

Planning Report

For Development at Gortnahomna More (townland),
Castlemartyr, Co. Cork

on behalf of Marshall Yards Development Company Ltd

November 2024



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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1. Introduction

McCutcheon Halley Planning Consultants have prepared this planning report on behalf of Marshall Yards Development Company Ltd., to accompany a Large-Scale Residential Development (LRD) planning application to Cork County Council. The proposal includes the construction of 150 no. units, 1 no. childcare facility, 2 no. ESB substations and all associated site development works at Gortnahomna More (townland), Castlemartyr, Co. Cork.

Our client, Marshall Yards Development Company Ltd., has appointed a design team with extensive experience in residential applications including; Deady Gahan Architects, Bernard Seymour Landscape Architects, Donnachadh O'Brien and Associates Consulting Engineers, Doherty Environmental, Charles McCorkell Arboricultural Consultancy and JBA Consulting.

2. Site Context

The 4-hectare (developable area) site is located within the townland of Gortnahomna More, east of Castlemartyr's village centre, and is approximately 1.2km east of Castlemartyr Resort. Within the wider context, Castlemartyr also has good connections to neighbouring towns such as Middleton and Youghal.

The northern boundary of the site fronts onto the N25 which is Castlemartyr's main street and part of the main Cork to Waterford Road. The area surrounding the site is characterised by a mix of uses comprising mostly of residential and agricultural use with the lands to north, west and southwest having all been developed for residential use.

The mix of housing type in the area varies between detached and semi-detached two-storey houses, bungalows and two storey terraced houses, with some two and a half storey dwellings also located within Tuarinn Alainn and Cuirt na Greine estates to the north and west. Lands to the south, east and north-east of the site are undeveloped, agricultural land. An existing dwelling and farmyard is located to the northeast of the site boundary.

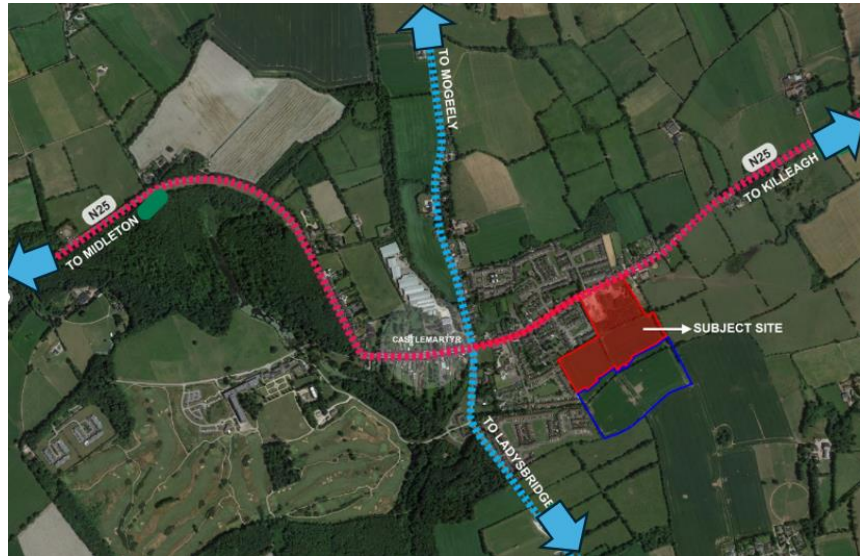


Figure 1: Location of the site in the context of Castlemartyr Village (source Deady Gahan)

3. Proposed Development

The proposed development consists of 150 no. residential units and a 68 no. child place creche facility, 2 no. ESB substations and all associated site development works at Gortnahomna More, Castlemartyr, Co. Cork. It is proposed that the site will be accessed from the north via a new entrance point and priority junction along N25 Killeagh Road which is illustrated within the engineering documents prepared by Donnchadh O'Brien and Associates Consulting Engineers.

