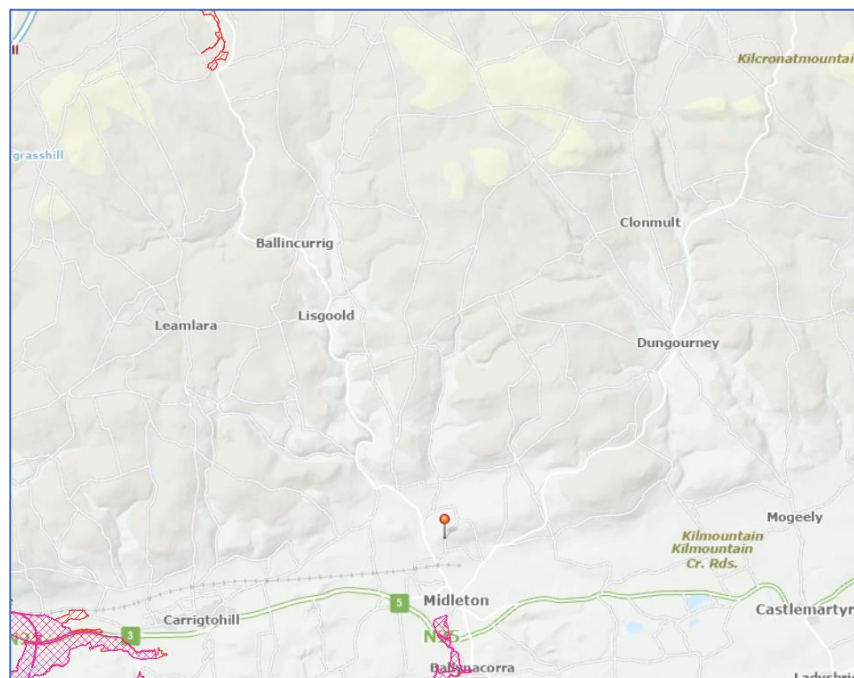


Figure 6: Extract from NPWS.ie shows proximity of Natura Sites, (show in pink hatched). The location of the site is marked by the red pin.

Site Name	Site Code	Distance
Great Island Channel SAC	001058	1.8 km south
Blackwater River (Cork/Waterford) SAC	002170	12.2km north
Cork Harbour SPA	004030	1.8km south

Table 2: Locations and distances of nearest Nature 2000 Sites

### 4.3 Noise

The site does not fall into a strategically noise mapped area for road noise, see Fig. 7. The mapping of roads is based on those roads which exceed the flow threshold of 3 million passages per year. Busy routes through the town and to the south have been mapped and the noise contours are identified in Fig. 7. A railway line, located less than 1km to the south of the site, has not been modelled. This is likely due to the fact that the threshold of 30,000 vehicle passages per year is not exceeded on this line. There is existing residential development between the site and the railway line, which would dampen any noise impacts from the line.

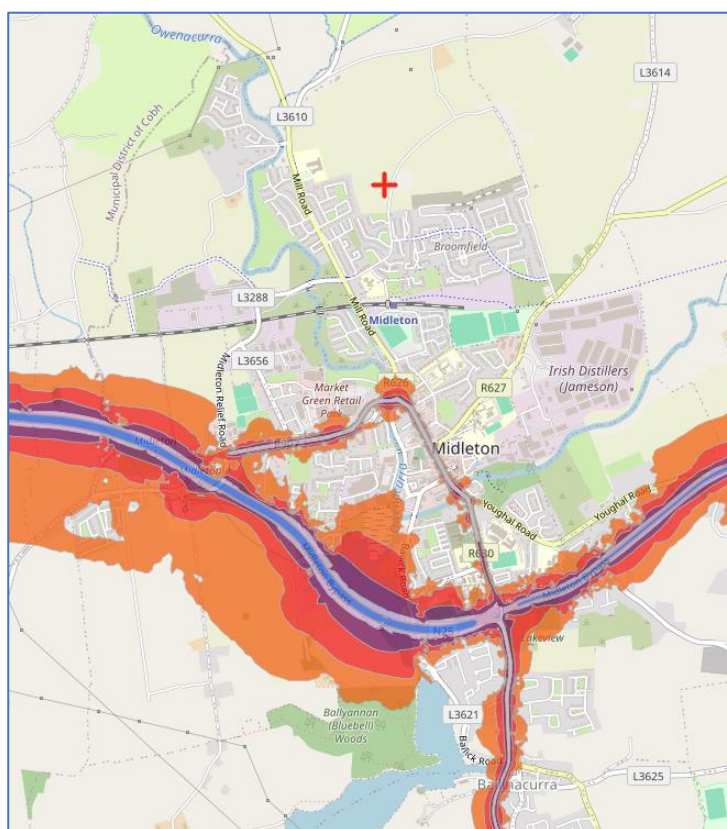


Figure 7: Extract from EPA Maps Lden Noise Major Roads, Rail and Airports. Location of the site marked by red X.

### 4.4 Built Heritage

There are no Recorded Monuments or Protected Structures within the site or in close proximity of the site boundary. An archaeological assessment has been carried by Tobar Archaeological Services which supports the application. Eleven test trenches were excavated across the site. Evidence of intensive agricultural activity in the form of plough furrows was noted with some evidence of burning in some trenches. Two relict field boundaries were also apparent. No potential archaeological finds, features or deposits were uncovered within the confines of the trenches excavated and no further archaeological mitigation is proposed.

## 5. EIA Screening

From an EIA perspective, all proposed developments can be placed in one of the following two groups:

- Those that exceed the regulatory thresholds and require a mandatory EIA; and,
- Those that are sub-threshold and must be assessed on a case-by case basis to determine if they are likely to have significant effects on the environment.

Proposed developments not meeting the above criteria do not require EIA.

### 5.1 Mandatory EIAR Screening

There are no activities listed within Part 1 of Schedule 5 of the Planning and Development Regulations (as amended) which relate to the proposed development. The proposed development subject to this EIA Screening Report, therefore, does not fall within the scope of activities listed in Part 1 of Schedule 5 and a mandatory EIA, as classified under Annex I, is not required.

The relevant class of development within Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended) which relate to the proposed development fall under section 10 'Infrastructure projects', as presented in Table 3 of which subsection 10(b)(i) and 10(b)(iv) are relevant.

Class		Applicability	Screening
Part 2 10(b)(i)	Construction of more than 500 dwelling units.	The proposed development involves the construction of residential development comprising 45 residential units. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Part 2 of Schedule 5 is not required.	<b>EIA Not Required</b>
Part 2 10(b)(iv)	Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)	The proposed development will cover a site area of c.1.45 ha, which is below the threshold of 10ha in the case of developments occurring in part of a built-up area. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Part 2 of Schedule 5, is not required	<b>EIA Not Required</b>

Table 3: Screening for Part 2 of Schedule 5

In summary the proposed development does not meet any relevant threshold under Section 10, Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended). A mandatory EIA is therefore not required.

## 5.2 Sub-threshold Requirements for EIA

Developments which correspond to Schedule 5, Part 2 project types but are below the given threshold must be screened to determine whether they require an EIAR. This is done by consideration of criteria set out in Schedule 7 and Schedule 7a of the Planning and Development Regulations.

While the mandatory requirements for developments are relatively straightforward, being based on readily observable and definable quantum's of type and scale, the discretionary (or sub-threshold) requirements are based on an assessment of the likely significant environmental effects of the project and will naturally vary on a case-by-case basis and require greater investigation and diligence in appraisal and precise determination depending on the complexity of the development and the proposed receiving environment.

Schedule 7 of the Planning and Development Regulations 2001 (as amended) sets out the criteria for assessing whether or not a project will have "likely" and "significant" effects on the environment, in which case an EIA is required. These criteria include the following:

- Characteristics of proposed development;
- Location of proposed development; and,
- Characteristics of potential impacts.

These criteria, listed in Table 4, were considered for the proposed development under the topics recommended in EIAR guidance documents.

### 1. Characteristics of Proposed Development

The characteristics of proposed development, in particular –

- a) the size and design of the whole of the proposed development,
- b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172 (1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
- c) the nature of any associated demolition works,
- d) the use of natural resources, in particular land, soil, water and biodiversity
- e) the production of waste,
- f) pollution and nuisances,
- g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and
- h) the risks to human health (for example, due to water contamination or air pollution).



2. Location of proposed development
<p>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with regard to –</p> <ul style="list-style-type: none"> <li>a) the existing and approved land use,</li> <li>b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,</li> <li>c) the absorption capacity of the natural environment, paying particular attention to the following areas: <ul style="list-style-type: none"> <li>I. wetlands, riparian areas, river mouths;</li> <li>II. coastal zones and the marine environment;</li> <li>III. mountain and forest areas;</li> <li>IV. nature reserves and parks;</li> <li>V. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</li> <li>VI. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;</li> <li>VII. densely populated areas; VIII. landscapes and sites of historical, cultural or archaeological significance.</li> </ul> </li> </ul>
3.Types and characteristics of potential impacts
<p>The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 (above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—</p> <ul style="list-style-type: none"> <li>a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),</li> <li>b) the nature of the impact,</li> <li>c) the transboundary nature of the impact,</li> <li>d) the intensity and complexity of the impact,</li> <li>e) the probability of the impact,</li> <li>f) the expected onset, duration, frequency and reversibility of the impact,</li> <li>g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and</li> <li>h) the possibility of effectively reducing the impact.</li> </ul>

Table 4: EIA Screening Criteria as per Schedule 7 of the Planning and Development Regulations 2001 (as amended)

### 5.3 Characteristics of the Proposed Development

Table 5 below details the development characteristics criteria, as set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), considered and provides an assessment relating to the same.

