

ITM:  
E 588181  
N 575260

nGabhar Thiar  
Broomfield West

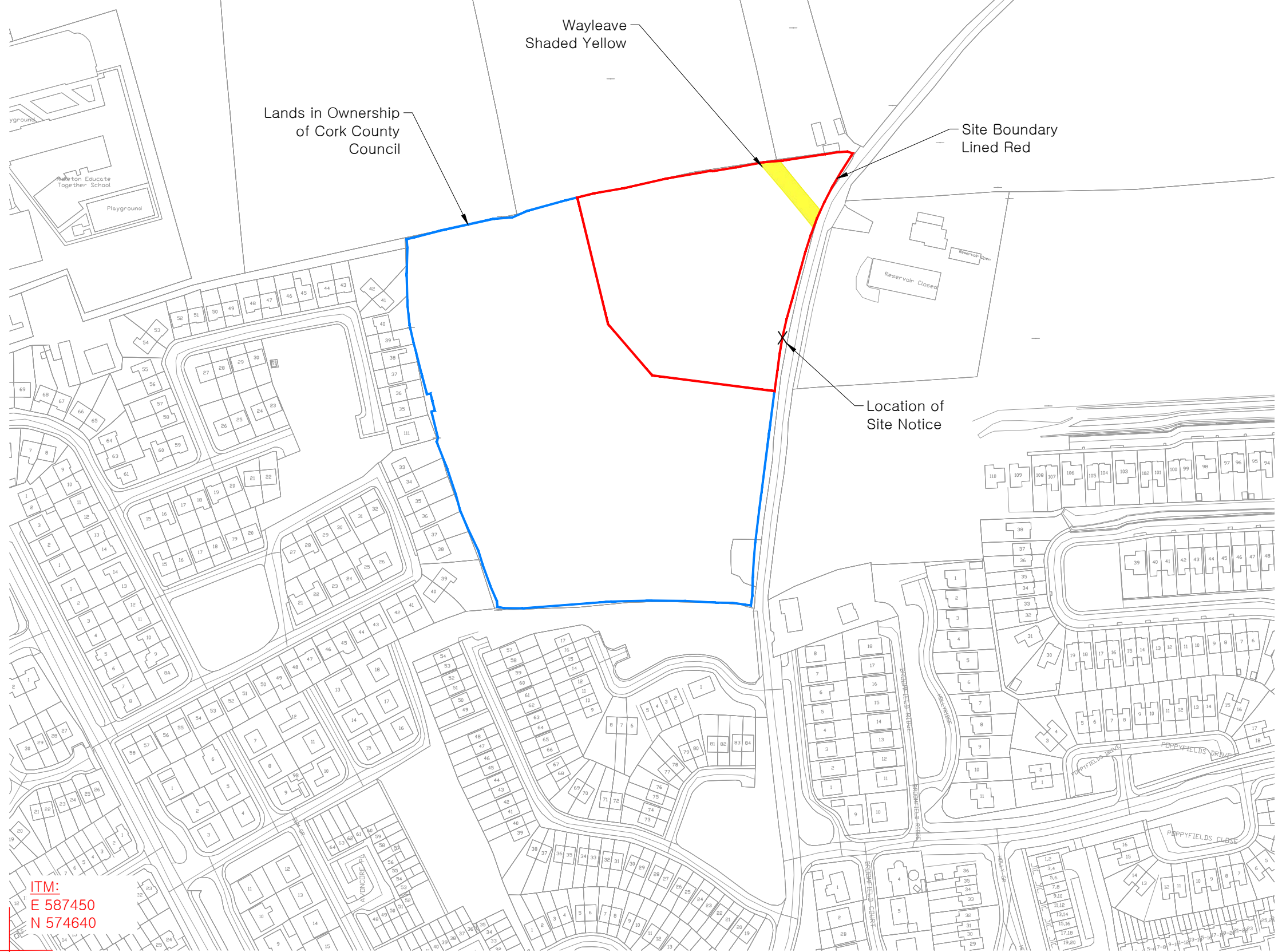
Wayleave  
Shaded Yellow

Lands in Ownership  
of Cork County  
Council

Site Boundary  
Lined Red

Location of  
Site Notice

ITM:  
E 587450  
N 574640



Rev	Description	Date	Dm	Ckd
0	Issued for Planning	12.05.25	LB	MW