The proposed scheme provides a high-quality residential development which will positively contribute to Castlemartyr. The units proposed vary from semi-detached, townhouse to bungalow units that will cater for families, couples, and single occupants of the future units. The design proposal prepared by Deady Gahan focuses on creating a distinctive streetscape with feature corner units, varying widths of streets, shared surface/pedestrian links and alternative parking formations.



Figure 2: CGI of proposed bungalow units (Source Dimension 88)

A review of the surrounding local architectural context influenced the building materials and form for the proposed scheme. Further detail of the design approach is provided in the accompanying Design Statement prepared by Deady Gahan Architects which presents an overview of the design strategy and characteristics of the scheme.



Figure 3: Proposed Open Space (source Dimension 88)

To ensure visual integration of the proposed development into the surrounding context, the scheme seeks to retain the existing hedgerows, trees and natural features along the site boundary and further enhance these features with native planting where appropriate. BSLArch has prepared a landscape proposal which responds to these natural features on site and the proposed dwellings have been orientated to overlook the open spaces and provide passive surveillance for these proposed open areas.

4. Planning History

The following planning applications relate to the subject site:

Planning Application Ref: 17/4624 and ABP Ref: 301316-18

In 2017, Solas Partnership lodged a planning application for 209-unit residential development and a creche facility (508m²) with 2 no. first floor office units (152m²), 2 pedestrian links into the existing Gortnahomna More residential estate, main entrance pillars, wing walls, a kick about pitch, multi-use games area, 4 no. local play areas, open space areas, site landscaping

The planning authority refused the application on the basis that there were deficiencies in the capacity of the wastewater treatment facilities and public water supply in Castlemartyr. Following a first party appeal, ABP also noted that they could not fully assess the application as a NIS was not submitted. The Board further highlighted the need for greater clarity on the flood risk in relation to the northern end of the site.

These items have all been addressed as part this application.

Planning Application Ref: 08/7605

In August 2008, Cork County Council granted Chieftain Construction permission for the construction of 15 Dwelling houses (change of house type

& site layout on part of a residential development granted under ref.no. 07/6114 on sites numbered 9-18 inclusive, 65 and 96-99 inclusive) and alterations to front boundary wall at Gortnahomna, Castlemartyr, Co. Cork

Planning Application Ref: 07/6114

In August 2007, Cork County Council granted Chieftain Construction permission for the construction of a residential development of 200 no. dwelling houses, 1 no. creche, double dressing rooms and 2 no. sports pitches and all associated works to include roads, services, landscaping, boundary walls, underground attenuation tanks and widening of N25 to provide right turning lanes at Gortnahomna More, Castlemartyr, Co. Cork.

5. Planning Policy

The following sections outline the relevant national, regional and local planning policy context for the proposed development. Each section identifies policies that impact the development.

5.1 National Planning Framework 2040

The Department of Housing, Planning and Local Government on behalf of the Government have prepared and published the National Planning Framework commonly known as the NPF. This framework was established in line with Project Ireland 2040 to establish an overarching policy and planning framework for the development of Ireland socially, economically and culturally until the year 2040. A priority of the NPF 2040 is to ensure the framework of development in Ireland is facilitating the growth in population and the demand of homes and employment opportunities. This growth is set to create a demand of 660,000 jobs and 550,000 homes by 2040.

Within the National Planning Framework, Objective 6 focuses on regeneration of:

“...towns and villages of all types and scale as environmental assets, that can accommodate... increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area”.

Regional and local developments will play a key role for these targets to be met. National Planning Policy Objective 33 states that:

‘The NPF prioritises the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location’

The NPF notes the importance of creating vibrant villages and its vision for future growth in villages is evident under National Planning Objective 11 which states that:

“In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.”

As part of the overall target population growth between now and 2040, the NPF indicates a projected increase in population of 340,000 to 380,000 in the Southern Region. At the high end of this target, it is anticipated that 215,000 of this population growth will come from Cork City, Limerick City, Waterford City and all their suburbs, with the remaining 165,000 growth in population coming from areas outside of this.