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
a) The size and design of the whole of the proposed development	<p>The size of the proposed development area is approx. 1.45ha, designed for residential dwellings in the form of houses and apartments. Access roads and landscaping have also been included in the design of the proposed development.</p> <p>The design of the development is similar to that of an existing housing development and well below the mandatory threshold. No significant effect is likely as a consequence of its size and design.</p>	<b>Screened out</b>
b) The cumulation with other existing development and / or development the subject of consent for proposed development for the purposes of section 172(1)(A) (b) of the Act and/or development the subject of any development consent for the purpose of the Environmental Impact Assessment Directive by or under any other enactment.	<p>The proposed development will be similar to the existing nearby housing developments which are detached from but west, south and southeast of the site.</p> <p>The proposed development adjoins a recently constructed residential development to the north east (Planning Ref. no 24/5432) comprising 41 residential units which adjoins another recent development further to the north east (Planning Ref. no. 23/5461) comprising 12 residential units.</p> <p>A development of a further 272 dwellings has been approved on the site to the east, surrounding the wastewater treatment plant (Planning Ref. 23/6277).</p> <p>Including the development proposal, a cumulative total of 370 residential units would be developed, which remains below the threshold of 500 units required to undertake a mandatory EIA.</p> <p>Each of the developments referred to are on land zoned for residential development.</p> <p>A CEMP, prepared by the contractor, is to be agreed with the Planning Authority prior to commencement of development. Given the short-term nature of the construction works, their small-scale nature and mitigation measures to be provided in the CEMP, no significant cumulative effects are likely during the construction phase.</p>	<b>Screened out</b>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	Volume 4 of the CDP notes a housing requirement of an additional 2,347 new units on zoned land in Midleton. Midleton has existing services and local infrastructure to accommodate this level of development. The operational phase of the proposed development will be within planned population targets for Midleton to achieve sustainable population growth. No significant cumulative effects are likely during the operational phase.	
c) The nature of any associated demolition works	There are no demolition works associated with the proposed development.  A Waste Management Plan (WMP) will be prepared by the contractor upon engagement and prior to the commencement of construction works.	<b>Screened out</b>
d) The use of natural resources, in particular land, soil, water and biodiversity	The proposed development will result in a total land take of approximately 1.45 Ha with approximately 15% of the site being retained as passive and active open space. This land is under the ownership of the County Council, currently underutilised, is within the development boundary and is zoned for residential purposes.  The applicant has committed to an outline Construction Environmental Management Plan (oCEMP). A CEMP and a Waste Management Plan (WMP), prepared by the contractor upon engagement, will ensure soils are managed accordingly.  During construction and once occupied water will be required for the homes. This has been agreed with the competent authority, Uisce Éireann, and a preliminary agreement is included with this submission.  Although the majority of the land proposed for this development is underutilised, hedgerows are present on the northern boundary of the site. Detailed site assessments in relation to biodiversity have been undertaken on the subject site and the findings of these studies accompany this planning application.  No significant effect is likely in respect of the use of natural resources.	<b>Screened out</b>
e) The production of waste	The construction phase of the proposed development will likely generate waste such as plastic wrappings, strips, containers, polystyrene and wooden pallets etc. A CEMP	<b>Screened out</b>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	<p>and WMP will be prepared by the contractor upon engagement and prior to the commencement of works of the proposed development to ensure appropriate mitigation measures are implemented onsite to reduce / manage waste throughout the construction phase.</p> <p>Upon occupation of the proposed development domestic waste will be generated. Relevant authorities will be responsible for the storage and disposal of waste. Turning circles wide enough to allow refuse trucks onsite and bin storage areas have been included to ensure appropriate services for waste are available onsite.</p> <p>It is not envisaged that emissions from heating systems and air conditioning units within the residential units onsite will exceed regulated standards for modern residential developments.</p> <p>No significant effect is likely in respect of the production of waste.</p>	
f) Pollution and Nuisances	<p>Construction works will be subject to the standard environmental and health and safety controls. A CEMP, prepared by the contractor on engagement, will be followed during construction works, and standard planning conditions for the control of construction stage nuisance for the proposed development will adequately control such works on site.</p> <p>The proposed development will be a residential estate and will form a notable receptor for pollution and nuisance. No existing or proposed operations have been identified which are likely to have a negative pollution or nuisance impact on future residents.</p> <p>Given the scale of the approved LRD proposal there is potential that the construction phase of the proposed development may overlap with the construction of the LRD. However the construction phase for the proposed development of 45 houses will be significantly shorter than that of the LRD.</p> <p>No existing or proposed operations have been identified which are likely to have a negative pollution or nuisance impact on future residents.</p>	<b>Screened out</b>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	<p>The proposed development includes for the management of storm and foul waters from the subject site and landscaping to improve the aesthetic locally.</p> <p>No significant effect is likely in respect of pollution and nuisances.</p>	
g) The risk of major accidents, and/ or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge.	<p>Potential risks associated with the proposed development include uncontrolled release of pollutants to the surrounding environment via uncontrolled construction works. A CEMP, prepared by the contractor upon engagement and prior to the commencement of construction works, will be followed during construction works, and standard planning conditions for the control of construction stage pollutants for the proposed development will adequately control such works on site.</p> <p>The national flood hazard mapping was consulted. The site is not shown to be in a flood zone.</p> <p>Further details can be found in the Civil Engineering Report submitted with this submission.</p> <p>No significant effect is likely in respect of the risk of major accidents and / or disasters.</p>	<b>Screened out</b>
h) The risks to human health (for example, due to water contamination or air pollution).	<p>Potential risks to human health could occur during the Construction Phase. This would largely be limited to those associated with traffic, noise and dust. A CEMP, prepared by the contractor upon engagement and prior to the commencement of construction works and a Traffic and Transportation Assessment that accompanies this application include the mitigation measures where necessary to ensure that the proposed development will not pose a risk to human health.</p> <p>It should be noted that the re-use of bulk material onsite will significantly reduce construction traffic onsite and therefore, minimise the potential impact on the surrounding road network users.</p> <p>No significant effect is likely in respect of the risks to human health.</p>	<b>Screened out</b>

Table 5: Characteristics of the proposed development



## 5.4 Location of the Proposed Development

As set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), a description of the location of the proposed development, with regard to the environmental sensitivity of the geographical area likely to be affected is required. Table 6 details the criteria considered and provides an assessment relating to same.

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to:	Screening Assessment	EIA Screened In / Out
a) the existing and approved land use	The site is located on lands zoned for 'Residential'. The proposed development is in keeping with this land use designation.  Further assessment on potential impacts in the context of an EIA is not warranted.	<b>Screened out</b>
b) the relative abundance, quality and regenerative capacity of natural resources (including soil, land, water, biodiversity) in the area and its underground	The proposed development will not have a significant impact on the quality and regenerative capacity of natural resources in the area.  No significant impacts related to the proposed development are predicted with the implementation of best practice and mitigation measures outlined in the EclA and AA screening (in the absence of mitigation) and therefore, an EIA is not warranted in this regard.	<b>Screened out</b>
c) The cumulation with other existing development and / or development the subject of consent for proposed development for the purposes of section 172(1)(A) (b) of the Act and/or development the subject of any development consent for the purpose of the Environmental Impact Assessment Directive by or under any other enactment.	There are no current or previous plans or projects in the immediate vicinity that are considered likely in-combination with the proposed development to result in significant impacts on the Natura 2000 sites. For further information refer to the AA screening and EclA submitted with this application.	<b>Screened Out</b>
d) The absorption capacity of the natural environment, paying particular attention to the following areas:	The proposed development does not contain or is not likely to affect any of the following criteria / areas: (iii), (iv) and (vi). An examination of the potential effects on the remaining criteria is undertaken below.	<b>Screened out</b>

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to:	Screening Assessment	EIA Screened In / Out
<ul style="list-style-type: none"> <li>i. wetlands, riparian areas, river mouths;</li> <li>ii. coastal zones and the marine environment;</li> <li>iii. mountain and forest areas,</li> <li>iv. nature reserves and parks,</li> <li>v. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</li> <li>vi. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;</li> <li>vii. densely populated areas;</li> <li>viii. landscapes and sites of historical, cultural or archaeological significance</li> </ul>	<p>(i) An EclA has been prepared for the proposed development to identify the extent and quality of the habitats present on the site. The EclA concludes that following the implementation of appropriate mitigation measures, there will be no adverse effect on surface water quality within and surrounding the subject site and therefore, it can be stated that no wetlands, riparian areas or river mouths will be affected by the proposed development.</p> <p>(ii) The site is within 2km of Cork Harbour. There will be no direct surface water run-off to the coastal zone, and the development will have no negative visual impact on the coastal zone as the proposal involves development of an established urban environment.</p> <p>(v) An AA screening has been undertaken to determine the appropriateness, or otherwise, of the proposed development in the context of the conservation objectives of Natura 2000 sites. The AA Screening concludes that there are no adverse effects expected at any Natura 2000 site as a result of the proposed development in the absence of mitigation.</p> <p>(vii) Midleton is a large town within County Cork and the development would add to the population of the area. However the development is plan led, being on zoned land, in accordance with the development plan and no negative impacts have been identified.</p> <p>(viii) There are no Recorded Monuments or Protected Structures within the site boundary or within the surrounding area. Therefore, an EIA is not required to ensure careful design, assessment and mitigation in this regard.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	

Table 6: Location of proposed development

## 5.5 Types & Characteristics of Potential Impacts

The matrix provided in Appendix A describes the characteristics with reference to the EPA (2022) Guidelines on the Information to be contained in Environmental Impact Assessment Reports. The potential impacts are considered having regard to the criteria set out in Section 3 of Schedule 7 and the OPR Practice Note 02 on EIA Screenings.

The project is fully within Cork County and therefore there will be no transboundary impacts associated with the proposed development. Accordingly, transboundary impacts, and intensity and complexity of impacts are not included within the matrix.

The types and characteristics of possible effects are set out in the Matrix in Appendix A. A summary of the possible effects are as follows:

- Loss of open space character in the landscape as a result of the development of a greenfield site.
- Surface water drainage during the construction and operation phases will be attenuated onsite via a hydrocarbon interceptor to allow for silt or sediment settlement prior to controlled release via attenuation tanks and soakaways.
- There may be short term impacts associated from noise, dust and traffic associated with the construction phase of the development.
- The stripping of topsoil and removal of small amounts of Construction waste will be managed in accordance with the submitted Outline Construction Environmental Management Plan.
- There may be short term traffic impacts associated with the construction phase of the development.
- There may be short term material asset impacts relating to construction waste associated with the construction phase of the development.
- There may be short term impacts relating to population and human health resulting from noise, dust and traffic associated with the construction phase of the development.
- Potential for impact to existing ecology/habitats present on site due to the stripping of topsoil and noise / vibration during construction phase as well as increases in lighting during occupation.
- Damage to unrecorded subsurface archaeological features that may exist within the site due to below ground construction works.

No significant negative impacts have been identified through the analysis undertaken in Appendix A. Accordingly, a subthreshold EIA is not required having regard to Schedule 7(3).

## 6. Conclusion

This EIA Screening assessment report has reviewed the potential for the proposed development of 45 residential units and associated works at Broomfield West, Midleton, Co. Cork to be considered as an EIA development.

Based on the findings of this EIA screening assessment, the proposed development does not require a mandatory EIA.

Having regard to the nature, extent and characteristics of the likely impacts for the construction and operational phase (occupation of the dwellings) of the proposed development, it is considered that it will not give rise to any likely significant environmental effects and accordingly a sub-threshold EIA is not required.