**walsh**  
**design**  
**group**

**Consulting Engineers**

*The Mall, Maryborough Woods, Douglas, Cork*

Tel: [021-4774940](tel:021-4774940)    email: [info@wdg.ie](mailto:info@wdg.ie)

Title: Site Location Map

Project: Residential Development,  
Broomfield West, Midleton,  
Co.Cork

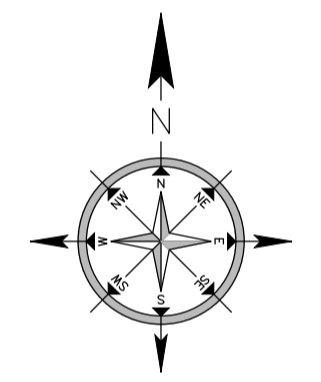
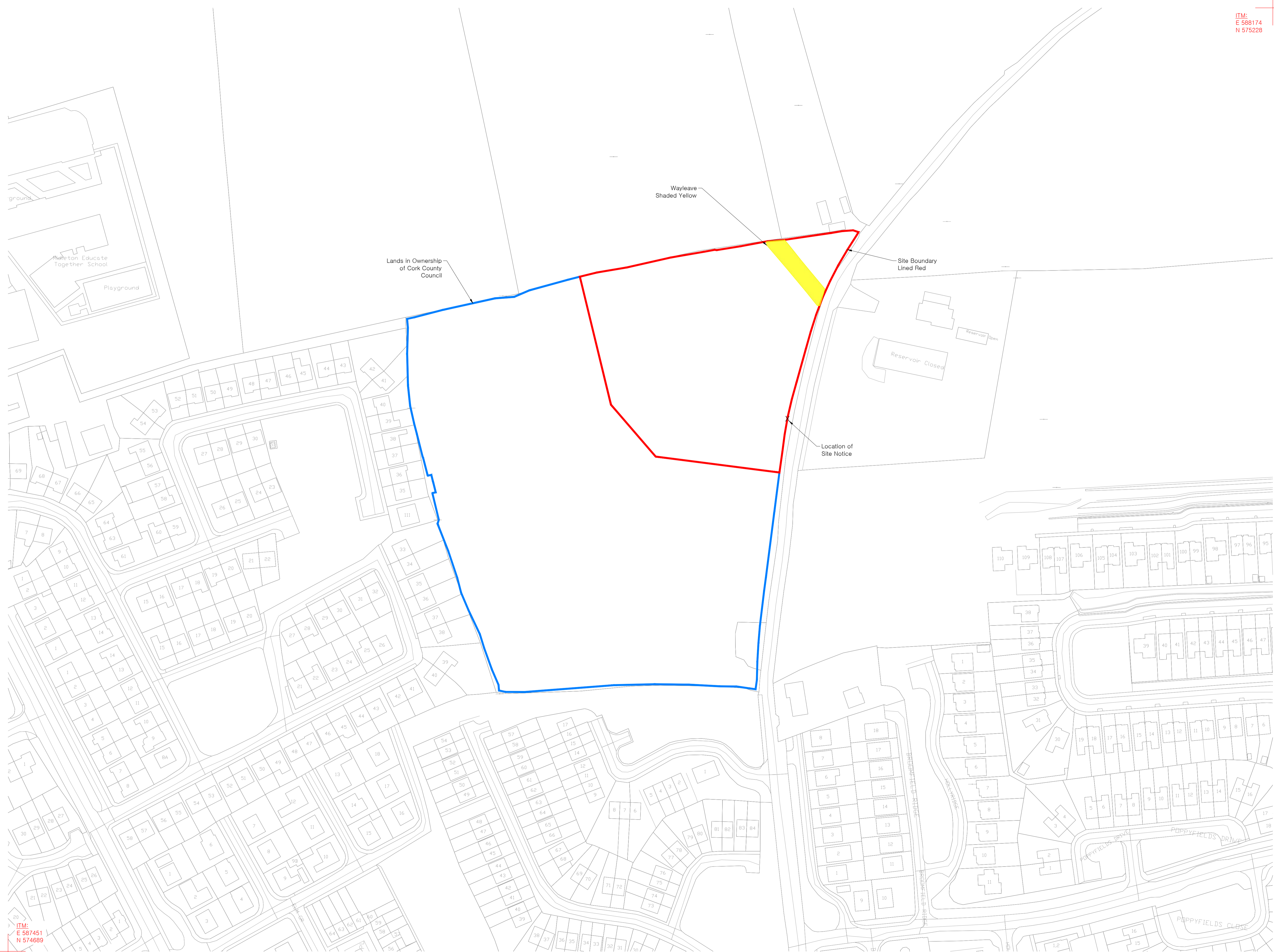
ID No: 24028-XX-XX-XX-XX-DR-WDG-CE-903