5.1.1 Draft Revised National Planning Framework, July 2024

The Draft First Revision to the National Planning Framework 2024, updates and strengthens Ireland's strategic planning approach, guiding sustainable growth and development through to 2040. Building on the foundations laid by the original 2018 framework, the draft revision sharpens the focus on sustainable urban and rural development, climate resilience, and regional balance, aligning Ireland's growth objectives with more ambitious environmental and social targets.

National Policy Reference 43 states that its approach is:

'To target the delivery of housing to accommodate approximately 50,000 additional households per annum to 2040.'

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

The Regional Spatial & Economic Strategy (RSES) for the Southern Region sets out a 12-year strategic development framework for the Southern Region.

It is a principle of the RSES to inform the integration of land use and transport planning by *"ensuring that future developments are planned and designed to maximise their accessibility by public transport, walking and cycling"*.

Regional Policy Objective (RPO) 2 of the RSES sets out the aim for planning in diverse areas and states the following:

*"The RSES supports sustainable enterprise growth, services, physical and social infrastructure investment and the sustainable growth of all communities in the Region. The overall strategy builds on cities and their associated metropolitan areas as engines of growth and seeks, in parallel, to re-position the Region's strong network of towns, **villages** and diverse rural areas in an economically resilient, imaginative and smart way to foster sustainable competitive advantage."*

In addition, RPO 26 includes specific objectives regarding towns and villages across the Southern Region. RPO 26(a) states the following in this context:

"To strongly support strengthening the viability of our towns and rural settlements, as a key objective of the RSES, including the protection of essential rural services such as post offices, shops, and medical facilities".

5.3 Cork County Development Plan 2022

The Cork County Development Plan (CCDP) 2022 establishes a network of settlements in the County, allocating related population and housing projections. As per their network of settlements, Castlemartyr is classified as a Key Village (>1,500) within East Cork Municipal District (MD) and holds a

significant position as a key village in the Cork County Development Plan (CCDP).

Section 3.6.4 of the CCDP outlines the growth targets designated for Castlemartyr, stipulating the following:

“The strategy for Castlemartyr, as set out in this plan, provides for the population of the village to grow to 1920 persons. In order to accommodate this level of population growth, an additional 122 housing units will be required up to 2028.”

A target population and associated number of houses required to meet the population targets has been set out in Table 4.9.3 of the CCDP which indicates that the overall scale of new development to 2028 for Castlemartyr is 122 of a total of 473 units combined to be provided in all four of East Cork’s key villages (Castlemartyr, Cloyne, Killeagh and Whitegate/Aghada).

The proposed site is located within 3 separate zoning objective:

- Existing Residential/Mixed Residential and Other Uses (ER);
- Residential (R); and
- Residential Additional Provision (RAP).

The northern part of the site is zoned Existing Residential/Mixed Residential and Other Uses. The following zoning objective applies to this part of the site:

Objective ZU 18-9

“The scale of new residential and mixed residential developments within the Existing Residential/Mixed Residential and Other Uses within the settlement network should normally respect the pattern and grain of existing urban development in the surrounding area. Overall increased densities are encouraged within the settlement network and in particular, within high quality public transport corridors, sites adjoining Town Centres Zonings and in Special Policy Areas identified in the Development Plan unless otherwise specified, subject to compliance with appropriate design/amenity standards and protecting the residential amenity of the area.

Other uses/non-residential uses should protect and/or improve residential amenity and uses that do not support, or threatens the vitality or integrity of, the primary use of these existing residential/mixed residential and other uses areas will not be encouraged.”

The southern section of the site is zoned for residential development in Castlemartyr, and the following objectives apply:

CM-R-01 – Medium B density residential development. To include connectivity with adjoining development to the north

and west. The site contains mature hedgerows and scattered trees which are of important local biodiversity value.

