



# Comhairle Contae Chorcaí

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## Cork County Council

### Part 8 Development – 4 No. dwellings @ Upper Aghada

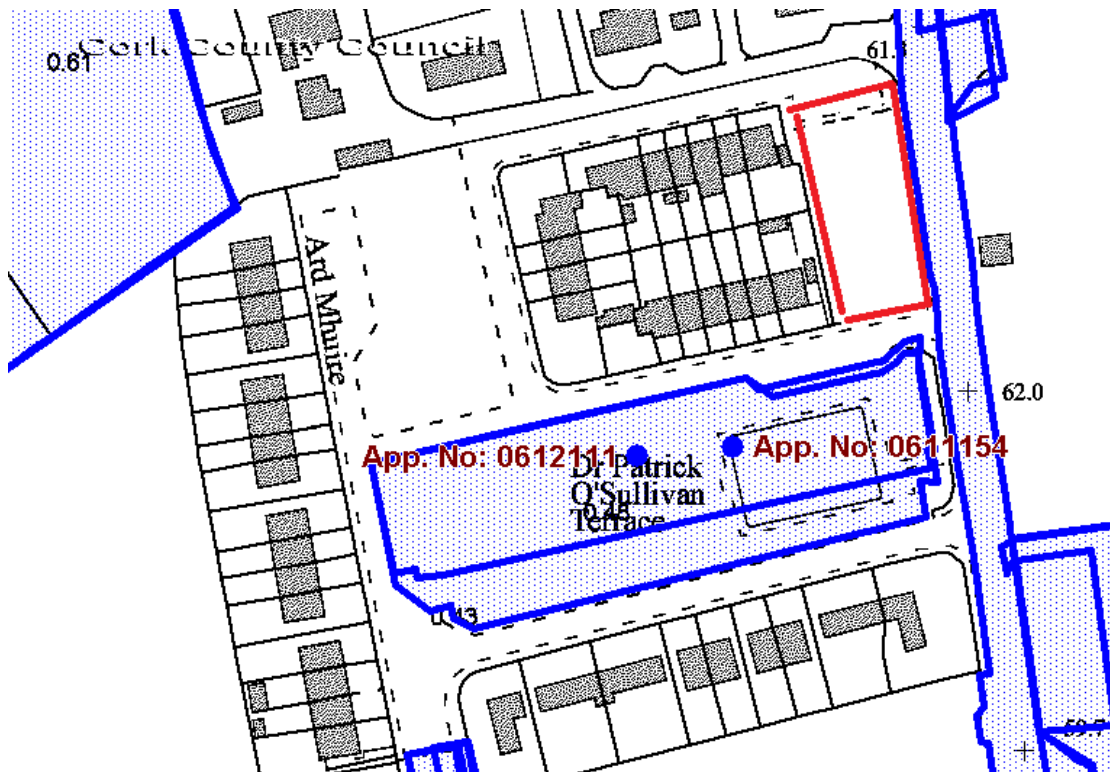
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#### Introduction

The site of the proposed development is located in the village of Aghada Upper close to the main core, near the school, Church and post office that help define the settlement.

The proposed development envisages the construction of 4no. dwellings and associated site services at an existing local authority-built estate (Joseph O'Brien Terrace- built 1980's). This estate contains 41no. existing dwellings laid out around a generous complement of public open space. The subject site forms part of an Open Space area on the Eastern end of estate adjacent the main public road. The site itself is relatively flat though there is a gradual fall of approx. 1m from N to S.

#### Planning History



No planning history on the subject site area (shown in red)

#### **Recent applications within estate**

06/12111- Permission granted to Aghada Community Council for Construction of enclosed multi-use games area

#### **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)

## **County Development Plan 2022**

The site is within the approved settlement boundary for Aghada/ Whitegate as per the CDP 2022.

**WG-DB-01:** Within the development boundary of Whitegate and Aghada encourage the development of up to 60 houses during the plan period. This figure of 60 dwellings has not yet been exceeded thus there is capacity within the objective to cater for the 4no. dwellings now proposed.

The site itself is zoned as *“existing residential/mixed residential and other uses”*. The intention of this zoning is to conserve and enhance the quality and character of established residential communities and protect their amenities. Any new proposals will be subject to the design, scale and use of the building or development being appropriate for its location.

The following policy objectives/sections of the Development Plan were also considered in the assessment of this application:

- **HE 16-21** which sets out to encourage the design of buildings to reflect the character, pattern, and tradition of what is existing and to ensure that the materials used fit appropriately within the landscape.
- **GI 14-9** which seeks to protect the landscape, the built and natural environment by ensuring that developments meet high quality design standards.

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.

## **Density**

The existing estate measures 2.27ha and provides for 41no. dwellings (a density of approx. 20 units per/ha). The current proposal to add a further 4no. dwellings to this estate will help increase the overall density of the scheme and provide for a more efficient use of urban land. This also ties in with the the ethos now promoted under the *“Sustainable Residential Developments and Compact Settlements”* guidelines 2024

## **Design/ layout**



Figure 10. Layout of watermains



*3D image of proposed layout response-note parking to front is in revised position (improved)on actual layout*

### **Compatibility with Design Standards**

4 no dwellings provided for as per the following:

2no. 2 bed 4 person units

1no. 3 bed 5 person units

1no. 3 bed 6 person unit

All dwellings have been designed to exceed minimum size parameters outlined in the "Quality Housing" document.

Private open space ranging from 62- 78sqm has been provided for each dwelling which is in excess of min standards

### **Connectivity**

The site is well positioned relative to Upper Aghada core and easily walkable to school/ Church and post office. Public transport options (bus) also serve the settlement

### **Servicing**

Subject to Irish Water connection agreement. Public services would appear to be available to cater for the development

### **Water**

Public mains.