Date: March 2025	<b>0</b>
Drawn by: LB	
Scale: 1:2500 (A3)	
Purpose: P3 - Planning	

**Site Location Map**  
Scale 1:2500



ITM:  
E 588174  
N 575228



ITM:  
E 587451  
N 574689

Site Location Map  
Scale 1:1000

0	Issued for Planning	12/09/25	LB	MM
Rev.	Description	Date	By	CHK

**walsh design group**   
Consulting Engineers  
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Tel: 021-4774940 email: info@wdg.ie

Title: Site Location Map

Project: Residential Development, Broomfield West, Middleton, Co Cork

ID No: 24028-XX-XX-XX-DR-WDG-CE-904  
Date: March 2025  
Drawn by: LB  
Scale: 1:1000 (A1)  
Purpose: P3 - Planning

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**CORK COUNTY COUNCIL**

**PLANNING & DEVELOPMENT ACT 2000 (as amended) – Part XI**

**PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) - Part 8**

Notice is hereby given, pursuant to the provisions of Part XI of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning & Development Regulations, 2001(as amended) that Cork County Council proposes to undertake the following development:

**SCHEDULE**

<b>LOCATION</b>	<b>NATURE &amp; EXTENT OF DEVELOPMENT</b>	<b>OFFICES AT WHICH PLANS AND PARTICULARS MAY BE INSPECTED</b>
<p>Lands at Broomfield West, Midleton, Co. Cork</p> <p>In the townland of: Broomfield West</p>	<p>The construction of a new housing development consisting of:</p> <ul style="list-style-type: none"> <li>• 45 no. residential units comprising a mix of:               <ul style="list-style-type: none"> <li>- 8 no. 2-bed, 2-storey houses</li> <li>- 16 no. 3-bed, 2-storey houses</li> <li>- 3 no. 4-bed, 2-storey houses</li> <li>- 10 no. 1-bed apartments</li> <li>- 8 no. 2-bed apartments</li> </ul> </li> <li>• 65 no. car parking spaces including visitor parking and designated accessible spaces</li> <li>• New pedestrian route through the site consisting of footpaths and cycle paths</li> <li>• Landscaped public open space including public recreation space, wildflower meadows, planting and trees</li> <li>• New shared surface to Broomfield West Road (L-7630-0)</li> <li>• New public lighting and connection to public utilities</li> <li>• All associated site and ancillary works</li> </ul>	<p align="center">Housing Directorate, (Reception Area) Floor 4, County Hall, Cork.</p> <p>By appointment, see Point No. 1 below.</p> <hr/> <p align="center">East Cork Municipal District Offices Cork County Council, Midleton Lodge, Youghal Road, Midleton, Co. Cork.</p> <p>By appointment, see Point No. 1 below.</p>