CM-RAP-02 – Medium B density residential development. To include connectivity with adjoining development to the north and west. The site contains mature hedgerows and scattered trees which are of important local biodiversity value.

Lands zoned 'RAP' provide flexibility to facilitate meeting the population and growth targets for settlements. Volume 1, Section 18.3.18 of the development plan states that:

In providing housing sites for development within settlements, it may be necessary to zone more serviced land and sites for residential (or a mixture of residential and other uses), than would equate to meeting precisely the projected housing demand for that settlement. This approach recognizes that a degree of choice in development sites to be provided locally is desirable to avoid restricting the supply of new housing development through inactivity on a particular landholding or site.

Section 18.13.19 further states that, *'The extent of any Additional Provision shall not exceed 20-25% of the required quantum of zoned land and sites in settlements in any planning authority area as a whole, for any six-year plan period.'* Table 4.3.10 in Volume 4 indicates that this equates to 26 units in Castlemartyr.

Within the CCDP, Medium B Density is defined as having a net density of 20-35 units per hectare. These are defined as being the minimum and maximum net densities in Objective HOU 4-7 of the CCDP 2022.

Volume 4, Section 3.5.4 of the CCDP notes that:

Given the challenges facing some key villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Key Village from Key Villages with infrastructure constraints that are taking longer than expected to be resolved to a Key Village with the same Municipal District which has no such constraints subject to adequate capacity been shown to be available...'

Section 3.6.1 of Volume 4 of the CDP states that:

"The vision for Castlemartyr to 2028 is to develop a compact, strong village core, carefully manage the village's valuable heritage and to achieve a sustainable level of population growth, residential development and provision of employment and services commensurate with the scale of this village."

It is an objective of the CCDP as set out in the Core Strategy to deliver a population of 1,920 by 2028, an increase of 320 since the 2016 Census. This population growth will require the **delivery of 122 new units** as stated in the following Development Boundary Objective for Castlemartyr:

CM-DB-01

Within the development boundary of Castlemartyr encourage the development of up to 122 houses during the plan period.

The CCDP notes in Volume 4, Section 3.6.5 that:

It is considered that there is a sufficient amount of land within the development boundary to accommodate this scale of development and two greenfield sites have been zoned for residential development (CM-R-01 and CM-RAP-02) which will provide approximately 5ha of residential land.

Within Section 3.6.6, Volume 4 of the Development Plan it states that:

Provision should be made for new housing which would act as a real alternative to the construction of one-off housing in the countryside. There is considerable pressure for development in the surrounding rural area and the LAP needs to ensure that adequate and suitable provision is made for larger house sites in the village. Lands outside of the village core area are considered most suitable in this context.

With specific regard for residential density in areas zoned 'Existing Residential/Mixed Residential and Other Uses', paragraph 4.9.8 of the CCDP (Vol 1) states:

"The Plan generally supports proposals for increased densities within this category to optimise the development of lands within the built envelope of a settlement, subject to protecting existing residential amenities and adhering to proper planning and development standards."

Volume 1, Section 4.9.2 of the CCDP gives guidance on the approach to density within villages stating that:

"... in order to ensure some diversity in design and to encourage the delivery of units it is recommended that the size of any individual residential scheme should not normally be over 50% of the Overall Scale of Development within the Plan period."

The CCDP states that in terms of Housing Mix, a broad mix of typologies will be encouraged as part of future development. In relation to housing mix, Objective HOU 4-6 (set out in Volume 1) states that it is an objective to:

"Secure the development of a mix of house types and sizes throughout the County as a whole to meet the needs of the

likely future population across all age groups in accordance with the guidance set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas.”

Volume 1, Section 14.5.11 of the CDP states the following for open space:

Generally, at least 12% to 18% of a site excluding areas unsuitable for house construction should be allocated to the provision of public open space. However, the need to achieve higher qualitative standards in terms of design and layout is particularly important as it is this which helps to achieve a high quality residential environment which fulfils the expectations of the users. In exceptional circumstances where there is a high standard of private open space and where public open space is designed to a very high-quality standard a reduced minimum value of 10% may be applied.