### **Traffic**

Existing estate entrance. Area engineer should comment on the proposed parallel parking arrangement along the public road

### **Car Parking**

5no. car parking spaces have been provided. 3no. parallel parking spaces provided along the road edge. 2 additional spaces adjacent existing entrance to the South. Given that this area is predominantly served by private car, some additional parking may be required as parking within the estate is haphazard and mostly on street (a/e should comment)

It is noted that a space bike parking area to the South of the site has also been provided. As the proposed dwellings are all own door with private rear gardens, separate bike parking would not appear to be warranted.

### **EIAR Screening**

See document completed by the S/P.

### **AA Screening**

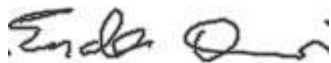
To be completed by ecology section

### **Archaeology**

N/A- existing estate

### **Conclusion**

The proposal is within the Aghada/Whitegate development boundary and will deliver 4 additional dwelling houses to the settlement. 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. Subject to satisfactory supporting reports from ecology / internal traffic engineers, there would appear to be no fundamental objection to the proposal from a Planning perspective.



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Enda Quinn

Executive Planner

15/04/2025



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Thomas Watt

Senior Planner

22/04/2025





# Comhairle Contae Chorcaí

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## Cork County Council

### RE: Environmental Impact Assessment- Preliminary Examination & Screening

22/04/25

To whom it concerns.

I have examined the proposal to construct **4no. residential units on (1029sq.m.)/ 0.1 ha** at Dr. Patrick O'Sullivan Terrace, Upper Aghada, Co. Cork. The 4no. residential units comprising of 2 x two beds, 2 x three beds 2-storey houses. The development includes off street parking, connection to utilities, landscaping, bin and bike storage, drainage and other ancillary works.

The proposed development does not fall within a class set out in Annex I of the EIA Directive or Schedule 5, Part 1 of the Planning & Development Regulations 2001, (as amended); and is sub threshold of Annex II or Schedule 5, Part 2, in particular, Class 10 (b)(i) and (iv) Infrastructure projects of the Planning & Development Regulations 2001, (as amended), and as such the proposed development is not subject to the EIA directive. The need for mandatory environmental impact assessment can, therefore, be excluded.

#### Article 120(1)

(a) Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the local authority concludes, based on such preliminary examination, that— (i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required, (ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or




I have carried out a **Preliminary Examination** based on a preliminary examination of the nature, size or location of the development and conclude that:

**There is no real likelihood of significant effects on the environment. EIA is not required.**

Having regard to, inter alia, the nature and scale of the proposed development on residential zoned lands, the nature of the works including the extent of site clearance and vegetation removal and the low ecological value of the site; the lack of protected built heritage on the site, management and mitigation measures to be set out in CEMP/ WMP, intention to connect to existing water supply and waste water treatment infrastructure in agreement with UE, and having regard to its location outside flood risk zones, and the separation distances from environmentally sensitive locations including 'European' sites in Cork Harbour I am satisfied that there is no real likelihood of significant effects on the environment arising from the proposed development.

Notwithstanding, an Appropriate Assessment Screening should be carried out in relation to impact on European sites. A site specific and detailed CEMP and WMP in accordance with best practice should be prepared for the written agreement of the planning authority. A preliminary examination shall be reviewed on foot of same.

A handwritten signature in black ink, appearing to read 'Thomas Watt', with a horizontal line extending from the end of the signature.

Thomas Watt

Senior Planner

**Preliminary Examination:**

**Proposed 4no.unit Residential scheme on (1029sq.m.) 0.1 ha at Dr. Patrick O’Sullivan Terrace, Upper Aghada.**

The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

**Nature of the development:**

Is the nature of the proposed development exceptional in the context of the existing environment?

*No*

Will the development result in the production of any significant waste, or result in significant emissions or pollutants?

*No*

*Comment: The nature of development is not exceptional in its context of residential zoned lands within the settlement boundary and will not result in significant wastes emissions or pollutants given the scale of the proposal, a modest pavilion/stage and new paving.*

**Size of the development:**

Is the size of the proposed development exceptional in the context of the existing environment?

*No*

Are there cumulative considerations having regard to other existing and/or permitted projects?

*No*

**Comment:**

*This is a stand-alone project, of a modest scale. The aggregate total of this scheme with nearby extant schemes in Aghada (such as 31no. units under ref. 21/6873) or the Whitegate-Aghada settlement within a development limit of 60units over the lifetime of the Plan which has not been exceeded and, which is well below the threshold of 500 units required to undertake a mandatory EIA. Furthermore, developments have been screened and each is conditioned with CEMP/ WMP to mitigate and manage potential impacts/ effects.*

**Location:**

Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location? *No. Potential, No.*

Does the proposed development have the potential to affect other significant environmental sensitivities in the area? *No*

**Comment:**

*The site is identified as being outside flood risk zones, is 0.49km from Cork Harbour SPA, and 2.0km from Great Island Channel SAC. No direct hydrology connection. The lands are laid out as a 'green' (grassed area of no particular ecological value). CEMP/ WMP will mitigate and manage potential impacts/ effects during construction. Appropriate water and wastewater services connections to UE infrastructure; and SW attenuation storage provided in roadside filtration trenches and roadside swales should mitigate potential post build impacts/ effects.*

**Conclusion:**

Based on a preliminary examination of the nature, size or location of the development.

**There is no real likelihood of significant effects on the environment. EIA is not required.**



Thomas Watt  
Senior Planner