**The plans and particulars may be inspected as follows:**

1. By appointment with a member of the Council staff by calling one of the following numbers: 021 4285889 or 021 4285857 or emailing [Part8Housing@corkcoco.ie](mailto:Part8Housing@corkcoco.ie)
2. Online at the following address:  
<https://www.corkcoco.ie/en/resident/planning-and-development/public-consultations>
3. On receipt of a written request the Council will post or email a copy of the plans and particulars to a member of the public who wishes to make a written submission within the statutory timeframe (indicated below).
4. The request should be headed: 'Part 8 Housing Scheme at Broomfield West, Midleton' and addressed to the Housing Directorate, Cork County Council, Floor 4, Co. Hall, Cork, stating whether you wish to have the plans etc. sent in hard copy form or by email.

As per Article 81 of the Planning and Development Regulations 2001 (as amended) an Environmental Impact Assessment (EIA) screening determination has been made and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development once standard industry environmental management systems are in place. A determination has been made that an **EIA is not required**. As per Article 120(3) where any person considers that the development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of **4 weeks** beginning on the date of the publication of this notice apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have such significant affects on the environment. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin, 1.

Plans and particulars of the proposed development will be available for inspection free of charge and/or for purchase for a fee (the fee shall not exceed the reasonable cost of making such a copy) at the locations outlined above (see Point 1 above) on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period beginning on Friday, 4<sup>th</sup> April, 2025, and ending on Wednesday, 7<sup>th</sup> May, 2025.

Submissions or observations with regard to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be situated, may be made using the online submission form on [www.yourcouncil.ie](http://www.yourcouncil.ie) or, in writing to the Director of Services, Housing Directorate, Floor 4, County Hall, Carrigrohane Road, Cork **no later than 4.00pm on Wednesday, 21<sup>st</sup> May, 2025**.

**Director of Services, Housing Directorate,**

**Cork County Council**

It should be noted that the Freedom of Information Act applies to all records held by Cork County Council.



# SITE NOTICE

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**Director of Services, Housing Directorate,  
Cork County Council**

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## **Part 8 Development - 45no. dwellings @ Broomfield**