Table 12.6 of the CCDP outlines the maximum standards for car parking. With regards to the maximum quantum of spaces for new residential development proposals, the standards are indicated in the below figure.

Table 12.6: Car Parking Requirements for New Developments (Maximum per sq. m.)	
Development Type	Parking Provision Requirement
Other cultural / recreational & leisure uses	Dependent on nature and location of use.
Residential: Dwelling houses Residential: Apartments	2 spaces per dwelling unit 1.25 spaces per apartment unit

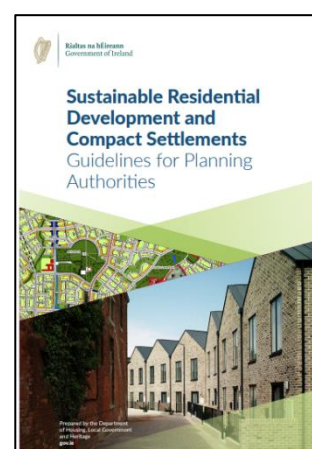
Table 1: Cork County Development Plan 2022, Table 12.6

5.4 Planning Guidelines

Sustainable and Compact Settlement Guidelines for Planning Authorities 2024

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government (DoEHCLG) in January 2024, emphasises the importance of promoting sustainable residential development and compact settlements across Ireland.

The Compact Guidelines came into force after the adoption of the Cork County Development Plan 2022, as such Cork County Council need to have regard to the policies and objectives set out in the new 2024 guidelines.



The town of Castlemartyr would fall under the Small and Medium Sized Towns (1,500 - 5,000 population) in the Guidelines and the following is recommended:

The recommended approach for small to medium sized towns will be to plan for growth arising from economic drivers within and around the settlement and to offer an improved housing choice. The key priorities for compact growth in smaller to medium sized towns in order of priority are to:

- A) *strengthen town centres,*
- B) *protect, restore, and enhance historic fabric, character, amenity, natural heritage, biodiversity and environmental quality,*
- C) *realise opportunities for adaption, reuse and intensification of existing buildings and for back land, brownfield and infill development, and*
- D) *deliver sequential and sustainable urban extension at locations that are closest to the urban core and are integrated into, or can be integrated into, the existing built up footprint of the settlement.*

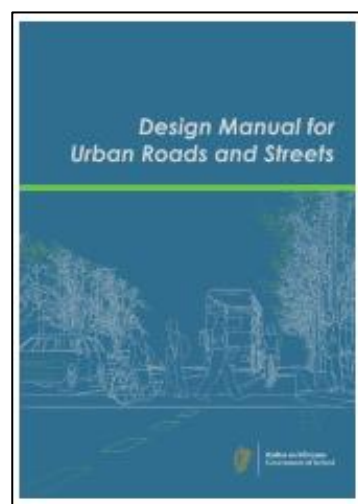
The Guidelines focus on creating compact settlement through innovative designs and higher quality public and private amenity spaces. The guidelines state that the implementation of a diverse mix of housing and a variety of housing densities across settlements with the introduction of innovation housing types can facilitate compact growth and care for a range of users.

5.4.2 Design Manual for Urban Roads and Streets 2019

The holistic approach of the Design Manual for Urban Roads and Streets (DMURS) to understand and design the streets as part of the open space network was applied to the proposed development with the intention to promote sustainable transport and encourage social activities and active neighbourhoods.

The four design principles of DMURS are:

- Connected Networks
- Multi-Functional Streets
- Pedestrian Focus
- Multidisciplinary Approach



These design principles have been used as the pillars of the design of the proposed scheme.