Appendix A

Matrix: Type and Characteristics of the Potential Impact

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Nature	Significance	Probability	Duration	Cumulative
Landscape	Loss of open space character as a result of development of an elevated greenfield area	Landscaping plan retains mature trees and hedgerows where possible	Local	Imperceptible	Not Significant	Unlikely	Permanent	-
Water	Surface water drainage during construction and operation phases will be attenuated onsite via a hydrocarbon interceptor to allow for silt or sediment settlement prior to controlled release via attenuation tanks and soakaways.	A Construction Environmental Management Plan to be agreed in writing with Council prior to commencement of development.	Local	Neutral	Not Significant	Low	Permanent	-
Air and Climate	There may be short term impacts associated from noise, dust and traffic associated with	A Construction Environmental Management Plan to be agreed in writing with Council prior to	Local	Negative	Not Significant	Likely	Short Term	Imperceptible

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Nature	Significance	Probability	Duration	Cumulative
	the construction phase of the development.	commencement of development.						
<b>Land and Soils</b>	The stripping of topsoil and removal of small amounts of Construction waste will be managed in accordance with the submitted Outline Construction Environmental Management Plan.	A Construction Environmental Management Plan to be agreed in writing with Council prior to commencement of development.	Local	Neutral	Minor	Likely	Permanent	-
<b>Traffic</b>	There may be short term impacts associated with the construction phase of the development.	A Construction Environmental Management Plan to be agreed in writing with Council prior to commencement of development.	Local	Negative	Minor	Likely	Short Term (Construction Phase) Permanent (Operational Phase)	Imperceptible
<b>Material Assets (Built</b>	There may be short term impacts associated with the construction	Under the CEMP, the contractor will appoint a	Local	Neutral	Minor	Likely	Short Term	-

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Nature	Significance	Probability	Duration	Cumulative
<b>Services / Waste)</b>	phase of the development.	Construction Waste Co-Ordinator who will be responsible for implementing the construction waste management plan (CWMP)						
<b>Population &amp; Human Health</b>	There may be short term impacts associated from noise, dust and traffic associated with the construction phase of the development.  The site within an urban environment and no significant operations	Construction Environmental Management Plan to be agreed in writing with Council prior to commencement of development.	Local	Negative	Minor	Likely	Short Term	Potential minor cumulative impact with the permitted development to the east.
<b>Biodiversity</b>	Potential for impact to existing ecology/habitats present on site due to the stripping of topsoil and noise / vibration	An ecological clerk of works (ECoW) will undertake environmental site inspections as required during the	Local	Negative	Not Significant	Likely	Short Term	Potential for lighting to have slight cumulative impact with

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Nature	Significance	Probability	Duration	Cumulative
	during construction phase. Lighting may have some impact on protected species such as bats.	works, to ensure that they will be completed in line with the mitigation measures detailed within the EcIA, and CEMP.  Lighting will be designed to take into account potential impacts on protected species.						surrounding developments
Heritage	Damage to unrecorded subsurface archaeological features that may exist within the site	2 phases of Archaeological testing have been carried out ensuring a comprehensive assessment	Site	Neutral	Imperceptible	Unlikely	Permanent	-

The Secretary,  
Planning Department  
Cork County Council  
County Hall  
Cork

31 January 2025

**Re: Section 179 (Part 8) proposal for the development of 45 no. residential units comprising of 27 no. two, three and four bedroom 2-storey houses and 18 no. one and two bedroom duplex apartments including allocated on and off plot parking, new roads and pedestrian and cycle routes within the site, vehicular access to Broomfield West, public lighting, connection to utilities, landscaping, bin and bike storage, drainage and other ancillary works at Broomfield West, Midleton, Co. Cork.**

Dear Sir/Madam,

We act on behalf of the applicant, Cork County Council, in their submission of a proposal to be determined under Section 179 of the Planning and Development Act 2000 (Part 8 of the Planning and Development Regulations) for the development of 45 residential units of 27 no. two, three and four bedroom 2-storey houses and 18 no. one and two bedroom duplex apartments including allocated on and off plot parking, new roads and pedestrian and cycle routes within the site, vehicular access to Broomfield West, public lighting, connection to utilities, landscaping, bin and bike storage, drainage and other ancillary works at Broomfield West, Midleton, Co. Cork.

The proposed development, at Broomfield West, will provide 45 much needed new social residential dwellings to meet a mixture of housing needs with regard to size and typology on lands zoned for residential development in an area where development has been permitted on neighbouring lands. The scheme would comprise 100% social housing. The scheme has been carefully designed by a multidisciplinary team to ensure a high-quality social residential scheme that is sympathetic to the existing urban environment and sensitive to the natural environment of the immediate surrounds, achieving a medium density housing development that will help address the current housing shortages in a highly desirable key town close to Cork in an accessible location with all amenities, facilities and services within a short distance of the development.

The submission is supported by a suite of documents and plans which detail the proposal. The Planning Statement which forms part of the submission provides an overview of the proposal including an assessment of the Policy background relevant to the scheme and an assessment of the key planning considerations.

The following documents and drawings accompany this application:

## List of Enclosures

1. Cover Letter by McCutcheon Halley Planning Consultants.
2. Planning Statement by McCutcheon Halley Planning Consultants
3. Pre-planning Design Response Report by McCutcheon Halley Planning Consultants
4. Design Statement by Geraldine Coughlan Architects
5. Housing Quality Assessment & Schedule of Accommodation by Geraldine Coughlan Architects
6. Site Location Maps prepared
7. Architectural Drawings prepared by Geraldine Coughlan Architects, including:
  - a. Site Layout Plan at 1:500
  - b. Site Sections at 1:500
  - c. Floor Plans, Elevations and Sections at 1:100
8. Visualisation Package by Geraldine Coughlan Architects
9. Engineering Drawings prepared by Walsh Design Group
10. Engineering Report by Walsh Design Group
11. Planning Stage Construction Environmental Management Plan by Walsh Design Group
12. Archaeological Testing Report & Archaeological Impact Assessment by Tobar Archaeological Services
13. Landscape Development Package by Dave Ryan Landscape Architects, including:
  - a. Landscape Masterplan
  - b. Planting Plan
  - c. Boundary Plan
  - d. Landscape Details
  - e. Green Infrastructure Statement
14. Public Lighting Report and Drawings by John Kelleher Associates
15. General Services Drawings by John Kelleher Associates
16. EIA Screening Report by McCutcheon Halley Planning Consultants
17. AA Screening Report by Dixon Brosnan
18. Ecological Impact Assessment by Dixon Brosnan
19. Traffic and Transport Assessment by Martin Hanley Consulting Engineer

I trust the enclosed details are sufficient to enable the Council to proceed with a successful Section 179 development.

Yours faithfully

Caroline Roche  
McCutcheon Halley

# Pre-planning Design Response

For Development at Broomfield West  
on behalf of Cork County Council

January 2025



McCutcheon Halley  
CHARTERED PLANNING CONSULTANTS



# Document Control Sheet

<b>Client</b>	Cork County Council	
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<b>Document Title</b>	Pre-planning Design Response	
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# 1. Introduction

McCutcheon Halley have been appointed by our client, Cork County Council, to respond to pre-planning comments and observations provided by the Planning Department and Department of Housing at Cork County Council in relation to the proposed residential development and associated works on lands at Broomfield West, Midleton, Co. Cork.

The design team have engaged with the Council in putting together a comprehensive and well thought out scheme, including liaising with representatives of the Planning Department (Enda Quinn, Executive Planner) and the Department of Housing. This report provides responses to queries raised as a result of these informal communications and seeks to demonstrate how the comments have been addressed in support of the proposed development at Broomfield West, Midleton, Co. Cork.

## 2. Pre-Planning Comments & Design Responses

The following section sets out the pre-planning comments issued by the Planning Department and Department of Housing at Cork County Council. Responses are provided below the observations to demonstrate how the comments have been addressed.

### 2.1 Pre-Planning Comments from Planning Department

Initial pre-planning comments were received from the Planning department on 31<sup>st</sup> October 2024 and consist of the following queries. Responses are provided below.

#### 1. Planner commented on density/level of development relating to the proposed residential development.

It was noted by the Council's Planner that in general the proposed density and level of development looked appropriate for the site. The density of the development has not changed since these earlier communications.

#### 2. The Planners requested an exploration of a potential future link between the proposed residential development and the existing Educate Together Midleton school.

The opportunity to have a link from the site to the school has been considered. Given the sites location there is potential for a natural desire line to exist across the site between the surrounding existing and approved development sites and the Midleton Educate Together National School located to the west. This would provide a far quicker and more convenient access to the school. The proposed development site and the land to the north is within the control of the County Council further increasing the future potential of providing a link. However, the reality is that the land levels are

very steep, sloping down towards the school making it difficult to provide a path of an appropriate and safe gradient. Notwithstanding this fact the layout plan does incorporate a footpath and cycle way route through the site, along the spine road from its access on the eastern boundary to the northern boundary. This will allow for future connections should the County Council wish to pursue the idea.

In addition, the layout provides opportunities for links between the western boundary of the site and potential future development of the larger parcel of land to the west and south.

### **3. There are some Minor design issues that could be looked at:**

#### **(a). Would houses 6-10 be better served if they more directly addressed the public road**

The opportunity to realign dwellings 6-10 to better address the public road has been considered. However, this had knock on effects on the layout which would be difficult to achieve given the significant difference in levels across the site. Realigning the dwellings would make Part M access difficult and result in the parking and EV charging being remote from the dwellings. Wherever possible there is a provision of on-curtilage parking and EV charging. Furthermore, routing the road to access the eastern part of the site, in the event of altering the alignment of dwellings 6-10, would become difficult, either bringing it too close to the main site entrance or too close to the internal road to the west. Rerouting the road would also take up additional developable land.

We note that the Parkhill development to the north has properties directly addressing the public road, but this is more easily achieved due to the land levelling out at that point. It is also noted, to the contrary, that the Castlerock development approved to the east has very few of its dwellings directly addressing the public road. The County Council's own proposal achieves a 'middle ground' in this regard and although set back from the road has dwellings fronting towards it whilst also maintaining a natural landscaping belt, providing a softer edge to the development in this edge of town location where development meets the countryside. This is similar to the Castlerock scheme which also maintains a strong line of trees along its boundary with the road.

#### **(b) The bike parking adjacent to house 6 looks unnecessary at that particular location. Could area be better purposed as open space?**

Comments received, that the bike parking close to house 6 is unnecessary at that location have been noted and addressed. As it is to serve the needs of visitors it has been relocated across the road, leaving a more meaningful and manageable area of open space in its previous location. The relocated bike parking will also have better surveillance from the front elevations of properties 1 to 5.