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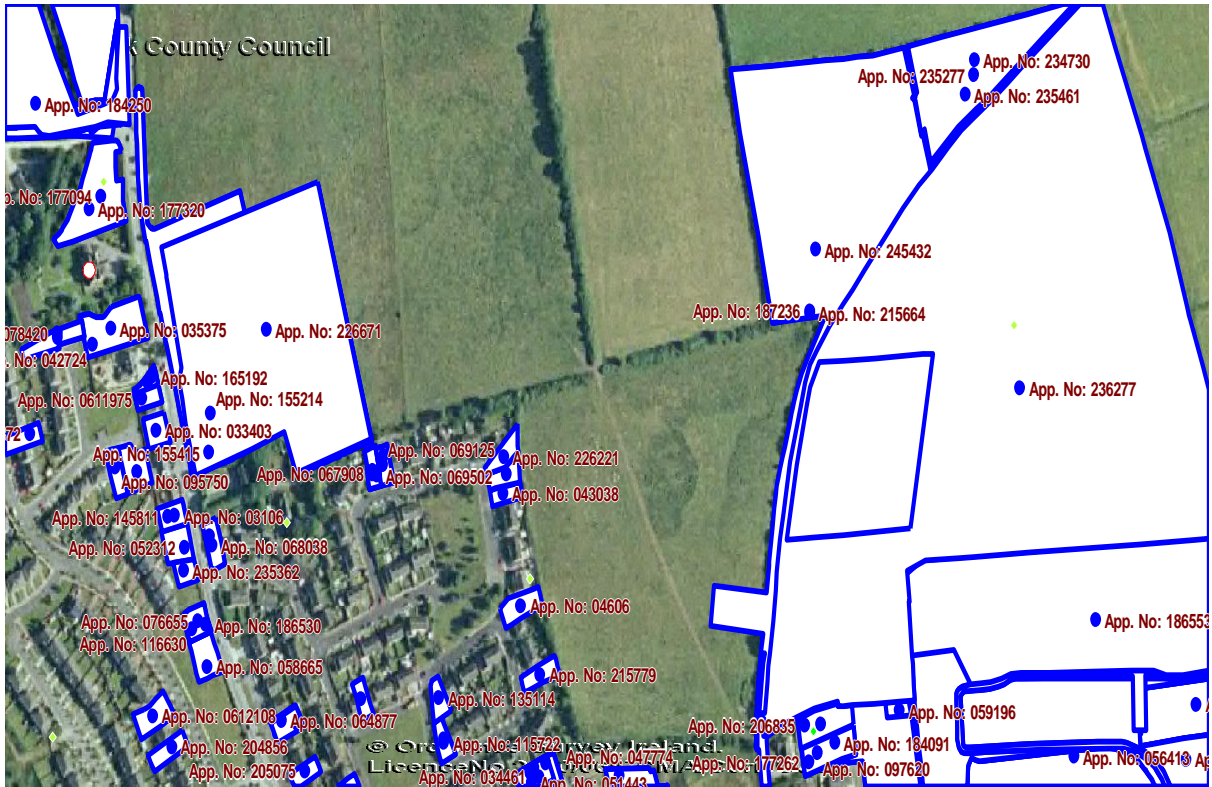
### **Introduction**

The proposed development envisages the construction of 45no. dwellings and associated site services at Broomfield, Middleton

The site of the proposed development is located approx. 1km to the NE of Middleton town centre in an elevated location to the North of the existing built up urban area. The site is wedge/ triangular in shape and is taken from a larger field all with the ownership of CCC. The site measures 1.45ha and it is proposed to accommodate a mixture of 2, 3 and 4 bed units. There is a steep fall in levels across the site -16m differential - sloping southwest with a high point of approximately 57.88 m in the northeast of the site and the low point of approximately 41.62 m at its southwest boundary.

There is a water treatment plant site opposite the site and two older estates to the SE (Elsinore and Abbeylands). The site is directly opposite a recently permitted LRD for 272 dwellings, creche and community facility. A new development "The Steeples" is located adjacent the narrow Northern boundary of the site at a more elevated albeit less steep level. The adjacent local road -the L7630 Broomfield road is being widened/ upgraded as part of accommodating permitted developments in this area

### **Planning History**



No planning history on the subject site area



## **Recent applications on neighbouring Lands**

23/6277- LRD permission granted to Castle Rock Homes for large-scale residential development (LRD) comprising of the construction of 272 no. residential units, 3 ESB substations, 1 no. creche and community use building and all associated site development works including footpaths, car and bicycle parking, drainage, bicycle and bin stores, lighting and landscaping/amenity areas. Ther decision to grant was upheld by An Bord Pleanala under **319654-24**

23/5461- Permission granted to Caraden Holdings for the construction of a residential development consisting of 12 no. residential housing units, the proposed development consists of 5 house types with a mix of 2 and 3 bedroom unit typologies [11 no. 3 bed units and 1 no. 2 bed unit] including detached, semi-detached & terraced units. All dwelling houses are 2 storeys in height. Permission is sought for the development outlined above as well as 26 no. parking spaces [2 no. spaces designated as visitor spaces from the scheme granted under 18/7236 are proposed for a change of use from visitor parking to designated residential parking and the two no. visitor space being lost are being replaced in the proposed scheme]. Permission is also sought for all associated drainage, landscaping, and all associated site development and infrastructural works. The site is located Broomfield West, Midleton, Co.Cork and is adjacent to, and accessed from the previous development known as 'The Steeples' a development of 41 no. house permitted under planning reference number 18/7236

21/5664- Permission granted to Park Hill View Estates Ltd for 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.