4. **It is also worth noting that An Bord Pleanála have granted permission for the large 270-unit scheme across the road from this site. If that site is built, it will, in many respects, screen much of this development visually. It is worth reviewing the final layout to see how this proposal could sync with same along their interface (ie roadside arrangements/footpaths, house 6-10 as mentioned above). That permitted scheme includes a new creche close to the proposed entrance of this site which will be of benefit to all residents.**

The approved development by Castlerock Homes has been part of the design teams considerations throughout the design process. Engineers have examined the relationship between the site entrances on opposing sides of the road. A contextual plan has been produced for information purposes showing the proposed development in relation to the other recently developed and approved schemes.

We note the future provision of a creche as part of the Castlerock development and acknowledge that this may be utilised by residents of this proposal. In that regard the creche would be within approximately 60 metres of the southern boundary of the site. The recently constructed pedestrian footpaths along the public road would link to a pedestrian crossing, proposed as part of the Castlerock development, providing convenient access between the creche and development site.

The site location plan demonstrates that the proposed scheme lies almost entirely opposite the water treatment plant, thus not directly facing any residential development on the eastern side of the public road as such there is no direct interface between the submission and the Castlerock development.

5. **It will be interesting to see in the landscaping design the usability of the active open space areas (given changes in gradient across the site). In particular, we would be keen to ensure good usability/integration of the open space area to the southwest of the duplex units.**

Comments with regard to the landscaping were noted. The layout and landscaping plans show the main area of open space located central to the site where it is proposed to provide a nature play area. As a result of providing simplex units in the south-western corner of the site some of the variations in gradient have been reduced as such making the remaining areas of open space and the courtyards more level. A further nature play area is proposed between the apartment blocks. Site sections have been produced to accompany the submission and along with the landscaping plan show the intended uses of each area of open space being provided. We are confident that the development provides the required amount of both usable and passive open space.

## 2.2 Pre-Planning Comments from Department of Housing

Further pre-planning comments were received from Department of Housing on 25<sup>th</sup> November 2024 and consist of the following queries. Responses are provided below.

**1. Parking for units 43 & 44 is located away from apartments. From a passive surveillance is important. Can the car spaces be located closer.**

It is acknowledged that there is some distance between the apartments and parking for plots 42 to 45 but the allocation of spaces has been carefully considered in light of the constraints of the site. Whilst the spaces may not be directly visible from their respective apartments, they are the closest spaces to those apartments and there are views between block D3 (Nos. 42-45) and the parking area. Furthermore, the parking area is directly overlooked by the two other apartment blocks, providing ample passive surveillance. Further on plot parking was considered but such provision would have required additional access roads which would have compromised the provision of open space within the development site. Off plot parking spaces have been carefully considered and allocated so as to provide the most convenient and direct access possible between the properties and their spaces.

**2. The public open space for the apartments seems to be cut off by the location of the bike shed and service area/yard north of units 32 & 33 with 28/29/30/31 to open up the public space. Will this bike shed and service area/yard north of units 32 & 33 be an eyesore from the apartment and block/screen the POS?**

Comments made in relation to the public open space being cut off by the location of bike shed and bin store located to the north of units 32 and 33 have been considered. Whilst the option of aligning units 32 and 33 with units 30 and 31 was raised the proposed location of 32/33 as submitted results from making the best use of the existing landform and boundary restrictions and allows for the footpath to the south of the block.

Some concern was also expressed that the same bike and bin store may be an eyesore from the apartments. However, windows to units 32/33 address the footpath to the southwest and open space to southeast. Their northeast-facing elevation comprises only one window at first floor (none at ground floor). The first-floor window provides natural light to entry hall and not a living space but will allow for passive surveillance. The visual presence of the bin and bike store from the apartments to the north-east will be softened/screened by the landscaping.

### 3. Summary

This report outlines the pre-planning comments issued to the design team by the Planning Department and Department of Housing at Cork County Council. It further provides the design responses to the queries to demonstrate how the comments have been addressed in support of the proposed development. We trust that the enclosed details are sufficient to enable the Council to proceed with a successful Section 179 development



# Planning Statement

For Development at Broomfield West, Midelton, Co.  
Cork

on behalf of Cork County Council

February 2025



McCutcheon Halley  
CHARTERED PLANNING CONSULTANTS

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# 1. Introduction

This Planning Statement has been prepared on behalf of Cork County Council in relation to a social residential development, which is proposed in accordance with Section 179 of the Planning and Development Act 2000 (as amended) at Broomfield West, Midleton, Co. Cork.

The proposed residential development consists of:

- The construction of 45 no. residential units comprising a mix of:
  - 8 no. 2-bed, 4-person, 2-storey houses
  - 16 no. 3-bed, 5-person, 2-storey houses
  - 3 no. 4-bed, 7-person, 2-storey houses
  - 10 no. 1-bed, 2-person apartments
  - 2 no. 2-bed, 3 person apartments
  - 6 no. 2-bed, 4-person apartments
- A total of 65 no. car parking spaces including visitor parking and designated accessible spaces
- New pedestrian route through the site consisting of footpaths and cycle paths
- Landscaped public open space including public recreation space, wildflower meadows, planting and trees
- New shared surface and vehicular entrance to Broomfield West Road (L-7630-0)
- New public lighting and connection to public utilities.
- All associated site and ancillary works, including landscaping, bike and bin stores and drainage.

The proposed development will provide 45 much needed new homes to meet a mixture of housing needs with regards to size and typology on lands zoned for residential development and bound by other existing, new and proposed residential developments. It will deliver a high-quality social housing scheme that is sympathetic to the existing urban and rural surrounds that will help address the current housing shortages in a highly desirable town close to the City of Cork.

This report is submitted in support of the proposed scheme and is presented under the following headings:

- Site Context & Proposed Development
- Planning Policy Context
- Planning History
- Assessment of Proposed Development
- Appropriate Assessment
- Environmental Assessment
- Conclusion

## 1.1 Site Context

The site is a greenfield site located on the western side of Broomfield West, a road located on the northern edge of the town of Midleton. The site occupies the northeastern corner of a larger parcel of land owned by Cork County Council. The wider site is bound on the west and south by the existing residential developments of Elsinore Heights, Elsinore Rise and Abbeylands. To the north of the site is greenfield land whilst to the east, across the road, is the Water Treatment Works and further greenfield land which has recently been granted planning permission for a large-scale residential development. To the north of the northeastern corner of the site a recently permitted residential development for 41 dwellings is still under construction at the time of drafting this statement.

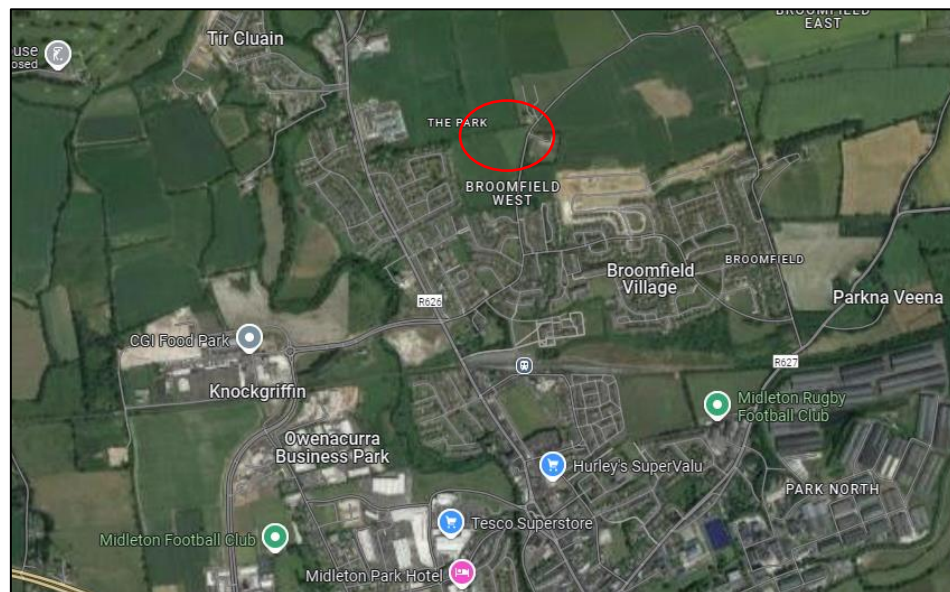


Figure 1: Site location in context of town of Midleton

The site rises fairly steeply to the north with its highest point being in the northeastern corner. Recent works to what was originally a narrow lane, Broomfield West, have resulted in a carriageway wide enough to accommodate two-way traffic and a pedestrian footpath. The site is bound to the north by an agricultural hedgerow and trees. The hedgerow boundary to the roadway has largely been removed as a result of the road widening works. The boundary is demarcated by the carriageway edge and a



temporary berm. The western section of the red line boundary is not defined on the ground as it is part of a larger field but the boundary to the wider field edge to the south and west is defined by field hedgerow and trees and other domestic boundary treatments.

The site has most recently been in agricultural use. A wayleave crosses the northeastern corner of the site.

## 1.2 Proposed development

The proposed development consists of 45 residential units. Of the 45 units there are 18 apartments (a mix of 1 and 2 beds). The properties are to be built on a development site of 1.34ha within a total site area of 1.45ha.

The site has a steep gradient, reducing in height towards the south. The apartments are of a duplex design and utilise the slope by being built into the slope and appearing as single storey units from the main access route but two storey from the south. Despite being built into the slope each apartment has a double aspect. Each apartment has its own private amenity space, either in the form of a ground floor patio area or first floor balcony. The apartments have their own allocated parking spaces.

The remaining 27 dwellings are a mix of terraced and semi-detached two-storey houses. Each dwelling has their own garden, on-plot or allocated parking.

The site is to be accessed via a new vehicular access road which is to be taken from the L-7630-0, Broomfield West road. The main route into the site will also provide for a pedestrian footpath and cycle path which will serve the development but also have potential to provide a future link into lands to the north.

The development includes a mix of on and off-curtilage parking with EV charging points provided to the dwellings with on-curtilage parking and the opportunity to provide EV charging points to off-curtilage spaces.

There are two distinct areas of public open space with an area of passive open space in the northeastern corner of the site where the gradient of the site is too steep to provide active space.



## 2. Planning Policy Context

### 2.1 Cork County Development Plan 2022-2028

The Cork County Development Plan 2022-2028 categorises Midleton as a large Metropolitan town settlement with a housing target of 2,647 units during the plan period. Midleton, along with Carrigtwohill, Cobh and Little Island, is within the County Metropolitan Cork Strategic Planning Area within which the plan for development is to provide the homes and jobs that are necessary to serve the long term planned population (**County Development Plan Objective CS 2-3**).

The site is zoned as “Residential”. The objective for this zoning is intended primarily for housing development, although other uses that benefit from a close relationship to the immediate community can be included. Specific Development Objective **MD-R-05** of Volume 4 of the development plan (See fig. 2) identifies the site as “Medium Density A” and stipulates that;

*‘Development to include a mix of house types. Any development proposal should include a detailed landscaping plan.’*

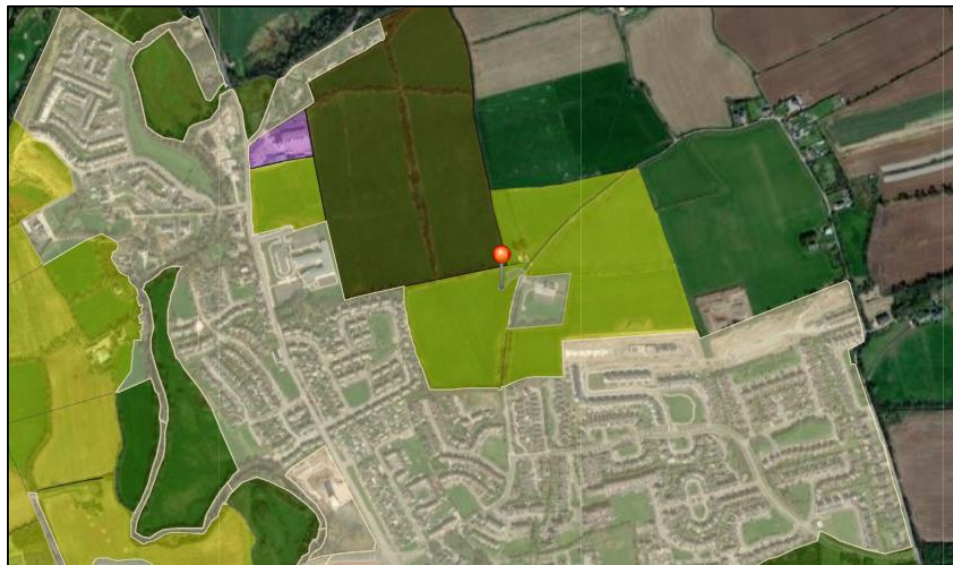


Figure 2: MD-R-05 map extracted from Cork County Development Plan

**Paragraph 4.8.10** describes ‘Medium Density ‘A’ setting out that the minimum threshold of 30 units/ha. This category allows for the provision of apartments within the unit typology mix but it is not a requirement. This category is generally applicable to suburban and greenfield sites in larger towns >5,000 population and those planned to grow >5,000 population over the lifetime of the Plan.

**HOU 4-7: Housing Density On Residentially Zoned Land** is applicable to the application site in Midleton with the following section being relevant;

County Development Plan Objective HOU 4-7: Housing Density on Residentially Zoned Land			
	Min Net Density	Max Net Density	Comment
Medium A	30	50	<ul style="list-style-type: none"> <li>Applicable to suburban/greenfield lands of the larger settlements with a population &gt; 5,000 and those planned to grow &gt;5,000 population;</li> <li>In towns with an existing/ planned high quality public transport service a minimum density of 35 units/ ha is recommended.</li> <li>On former Institutional lands which may require concentration of development in certain areas. A minimum of 20% public open space is required at these locations.</li> <li>This category would be the highest density category applicable to the smaller settlements (&lt; 5,000 in population), and would generally apply to central sites within the core of such settlements, unless otherwise stated or where a higher density approach accords with the existing pattern of development;</li> <li>Must include a broad range of unit typologies and normally involves a combination of unit formats including a higher proportion of terraced units and/or apartment type units.</li> </ul>

Figure 3: HOU 4-7 extracted from Cork County Development Plan

Table 4.1: Settlement Density Location Guide is also relevant;

Table 4.1: Settlement Density Location Guide					
Settlement Type	Settlement	High (50 units/ha+)	Medium A (30-50 units/ha)	Medium B (20-35 units/ha)	Medium C (5-20 units/ ha)
All Towns	Town Centre Locations	Applicable in town centre locations	--	--	
Towns with proposed high quality Public Transport Corridor Potential	Carrigtwohill Carrigaline Cobh Midleton Passage West/ Glenbrook/ Monkstown Monard SDZ Glounthaune# Little Island#	Applicable in locations close to existing/ future high quality public transport proposals of the larger towns with a population >1500	Generally applicable for future development	May be applicable in a limited number of peripheral/ sensitive locations.	

Figure 4: Table 4.1 extracted from Cork County Development Plan

### HOU 4-8: Building Height and Amenity

*Support the provision of increased building height and densities in appropriate locations within the County, subject to the avoidance of undue impacts on the existing residential amenities...*

### WM 11-7: Climate Change

- The design and planning of water services infrastructure will fully consider the potential impacts of climate change and the need for measures to increase the resilience of this infrastructure to any such impacts.*
- Encourage the implementation of rainwater harvesting and water recycling, both in new development or retrospectively, so as to*

*minimise the need for use of drinking standard water for those activities for which it is not required.*

#### **WM 11-9: Wastewater Disposal**

- a) Require that development in all settlements connect to public wastewater treatment facilities subject to sufficient capacity being available which does not interfere with Council's ability to meet the requirements of the Water Framework Directive and the Habitats Directive. In settlements where no public wastewater system is either available or proposed, or where design, capacity or licensing issues have been identified in existing plants, new developments will be unable to proceed until adequate wastewater infrastructure is provided.*
- b) In assessing proposals for development, it is a requirement that adequate assimilative capacity in the receiving waterbody be retained so as to allow for the overall growth of the settlement.*
- c) Development proposals incorporating proposals for management of wastewater through use of Integrated Constructed Wetlands should be designed to comply with national guidelines.*
- d) Development in and around Wastewater Treatment Plants will not generally be permitted within 100m of a treatment works or 25m of a pumping station. This distance may be increased if significant environmental issues are likely to arise and will be judged on a site-by-site basis. The buffer area may be used to fulfil open space requirements.*

#### **WM 11-10: Surface Water, SuDS and Water Sensitive Urban Design**

- a) Require that all new developments incorporate sustainable drainage systems (SuDS). Efforts should be taken to limit the extent of hard surfacing and impermeable paving.*
- b) Encourage the application of a Water Sensitive Urban Design approach in the design of new development or other urban interventions. Opportunities to contribute to, protect or re-enforce existing green infrastructure corridors or assets should be maximised.*
- c) Optimise and maximise the application of Sustainable Urban Drainage Systems (SuDS) to mitigate flood risk, enhance biodiversity, protect and enhance visual and recreational amenity; all in the most innovative and creative manner appropriate and in accordance with best practices. Proposals should demonstrate that due consideration has been given to nature-based solutions in the first instance in arriving at the preferred SuDS solution for any development.*
- d) Provide adequate storm water infrastructure in order to accommodate the planned levels of growth expected for the County.*
- e) Where surface water from a development is discharging to a waterbody, appropriate pollution control measures (e.g., hydrocarbon interceptors, silt traps) should be implemented.*
- f) The capacity and efficiency of the national road network drainage regimes will be safeguarded for national road drainage purposes.*

**TM 12-8: Traffic Mobility Management and Road Safety**

- a) *Where traffic movements associated with a development proposal have the potential to have a material impact on the safety and free flow of traffic on National, Regional or other Local Routes, the submission of a Traffic and Transport Assessment (TTA) and Road Safety Audit will be required as part of the proposal. Where a Local Transport Plan exists, it will inform any TTA.*
- b) *Support demand management measures to reduce car travel and promote best practice mobility management and travel planning via sustainable transport modes.*
- c) *For developments of 50 employees or more, residential developments over 100 units, all education facilities, community facilities, health facilities, as well as major extensions to existing such uses developers will be required to prepare Mobility Management Plans (travel plans), with a strong emphasis on sustainable travel modes consistent with published NTA guidance to promote safe, attractive and convenient, alternative sustainable modes of transport as part of the proposal. Where a Local Transport Plan exists, it will inform any Mobility Management Plan.*
- d) *Ensure that all new vehicular accesses are designed to appropriate standards of visibility to ensure the safety of other road users.*
- e) *Improve the standards and safety of public roads and to protect the investment of public resources in the provision, improvement and maintenance of the public road network.*
- f) *Promote road safety measures throughout the County, including traffic calming, road signage and parking.*
- g) *Co-ordinate proposed zoning designations and/or access strategies in settlement plans with speed limits on national roads.*

**TM 12-9: Parking**

*Secure the appropriate delivery of car parking and bicycle spaces and facilities in line with the Standards set out in Section 12.24 of this document:*

- a) *All non-residential development proposals will be subject to maximum parking standards as a limitation to restrict parking provision to achieve greater modal shift.*
- b) *All residential development proposals, in Metropolitan Cork, in areas within walking distance of town centres and public transport services, will be subject to maximum parking standards as a limitation to restrict parking provision to achieve greater modal shift.*
- c) *Cycle parking will be appropriately designed into the urban realm and new developments at an early stage to ensure that adequate cycle parking facilities are located and designed in accordance with cycle parking design guidelines; The National Cycle Manual (NTA, 2011), and the Standards for Cycle Parking and Associated Cycling Facilities for New Developments document (Dun Laoghaire Rathdown County Council, 2018).*
- d) *On-street car parking is to be designed such that it does not occupy unnecessary street frontage.*



- e) *Connectivity and accessibility between key car parking areas and primary town centre streets is to be safe and convenient.*
- f) *A high standard of design, layout and landscaping, including application of sustainable urban drainage systems where appropriate, is to accompany any proposal for surface car parking. Planning permission will be granted only where all the following criteria are met:*
  - *Respects the character of the streetscape/landscape;*
  - *Will not adversely affect visual amenity, and*
  - *Makes provision for security, and the direct and safe access and movement of pedestrians and cyclists within the site.*
- g) *Car parking provision is to comply with Sustainable Urban Drainage practices and other climate change adaptation and mitigation measures are to be considered, including considering the potential for landscaping to provide shade, shelter and enhancement of biodiversity.*
- h) *Measures to facilitate the complementary use of private car, through appropriate local traffic management including the siting of destination car-parking, is central to achieving the correct balance of modal use;*
- i) *The provision of multimodal facilities including carpooling spaces, secure bicycle lockers, public bicycle sharing, etc. are to be considered in the provision of parking for all non-residential developments or multi-unit residential developments where appropriate.*