18/7236- Permission granted to Park Hill View Estates for demolition of existing sheds and construction of 41 no. residential units. The proposed development includes the demolition of existing sheds (2 no. agricultural sheds) and the construction of 2 and 3 storey detached and semi-detached houses and the provision of landscaping, car parking all associated infrastructural and site development works. All associated infrastructure and services to include the widening of the existing L-7630 Broomfield Road including the provision of a pedestrian footpath. The proposed development includes provision for internal roads and footpaths and 2 no. new vehicular entrance off the L-7630 Broomfield Road to serve the development.

## **Compatibility of Proposal with relevant Development Plans**

## Compatibility of Proposal with relevant Development Plans

### Project Ireland 2040 – National Planning Frameworks

A number of key policy objectives are noted as follows:

- National Policy Objective 3(a): Deliver at **least 40% of all new homes nationally within the built-up footprint of existing settlements.**
- National Policy Objective 3(c) Deliver at least 30% of all new homes that are targeted in settlements other than the five cities and their suburbs, within their existing built-up footprint.
- National Policy Objective 4: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
- National Policy Objective 27: Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.

National Policy Objective 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate

## Regional Policy

### Regional Spatial and Economic Strategy for the Southern Region (RSES)

Under the RSES, Midleton is categorised as a 'Metropolitan Town'. Metropolitan towns are among the fastest growing and youngest (age cohort) towns in the Region

The RSES states that the potential residential yield for Midleton is 5,255 units (including Water Rock UEA- 2,460 units). The proposed development of additional residential units is fully consistent with the policy objectives in the RSES

National Planning Framework (NPF): Project Ireland 2040 The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of the country out to the year 2040. It is a national document that will guide at a high-level, the strategic planning and development of the country over the next 20+ years, so that as the population expands, growth is sustainable (in economic, social and environmental terms). A key aim of the NPF is to more efficiently and sustainably use the State's lands resources, particularly those in established urban areas. In such areas The NPF expressly seeks the densification of suburban sites close to public transport and services and facilities. This is a particularly relevant objective in context of the planned railway station at Water Rock and the impact the delivery of same will have on driving population growth and supporting lands for residential development.

National Policy Objective 3a seeks to: "Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements."

## **Regional Policy**

Regional Spatial and Economic Strategy for the Southern Region (RSES)

Under the RSES, Midleton is categorised as a 'Metropolitan Town'. Metropolitan towns are among the fastest growing and youngest (age cohort) towns in the Region

The RSES states that the potential residential yield for Midleton is 5,255 units (including Water Rock UEA- 2,460 units). The RSES also lists out the infrastructure priorities for the area, including a new railway station, a new bridge over the railway line connecting to the N25 upgrade and a new Midleton Northern Relief . The proposed development of 434no. residential units is fully consistent with the policy objectives in the RSES

## **County Development Plan 2022**

The lands are zoned MD R-05 under the provisions of the CDP 2022





MD-R-05

MD-R-05	Medium A Density Residential Development to include a mix of house types. Any development proposal should include a detailed landscaping plan.	4.79
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In terms of the Core Strategy of the Plan, Midleton is designated as a Metropolitan Town within the Cork Gateway for which the strategic aim includes critical population growth. The vision for Midleton as set out in the County Development Plan is to build on the success of the rail connection and to promote the continued development of the town and its hinterland

The Cork County Development Plan 2022 provides for the town to grow to 19, 423 persons up to 2028. This represents a growth of 6, 927 persons. In order to accommodate this level of population growth, an additional 2, 647 housing units will be required the majority of which are to be provided on the main residentially zoned land clusters across the settlement. The subject site is one such cluster

Having regard to the foregoing, the development proposed accords with the general principle of the zoning objective as identified in the County Development Plan 2022. The

compliance (or otherwise) with the specific zoning objective requirements will be highlighted under the main body of the report below

## **Density**

The zoning objective stipulates that Med A density should be applied to the site. "Medium A" density is set out under the current CDP and specifies 20-50 dwellings per ha. Having regard to National guidelines for Planning Authorities on Sustainable Residential Development in Urban Area, this site should be regarded as an "Outer Suburban", Greenfield site. National guidelines suggest that net residential densities in the order of 35 to 50 units per hectare should be encouraged on such sites

The subject proposal sets out a density of **33.5 units p/ha** which adheres to prescribed CDP standards but falls marginally short of National targets. While it would have been desirable to see a higher density scheme at this location (in line with the ethos now promoted under the "*Sustainable Residential Developments and Compact Settlements*" guidelines), it is accepted that there are challenging topographic and visual concerns on this site and in that context a slight reduction in density is deemed a reasonable trade-off vis a vis creating a better sense of place and balancing wider visual and residential amenity concerns. To this end it is also noted the recently permitted scheme opposite the site (23/6277) delivered a similar density of **33 dh/ha** on a similarly sloping site and this approach was ultimately endorsed by ABP in its final judgement. Accordingly and having regard to the surrounding planning history, the proposed density is deemed appropriate

## **Design/layout**

The layout has been designed to work with the slope/ falling level with the aim to limit the amount of retaining structures required. As noted there is a 16m fall in levels across the site. A ROW runs across the NE corner of the site thus an area of passive OS has been located there. Opportunities for biodiversity net gain also exists in this location and same is referenced in the submitted landscaping plan. These constraints essentially dictate the site strategy. There are 3no. 4 bedroom houses, 16 no. 3 bedroom houses and 8 no. 2 bedroom houses proposed along with 18no. 1 and 2 bedroom simplex units. These are all own door units bar 2 no. simplex which share an entrance. A large proportion (9no.) are accessible from ground floor. The proposed dwellings (1-27) follow a somewhat conventional type arrangement with 2 storey terrace and semi-detached dwellings occupying the central and NW section of the site These are arranged around and fronting areas of public open space. These units include in curtilage car parking and rear garden areas. A denser area of courtyard simplex units/apartments are to be located on the lower lying section of the site also arranged around an OS area and some grouped car parking. Overall OS accounts for 12% of the overall area which is in excess of the min. 10% mandate. Dwellings and simplex/apartment units use a simple palette of materials which are appropriate to the setting



A design statement accompanies the application showing how the proposal has been considered relative to its surrounding context and the 12 key principles of the urban design manual. In addition, the architects section has liaised with the Planning office as the proposed design solution has emerged/ evolved and the design package submitted includes a response to previous suggestions/commentary raised by the Planning section. Some key considerations raised by the Planning section related to the addressal of the public road, the inclusion of linkages across the site (to potentially allow access to neighbouring lands the school site to the NW) and the usability of the public OS areas. The likely interaction of the scheme with the recently permitted LRD for 272 units on lands opposite (23/6277) should also be factored. A response to these issues has been included as part of the application and the layout has endeavoured to address these issues. While dwelling no's 6-10 do not directly front the road, they (along with the duplex building to the South), provide a reasonable frontage and the "softer" edge is appropriate for this suburban location. This softer edge arrangement is also comparable with permitted LRD scheme opposite the site. Potential long-term linkages across the site have been maintained in the design response. These could be explored by CCC in future- in particular the possibility of a pedestrian/cycling link to the nearby secondary school. It is noted that the permitted LRD includes a creche facility which is easily accessible from the subject site and pedestrian crossing points will be in place. OS areas have been made reasonably level/usable and



section drawings have been submitted to illustrate same. Photomontages submitted also demonstrate the usability of the OS and the wider aesthetic of the scheme. All OS areas benefit from passive surveillance and it is noted that proposed dwelling no. 6 has a dual frontage/ animated gable to assist in this regard. The overall 2 storey extent of the dwellings will help minimise visual impacts of the proposal and visually marry the proposal with the permitted schemes on neighbouring sites, some of which are in more elevated/prominent locations. It is also worth noting that there are no existing dwellings directly contiguous to the site to the West or South which would have their residential amenity negatively impacted by the proposal.