#### **TM 12-12: EV Charging**

- a) *Infrastructure for Electric Vehicles will be integrated into developments in line with national requirements.*
- b) *The Council will liaise with other agencies to secure the retrospective provision of EV recharging points within the public realm of settlements where appropriate. Within public realm enhancements or reconfiguration schemes, any provision of EV charge points will be located so as not to inhibit pedestrian or cyclist movement or priority.*
- c) *New applications for non-residential development with more than 10 parking spaces, or applications for substantial renovation of a building with more than 10 associated parking spaces, are to provide for the installation of at least one EV recharging point (or as required by national policy should such requirement specify a higher provision).*
- d) *All residential development should be constructed to be capable of accommodating future charging points as required within the curtilage of the dwelling where possible.*

#### **Car Parking Requirements for New Developments (Max per sq.m.)**

<b>Residential: Dwelling houses</b>	2 spaces per dwelling unit
<b>Residential: Apartments</b>	1.25 spaces per apartment unit

Figure 5: Extract from Table 12.6 of the Cork County Development Plan

**Cycle Parking for residential development (minimum)**

Residential Development type	1 long stay parking space per:	1 short stay (visitor) parking space per:
Apartments	1 bedroom	2 units
Houses	1 unit	5 units

Figure 6: Extract from Table 12.8 of the Cork County Development Plan

**GI 14-3: Green Infrastructure and Development**

- Require new development and redevelopment proposals, to contribute to the protection, management and enhancement of the existing green and blue infrastructure of the local area in terms of the design, layout and landscaping of development proposals.*
- Require all development to submit a green infrastructure statement outlining how the proposal contributes to green and blue infrastructure both within its environs as well as within the wider settlement or rural area. Larger developments (multiple residential developments including Part 8 applications, retail, industrial, mineral extraction, etc) will be expected to prepare a Landscape/ Green (and Blue) Infrastructure Plan including a Landscape Design Rationale. This Plan should identify environmental assets and include proposals which protect, manage and develop green infrastructure resources in a sustainable manner.*
- Over the lifetime of the Plan the Council will prepare a guidance note/update on best practice in integrating green and blue infrastructure/biodiversity within development proposals.*

**GI 14-6: Public/Private Open Space Provision**

- Public Open Space within Residential Development shall be provided in accordance with the standards contained in Cork County Council's Interim Recreation & Amenity Policy (2019) and any successor policy, the "Guidelines on Sustainable Residential Development in Urban Areas" and "Making Places : a design guide for residential estate development. Cork County Council Planning Guidance and Standards Series Number 2".*
- Promote the provision of high quality, accessible and suitably proportioned areas of public open space and promote linking of new open spaces with existing spaces to form a green infrastructure network.*
- Apply the standards for private open space provision contained in the Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2009) and Cork County Council's Design Guidelines for Residential Estate Development. With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments will apply.*



**GI 14-9: Landscape**

- a) Protect the visual and scenic amenities of County Cork's built and natural environment.*
- b) Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while protecting the environment and heritage generally in line with the principle of sustainability.*
- c) Ensure that new development meets high standards of siting and design.*
- d) Protect skylines and ridgelines from development.*
- e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments*

**BE 15-1: Support and comply with national biodiversity protection policies**

- a) Support and comply with the objectives of the National Biodiversity Plan 2017-2021 (and any future National Biodiversity Plan which may be adopted during the period of this Plan) as appropriate,*
- b) Implement the current County Biodiversity Action Plan and any future updated Plan;*
- c) Support and comply with biodiversity policy set out in other national and regional policy documents as appropriate.*

**BE 15-4: Local Authority development and projects**

- a) Ensure that biodiversity protection is considered at design stage for works and development planned and progressed by Cork County Council and that all such projects comply with nature conservation legislation and policy as required;*
- b) Fulfil Appropriate Assessment and Environmental Impact Assessment requirements and carry out Ecological Impact Assessment in relation to Local Authority plans and projects as appropriate.*

**BE 15-6: Biodiversity and New Development**

*Provide for the protection and enhancement of biodiversity in the development management process and when licensing or permitting other activities by:*

- a) Providing ongoing support and guidance to developers on incorporating biodiversity considerations into new development through preplanning communications and the Council's guidance document 'Biodiversity and the Planning Process – guidance for developments on the management of biodiversity issues during the planning process' and any updated versions of this advice;*
- b) Encouraging the retention and integration of existing trees, hedgerows and other features of high natural value within new developments;*
- c) Requiring the incorporation of primarily native tree and other plant species, particularly pollinator friendly species in the landscaping of new developments;*

- d) *Fulfilling Appropriate Assessment and Environmental Impact Assessment obligations and carrying out Ecological Impact Assessment in relation to development and activities, as appropriate;*
- e) *Ensuring that an appropriate level of assessment is completed in relation to wetland habitats subject to proposals which would involve drainage or reclamation. This includes lakes and ponds, watercourses, springs and swamps, marshes, heath, peatlands, some woodlands as well as some coastal and marine habitats;*
- f) *Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such development would result in unavoidable impacts on biodiversity - supporting the principle of biodiversity net gain.*

### **HE 16-9: Archaeology and Infrastructure Schemes**

*All large scale planning applications (i.e. development of lands on 0.5 ha or more in area or 1km or more in length) and Infrastructure schemes and proposed roadworks are subjected to an archaeological assessment as part of the planning application process which should comply with the Department of Arts, Heritage and the Gaeltacht's codes of practice. It is recommended that the assessment is carried out following pre planning consultation with the County Archaeologist, by an appropriately experienced archaeologist to guide the design and layout of the proposed scheme/development, safeguarding the archaeological heritage in line with Development Management Guidelines.*

## **2.2 Design Standards for New Apartments 2022**

The Design Standards for New Apartments 2022 guidelines prepared by the Department of Housing, Local Government and Heritage, notes that apartments continue to be an increasingly common form of housing in Ireland's urban areas. The Guidelines note that the average national household size is decreasing and that apartments can provide appropriate housing for smaller households.

Section 2.4 of the Guidelines identifies three different locations which are considered suitable for apartment development. These being central and or accessible urban locations, intermediate urban locations or peripheral and or less accessible urban locations.

The Guidelines outline Specific Planning Policy Requirements to guide the development of apartments. SPPR 3 sets out the minimum floor area for one-bed (2 person) apartments as 45sq.m and 73sq.m for two-bed (4 person) apartments. However, in relation to social housing, or purpose-built housing for older people it is considered necessary that the guidelines should also make provision for a two-bed apartment to accommodate 3 persons. In this case the minimum floor area would be 63sq.m.

SPPR 4 requires a minimum of 33% of dual aspect units in central and accessible urban locations and a minimum of 50% dual aspect units in suburban or intermediate locations.

In the interests of improving living amenities the guidelines also specify a requirement for floor to ceiling heights, particularly in relation to ground floor apartments. The minimum floor to ceiling height as specified in in SPPR5 is 2.7m.

Section 4 of the guidelines outline the requirements in relation to communal facilities in apartments, with access, refuse storage, bike and car parking and communal amenity space having relevance to the proposal.

Appendix 1 of the guidelines sets out minimum floor areas and standards for apartment development.

### **2.3 Design Manual for Urban Roads and Streets (DMURS)**

The DMURS provides the practical measures to achieve:

- Highly connected streets which allow people to walk and cycle to key destinations in a direct and easy-to find manner
- A safe and comfortable street environment for pedestrians and cyclists of all ages
- Streets that contribute to the creation of attractive and lively communities
- Streets that calm traffic via a range of design measures that make drivers more aware of their environment.

It seeks to address street design within urban areas and sets out an integrated design approach. Design must be:

- a) Influenced by the type of place in which the street is located, and
- b) Balance the needs of all users.

The document aims to put well-designed streets at the heart of sustainable communities. Well-designed streets can create connected physical, social, and transport networks that promote real alternatives to car journeys, namely walking, cycling or public transport.

### **2.4 Sustainable Residential Development and Compact Settlement Guidelines**

The Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities were published in January 2024.

The Guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements. They are accompanied by a companion non-statutory Design Manual that illustrates best practice examples of how the policies and objectives of the Guidelines can be applied.

The standards set out in the guidelines have been incorporated into the design of the proposed scheme, including:

- Housing density of 30-50dph for suburban/urban extensions to key or large towns

- Minimum separation distances of 16 metres between opposing windows serving habitable rooms at the rear or sides of houses, duplex units or apartment units above ground floor level
- Minimum private open space standards for houses
- Public open space requirements of between 10-15% of the net site area
- Car parking standards
- Cycle parking provision

### 3. Planning History

There is no planning history directly relevant to the application site. Cork County Council's Online Planning Application viewer identifies sites in proximity to the application site where there have been planning applications submitted to the Council. The locations of these application area shown in Figure 7 and the description of development is shown in Figure 8.



Figure 2: Planning application sites in vicinity of development site marked with red pin. (Cork County Council website).

Planning Ref.	Location/ Developer	Development description	Decision
23/6277	Broomfield West, Midleton, Co.Cork (To the east of the development site) Castle Rock Homes (Midleton) Ltd	Permission for large-scale residential development (LRD) comprising of 272 no. residential units, 3 ESB substations, 1 no. creche and community use building and all associated site development works. Site development works include road widening works along the eastern side of the L7630 and the provision of a new foot path along the eastern side of the L7630 Broomfield Road together with a new pedestrian crossing. Access to the site will be via 4 new vehicle access points from the existing L7630 Broomfield Road and a new pedestrian connection to Blossom Hill	Approval
24/5432	Broomfield West, Midleton, Co. Cork (To the northeast of the development site) Caraden Construction Limited	Demolition of existing sheds and construction of 41 no. residential units. Widening of the existing L-7630 Broomfield Road including the provision of a pedestrian footpath. 2 no. new vehicular entrance off the L-7630 Broomfield Road Extension of duration to permission granted under planning Ref. No 18/7236.	Approval
18/7236	As above Park Hill View Estate Ltd	As above	Approval
21/5664	Broomfield West, Midleton Park Hill View Estates Ltd	A temporary wastewater treatment system to serve the permitted housing consent 18/7236 (a consent for 41 houses at Broomfield West, Midleton, Co. Cork), including ancillary links, connections to the public foul system, local servicing and access off the L7630 local road.	Approval
23/5461	Broomfield West, Midleton, Co. Cork To the north of Park View Estates site Caraden Holdings	Permission for the construction of a residential development consisting of 12 no. residential housing units, accessed from the previous development known as 'The Steeples' a development of 41 no. house permitted under planning reference number 18/7236	Approval

Figure 3: Development description of planning applications in the vicinity of the development site

## 4. Assessment of Proposal

### 4.1 Principle of Development

Midleton is categorised in the Cork County Development Plan as a large Metropolitan town settlement with a housing target of 2,647 units during the plan period. The site is zoned within the Development Plan for residential development with specific Objective MD-R-05 sets out that the site is designated for Medium A density residential development to include a mix of house types. As such there is no conflict with regard to the principle of the development, providing it complies with other relevant planning considerations.