Overall, the proposed layout as now presented adheres to good urban design principles and is deemed an appropriate response to the site and the surrounding pattern of development.

### **Compatibility with Design Standards**

A good overall mix of dwellings has been provided which will cater to a variety of tenure types. Age friendly dwellings have also been incorporated into the design with universal access provisions. All dwellings/apartments have been designed to exceed minimum size parameters outlined in the “Quality Housing” document and “Apartment Guidelines”

### **Landscaping**

Detailed landscaping plan has been submitted. 325 linear metres new hedgerow proposed along with area of biodiversity gain. SuDS features have also been incorporated into the

plan. New shrubs/planting in line with the all-Ireland pollinator plan and a full planting list has been provided

### **Connectivity**

The site is well positioned relative to Midleton town, walkable and connected with existing/new footpaths. The site is approx. 750m from Midleton train station which provides regular transit towards the city. The train station also provides the starting point for the new Midleton to Youghal greenway (recently opened)

### **Servicing**

Subject to Irish Water connection agreement. Public services would appear to be available to cater for the development however final connection agreement is dependent on network upgrades (expected Q4 2025) as per similar developments across the settlement. In light of the foregoing, CCC has tended to apply a “non -commencement” condition to development applications pending final UE connection agreement.

### **Water**

Public mains.

### **Traffic**

A Traffic and Transport Assessment was required as part of the assessment of the LRD scheme permitted opposite this site and the traffic constraints in the area and the N25 are known. It is noted that a TTA has been submitted to support this proposal. It states that the key junctions operate within capacity, and that the junction of Avoncore Place/Broomfield Close should be signalised by 2031 to improve pedestrian crossing facilities and safety.

### **Car Parking**

65no. spaces have been provided to cater for the 45 units proposed. CDP parking standards typically indicate 2 spaces per dwelling and 1.25spaces per apartment. There are 19 3&4bed units and 26 1&2 bed units. proposed This would equate to a total parking demand of **70.5spaces**. These however are maximum standards.

2 no. spaces for each of the 3&4 bed dwelling units (2-7 and 10-22) have been shown along with 1 space per remaining apartments/simplex. One accessible and one visitor parking space are also provided.

The subject site while not centrally positioned, is walkable to commuter rail station stop (Cork- Midleton). In addition, new cycle networks are proposed close to the site (the area adjacent the mill road junction). CDP parking standards are maximum thus in the context of the new guidelines and the planned location of the site, the maximum standards should not be pushed as it would undermine attempts to generate a modal shift. A similar approach to car parking employed in the assessment of the neighbouring LRD scheme where maximum standards were not pushed.

In terms of cycle parking, 68no. cycle spaces provided. Cycle parking will be provided within the curtilage of each dwelling. Covered cycle parking for the 1and 2 bed apartment units has been provided.

### **EIAR Screening**

See document completed by the Senior Planner. EIAR is not required in this instance.

### **AA Screening**

Internal report noted and requirement for AA has been successfully screened out.

### **Archaeology**

An archaeological appraisal has been submitted and has concluded that no further archaeological input is required.

### **Conclusion**

The proposal is within the Midleton development boundary and will deliver 45 additional dwelling houses to residentially zoned lands. The proposal adheres to the aims/objectives of the Cork County Development Plan 2022, and as such, accords with the proper planning and sustainable development of the area.



*Enda Quinn*

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Enda Quinn

Executive Planner

18/3/2025

*Noel Sheridan*

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Noel Sheridan

A/Senior Planner

27/3/2025