The development of the site will contribute to the target housing numbers whilst also helping to meet the specific local social housing needs.

### 4.2 Layout and Design

#### 4.2.1 Site Layout

The overall layout of the site has been heavily influenced by the topography and shape of the site, the need to provide an appropriate density of dwellings of an appropriate mix and the presence of a wayleave across the northern corner of the site. Other factors which influenced the layout were the relationship with other developments currently under construction, or recently approved, on surrounding sites and the potential for further development coming forward on lands to the south and pedestrian and cycle links northwards to the school.

The development is to be served via a new access from the existing road to the east. One 'spine' road with a cycle and footpath will extend northwest across the site from which other minor access roads will extend. The spine road will be lined with trees.

On entering the site, as a result of the topography of the site just the upper floors of the apartment buildings will be visible from the southeast, at this point these will read as single storey structures. Although not fronting on to the spine road, the frontages of plots 6 to 10 will be visible. Plots 11-17 front on to the spine road. Plots 22 to 27 also front on to the spine road, but these are set back beyond the main area of public open space.

Plots 6 to 10 will make visual reference to the existing Broomfield Road but due to the topography of the site and the need to access other properties they are set back from the Broomfield Road, served by an internal access road. Plots 1 to 5 and 18 to 21 front on to their respective internal access roads.

The layout of the roads provides for the future potential to link through to sites to the north and west.

Plan no. 24028-XX-XX-XX-XX-DR-WDG-CE-902, submitted for information purposes, shows the development site in relation to the approved schemes in the immediate vicinity of the site. The development site lies opposite the



Midleton water treatment plant site, meaning there is no conflict with the access roads into the respective sites.

#### 4.2.2 Density

The development has been designed at a density of 33.5 units per hectare, which is consistent with the Medium Density A requirements of 30 units per hectare, as set out in the Cork County Development Plan and the Guidelines on Sustainable and Compact Settlements.

However, Policy HOU 4-7 of the development plan sets a recommended density of 35 units per hectare in towns with existing high-quality transport services. Midleton would fall within this definition. The 33.5uph density achieved in the proposed development falls short of the recommended 35 units per hectare but the proposed density is a direct result of the complex topography and shape of the site and the need to balance density requirements with the requirements for open space provision, the provision of a high-quality living environment in terms of both the road layout and orientation and relationship between residential units. It is worth noting here the recent approval by ABP for development of new dwellings on the site to the east (Castle Rock Homes (Midleton) Ltd) where a density of 33.7 uph was considered acceptable by the Inspector on the basis that the topography of the site proved a challenge in terms of providing housing at an acceptable density and providing adequate, usable, open space areas.

#### 4.2.3 Housing Design and Mix

The proposed dwellings offer a broad range of accommodation choice, in terms of both unit size and configuration, which reflects the current trends for smaller sized 1- and 2-bed units. Open spaces are designed to provide facilities for all age groups and support outdoor activities and social interaction. The housing mix will comprise of duplex apartments, semi-detached and terraced dwellings. The apartments are a mix of one and two bed units, with the two bed units being of a mix of 3 and 4 person units. The dwelling houses are a mix of 2, 3 and 4 bed units and all units have own door access except two simplexes, which share an entrance. The housing mix for the site is shown in Fig. 9.

Type	Total	Mix
1-bed, 2-person apartment	10	22.22%
2-bed, 4-person apartment	16	35.56%
2-bed, 4-person house (semi, mid- or end-of terrace)		
3-bed, 5person house (semi, mid- or end-of terrace)	16	35.56%
4-bed, 7-person house (semi or end-of terrace)	3	6.67%

Figure 9: Proposed housing mix



The housing mix complies with Objective Hou 4-7 of the Cork County Development Plan which sets out that on residential zoned land developments must include a broad range of unit typologies and involve a combination of unit formats including a higher proportion of terraced units and/or apartment type units. This is reiterated in Objective MD-R-05, specific to the site, stating that residential development should include a mix of housing types. The specific mix reflects the housing needs of the County Council in relation to the provision of social housing and the current demands. Furthermore, a wider range of dwelling types and sizes will encourage a more diverse population, promote a greater level of mobility in the area and support aging in place.

The apartments meet and exceed the minimum floor area requirements for social housing as set out in the Design Standards for New Apartments. Compliance with these standards is demonstrated in the Housing Quality Assessment that accompanies this application (Fig. 10).

SITE NO.	HOUSE TYPE	UNIT DESCRIPTION	UNIT AREA REQUIRED (m <sup>2</sup> )	UNIT AREA ACHIEVED (m <sup>2</sup> )	10% OVER AREA REQUIREMENT (Y/N)	DUAL ASPECT	CEILING HEIGHT (m <sup>2</sup> ) (Kitchen/Living/Dining)	Main Living Room Width Achieved (m <sup>2</sup> )	Main Living Room Area Achieved (m <sup>2</sup> )	Private Amenity Space Achieved (m <sup>2</sup> )
1	B1	SEMI	92	100.1	N	YES	2.45	3.8	14.4	144
2	B1	SEMI	92	100.1	N	YES	2.45	3.8	14.4	62.1
3	C2	SEMI	80	85.1	N	YES	2.45	4.95	16.5	55.7
4	C1	SEMI	80	85.1	N	YES	2.45	4.95	16.5	44.3
5	B1	SEMI	92	100.1	N	YES	2.45	3.8	14.4	62.8
6	A2	SEMI	110	118.5	N	YES	2.45	3.9	19.7	63.7
7	B4	SEMI	92	100.1	N	YES	2.45	3.8	14.8	72.2
8	C2	SEMI	80	85.1	N	YES	2.45	4.95	16.5	68.6
9	C1	SEMI	80	85.1	N	YES	2.45	4.95	16.5	54.1
10	B5	SEMI	92	99.2	N	YES	2.45	3.8	16	120

Figure 10: Extract from Housing Quality Assessment – Please see Architect pack for full Housing Quality Assessment

The Design Standards for New Apartments set out a minimum floor to ceiling height for ground floor apartments, that being 2.7m. In the case of the ground floor apartments in this proposal they have an internal floor to ceiling height of 2.45m. This is justified on the basis that the Employer's Requirements for Detail Design of Quality Housing sets out alternative standards. This document produced by the Department for Housing, Local Government and Heritage sets out the general quality of materials, finishes, and fittings to be provided in a Social or Affordable Housing and/or Apartment Development, funded in whole or in part by the department. In relation to floor to ceiling heights it sets out at paragraph 3.1.2 that:

*Minimum finished floor to ceiling height should meet the suggested heights in TGD Part F but generally not to exceed 2.45m. Ground floor apartments in multi dwelling development (excluding own door apartments of duplexes) should be no more than 2.75 or as otherwise required to meet DSfNA.*

Despite the land levels differences across the site all of the apartments have been designed to be dual aspect, meeting the requirements of the guidelines and all houses are provided with level access thresholds in accordance with Part M of the Technical Guidance Documents, which deal with accessibility and inclusivity. In this regard, the design of the proposed development is guided by the principles of universal design. The proposed design includes a variety of unit types that are specifically designed as age-friendly units which are own door ground floor one bed apartments. These units have wider entrance halls, larger bathrooms and general wheelchair manoeuvrability designed into the layouts. All units are designed to provide access for a variety of age, size and ability.

All buildings are designed and sited to provide passive surveillance of the public realm, including streets, paths and open spaces. The residential units have been reorientated to ensure sufficient sunlight into the interior whilst careful site layout, including split level units, provides solutions to the constraint of the site topography and minimising potential for overlooking.

A restrained palette and selection of material finishes have been specified in the Architectural Design Statement prepared by GCA. The buildings will be constructed using traditional materials, with materials chosen for durability. Elevational treatment and features will differ throughout the site to create distinct character areas. The features such as mono pitch roofs, pressed metal canopies and brick elevation details give unique character to the development. The wide variety of units will also ensure character setting which will be enhanced by high quality soft and hard landscaping features throughout the site. For full details, please refer to the Architectural Design Statement prepared by GCA that accompanies this application pack.

#### **4.2.4 Boundary Treatments and Retaining Walls**

A Landscape Master Plan and Boundary Plan have been prepared by Dave Ryan Landscape Architects (DRLA) and is included as part of this application pack. The drawings detail the proposed boundary treatments for the overall site, for individual units and retaining walls.

The northern boundary comprises the retention of an existing hedgerow which will be bolstered where necessary, including a section of new native species hedgerow on the northern boundary. The hedgerow will be reinforced by a mix of 1.8m high concrete post and wire mesh fencing where the existing hedgerow boundary faces onto public space, and 1.8m high concrete post and concrete panel fencing between the existing hedgerow and garden boundaries. A 2m high concrete block wall, capped and rendered on all public facing sides is proposed between the rear private gardens along the northwest boundary. Proposed new native species hedgerows are proposed to extend from the northern boundary along the eastern and southern boundaries to meet the 2m high concrete block wall at the northwest boundary.

Internally, private open space is divided by 1.8m high concrete post and plinth fence with timber infill panel between the rear gardens. A 2m high

concrete block wall, capped and rendered, are proposed between end-of-gardens and where end-of-garden backs onto the side of another property.

A number of retaining walls are included in the proposed development to address the difficult topography of the site. The Landscaping Master Plan and Boundaries plan provides for 1.1m high brick and capped parapets to the top of the retaining walls and associated steps. The retaining wall to the southern and eastern boundaries will be topped with post and weld mesh Paladine fences. Retaining walls have been designed by Walsh Design Group to the relevant design standards. Further details can be found in the accompanying Engineers Report.

### 4.3 Bike and Bin Storage

Where direct access to rear gardens is provided for, bin and bike storage can be accommodated to the rear of each applicable housing unit. Where this is not possible, the following provisions are applied.

The Cork County Development Plan requires that there is a provision of 1 cycle parking space per bedroom for apartment developments and 1 cycle parking space per house unit. In addition, cycle parking provision should be made available to visitors with 1 space per 5 dwellings houses and 1 space per 2 apartment units. Based on the County's requirements there is a need to provide 27 permanent spaces for the dwelling units – these will be provided on plot; 16 permanent spaces for the apartments – these will be provided in a mix of on plot and off plot; 5 visitor spaces for the dwellings (provided in two locations close to plots 5 and 22); and 9 visitor spaces for the apartments (provided in two locations in proximity to the apartments).



Figure 11: Communal Bin (yellow) and Bike (magenta) storage facilities

Each of the dwelling house units have on plot accessible bin storage. The apartments are served by a communal bin store located close to the apartments but such that it does not adversely affect the living environment of the residents (fig. 11). The communal bin store is located such that it is accessible for bin collection. The bin storage has been provided to meet the requirements as set out in guidance for the provision of Social and Affordable Housing.

#### 4.4 Recreation, Amenity, Open Space and Biodiversity

The site layout plan and landscaping plans when read in conjunction with the site sections show the extent and functionality of the public and private open space provision. Pedestrian permeability and connectivity have been prioritised in the design of the site layout.

The Sustainable and Compact Settlements guidelines set out a requirement of public open space of between 10 and 15% of the net site area. The site provides approximately 15.2% green spaces, including buffer areas, green infrastructure, bioretention rain garden, public open spaces with play areas and social interaction areas.

Despite the potential difficulties with providing usable open space on a site of varying gradient, it is proposed to establish smaller pockets of open space as a result of regrading areas around the apartments. The site layout achieves 12.3% public open space, which is dispersed throughout the scheme and comprises two main areas, a central green and a courtyard.

The proposed central green has the largest public open space provision and is located centrally within the site, directly in front of plots 22 to 26, with plots 11 to 19 also looking onto the space, providing maximum passive surveillance. This area is designed to function as a natural play area whilst also providing an inclusive for social interactions for all age groups.

A second public open space is provided in the southern side of the site within the simplex courtyard which provides another natural play area and promotes social interactions across all age groups. The Planting Plan provides for pockets of native tree planted in naturally generated wildflower meadows and pollinator-friendly shrubs around the simplex courtyard that will further enhance the area.

Each area of public open space is easily accessible and well over-looked by surrounding residential properties.

The area located in the northeast corner of the site is excluded from the developable area of the proposed development due to an existing wayleave for a number of services. Due to the volume of underground services in this location, it is not possible to plant trees. A biodiversity area comprising naturally generated wildflower meadow is proposed for this area instead. It is proposed that the area will be separated by way of a retaining wall topped with a weld mesh fence. A biodiversity information sign for educational purposes is proposed, located close to the public road.



In terms of private open space there is a requirement, as set out in Sustainable Residential Development and Compact Settlements, for 2 bed houses to have a provision of 30 square metres of usable area, 3 bed houses should have 40 square metres and 4 beds and over require at least 50 square metres. Apartments and duplex units have their own requirements set out in the Design Standards for New Apartments. This requires 5 square metres for one-beds, 6 square metres for 2-bed (3-person) apartments and 7 square metres for 2-bed (4-person) apartments. Details of private open space are outlined in figure 12, extracted from the Housing Quality Assessment prepared by GCA which accompanies this application.

SITE NO.	HOUSE TYPE	UNIT DESCRIPTION	UNIT AREA REQUIRED (m <sup>2</sup> )	UNIT AREA ACHIEVED (m <sup>2</sup> )	10% OVER AREA REQUIREMENT (Y/N)	Private Amenity Space Required (m <sup>2</sup> )	Private Amenity Space Achieved (m <sup>2</sup> )
1	B1	SEMI	92	100.1	N	40	144
2	B1	SEMI	92	100.1	N	40	62.1
3	C2	SEMI	80	85.1	N	30	55.7
4	C1	SEMI	80	85.1	N	30	44.3
5	B1	SEMI	92	100.1	N	40	62.8
6	A2	SEMI	110	118.5	N	50	63.7
7	B4	SEMI	92	100.1	N	40	72.2
8	C2	SEMI	80	85.1	N	30	68.6
9	C1	SEMI	80	85.1	N	30	54.1
10	B5	SEMI	92	99.2	N	40	120

Figure 12: Extract from Housing Quality Assessment – Please see Architect pack for full Housing Quality Assessment

## 4.5 Traffic and Access

Access to the site will be via a new single access point from the public road which has recently been improved by way of widening and provision of a public footpath.

The Engineering Report prepared by Walsh Design Group notes that it is proposed to use a road width of 5.5m throughout most of the development and two cul-de-sacs shall have a 4.8m carriageway. All roads that are not shared surfaces shall be served by at least one footpath with a minimum width of 2m and all estate roads shall have a posted speed limit of 30km/h.

Vehicular routes through the development will be calmed through various measures to improve driver behaviour and reduce traffic speeds include vertical deflections in line with the Traffic Management Guidelines. A design speed limit of 30km/h has been applied throughout the development in accordance with the DMURS.

Drawing number 24028-xx-xx-xx-xx-DR-WDG-CE-001(Site Layout, Roads & Levels) includes sightlines from the entrance of the proposed development onto the L-7360. The Engineering report states that the sightlines illustrate

that a driver leaving the development has a clear view to the nearside edge to the north and south of at least 49m, which is within the tolerances set out in the DMURS. It is further noted that there shall be no trees or plants planted within the visibility splay without prior written consent from the local authority.

#### 4.6 Car Parking

The proposed layout provides for a total of 65 car parking spaces. The development layout includes for two parking spaces for each of the unit numbers 2-7, 10-22 and one parking space for the other dwellings and apartments. There is one accessible parking space, and one visitor parking space located in the parking area of the apartments. Excluding the visitor and accessible spaces this equates to 1.42 spaces per dwelling across the site (1:1 spaces for apartment and 1.7:1 for dwellings). Parking standards contained within the guidelines for Sustainable and Compact Settlements and the County Development Plan are maximum standards. The parking provision on the development site is below the two spaces per dwelling maximum limitations of the development plan and the Sustainable and Compact Settlements Guidelines relating to development in peripheral locations. This complements the fact that the site, whilst peripheral to the town of Midleton does have good access, via existing footpaths, to bus and train links.

With the exception of house units 22 through to 26 (5 houses) the parking is provided on plot. Housing units 22 to 26 and the apartment units have allocated spaces within accessible parking areas distributed through the development. Off plot parking spaces have been carefully considered and allocated so as to provide the most convenient and direct access possible between the properties and their spaces.

On plot parking was considered for units 22 to 26 but such provision would have required an additional access road which would have compromised the provision of open space within the development site.

#### 4.7 Water and Wastewater

The development will be connected to the public water and wastewater treatment facilities. Uisce Éireann has responded to a pre-connection enquiry confirming that water connection is feasible without infrastructure upgrades, whilst wastewater connection is feasible subject to upgrades. Two projects are currently underway to increase capacity at Midleton Waste Water Treatment Plant and it is considered that these will provide the necessary upgrades and capacity.

In relation to surface water, Objective WM 11-10 requires that all new developments incorporate SuDs, making efforts to limit the extent of hard surfacing and impermeable paving. Early iterations of the site layout included for an open attenuation basin within the public open space. However, consultations with the County Engineer highlighted a concern with such a provision within the open space, the result of which was to amend the scheme to include an underground attenuation tank to work in conjunction

with the attenuation storage provided in the roadside filtration trenches and roadside swales.

Full details of the water and wastewater treatment proposal are contained within the Civil Engineering Report and associated plans produced by Walsh Design Group.

#### 4.8 Education facilities

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas. The subject development is for 45 residential dwellings and the proposed development therefore does not provide for a childcare facility.

There are a number of pre-school, primary and post-primary facilities within Midleton. The closest existing pre-primary school is located approximately 650m west of the subject site. A creche is included as part of the adjacent Castle Rock LRD (Planning Ref. 23/6277) which will provide for 88 child spaces. The Childcare Demand Report submitted in support of the Castle Rock LRD (Planning Ref. 23/6277) notes that a the 88-place creche provides for the maximum generated demand from both the Castle Rock LRD and the adjacent Blossom Hill (Planning Ref. 24/5432) development and has a surplus 16 spaces.

The closest primary school, Midleton Educate Together National School, is located approximately 415m west of the proposed development. The CDP includes provision for two additional primary schools and one additional post-primary school on lands zoned for community use within the Water-Rock Urban Expansion Area to the north of Midleton. These additional schools will provide for Midleton's school requirements as identified by the Department of Education and set out in Table 6.1 of the CDP.

## 5. Appropriate Assessment

According to the EU Birds Directive (79/409/EC) and Habitats Directive (92/43/EEC), member states are required to designate areas in order to protect priority habitats and species. These sites are known as Special Protection Areas (SPA) and Special Areas of Conservation (SAC). Collectively, these sites are known as Natura 2000 sites. An 'Appropriate Assessment' (AA), refers to an assessment, based on best scientific knowledge of the potential impacts of a plan, on the conservation objectives of any Natura 2000 site and the development, and where necessary of measures to preclude negative effects. The impact assessment must include indirect and cumulative impacts of approving the plan considered, with any current or proposed activities, development or policies impacting on the site. All plans and projects should aim to identify any possible impacts early in the plan making process and then either alter the plan to avoid them or introduce mitigation measures to the point where no adverse impacts remain.

An Appropriate Assessment is an assessment carried out under Article 6(3) and 6(4) of the Habitats Directive. Article 6(3) of the Habitats Directive states:



*Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon either individually or in combination with other plans or projects shall be subject to Appropriate Assessment of its implication of the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provision of paragraph 4, the competent National Authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*

Article 6(4) states;

*If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions a plan or project must nevertheless be carried out for imperative reasons or overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission to other imperative reasons of overriding public interest.*

An AA Screening report prepared by Dixon Brosnan considered that the proposed development, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European site, in light of their conservation objectives. Therefore, a Stage 2 Appropriate Assessment is deemed not to be required.

## 6. Environmental Assessment

The submission is accompanied by an EIA screening report which concludes that the proposed development does not require a mandatory EIA.

Having regard to the nature, extent and characteristics of the likely impacts for the construction and operational phase (occupation of the dwellings) of the proposed development, it is considered that it will not give rise to any likely significant environmental effects and accordingly a sub-threshold EIA is not required.

## 7. Conclusion

The proposed residential development at Broomfield West will provide an additional 45 new homes to a growing stock of housing solutions in Middleton on an underutilised infill site on lands zoned for residential development. The

scheme has been carefully designed by a multidisciplinary team to ensure a high-quality development that is consistent with all the relevant national, regional and local policies. The proposed development will provide 45 much needed new homes to meet a mixture of housing needs with regards to size and typology on lands zoned for residential development and bound by other existing, new and proposed residential developments. It will deliver a high-quality social housing scheme that is sympathetic to the existing urban and rural surrounds that will help address the current housing shortages in a highly desirable key town close to the City of Cork.