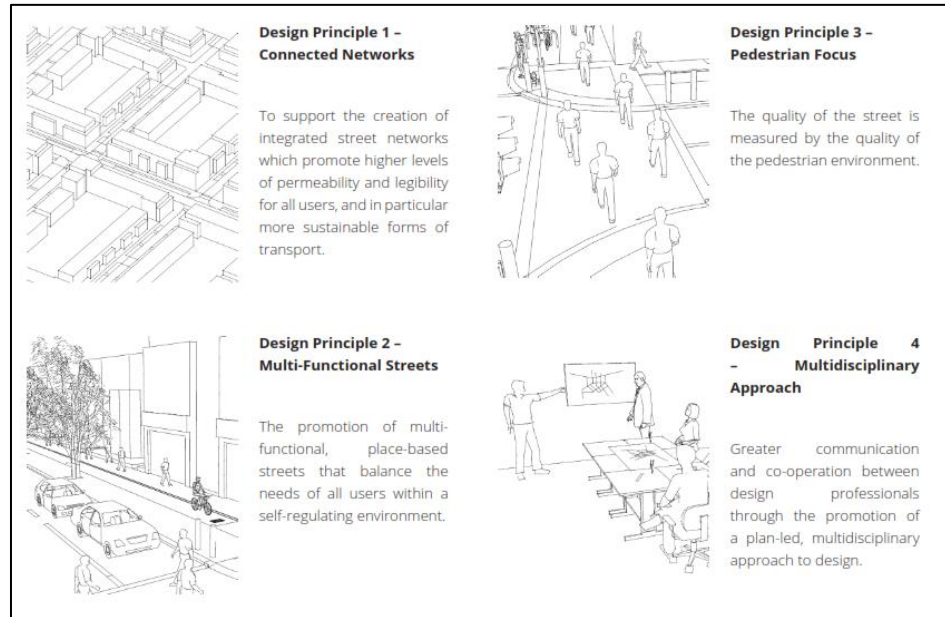


Figure 4: DMURS Design Principles

Section 5 of this report details the national, regional, local, and planning/design policies affecting the proposed development at Castlemartyr.

6. Assessment

6.1 Compliance with Current Planning Policy

The proposed development is on lands zoned for Medium B residential use and it is considered that the proposed development together with the provision of a creche complies with the zoning objective for the site.

The proposed development consists of 150 no. units comprising of:

- 60 no. 2 bedroom units;
- 82 no. 3 bedroom units; and
- 8 no. 4 bedroom units.

The proposed mix of house types consists of bungalows, townhouses and semi-detached units which we consider will add to the existing and permitted housing types within the Castlemartyr area. The proposed bungalows have been developed with a particular focus to cater for people with mobility issues. Ample space within bedrooms/bathrooms and living areas ensures that the usability of these spaces is at the forefront of the design and the internal spaces ensure ease of movement for residents within the proposed dwellings. These units have been located around an urban plaza to promote a communal aspect to the neighbourhood.

The proposed development incorporates a good mix of housing types that reflect the current demand for housing. The scheme proposes a mix of 4-bed, 3-bed and 2-bed units in an attempt to provide housing across all age groups. The housing mix supports future population growth for both small and larger families, as well as couples and single occupants.

Based on a developable site area of 4ha, the proposed density for the proposed development is 37.5 units per hectare and proposes 15.2% open space which is considered appropriate for this site located at the edge of Castlemartyr.

In line with the zonings objective CM-R-01 and CM-RAP-02 of the Development plan (as outlined in Section 5.3), the scheme proposes future pedestrian connections to the existing estates to the north (Cuirt Na Greine) and west of the site to Castlemore Crescent. These future pedestrian areas are outlined in more detail within the Landscape Report by Bernard Seymour Landscape Architects which illustrates the proposed 3m wide access points, street trees and benches for seating areas.

Throughout the design process, the retention of hedgerows on site has been recognised by the design team which has ensured these important features been incorporated into the landscape proposal in line with the site's objectives under CM-R-01 and CM-RAP-02.

The density of the proposed development is in line with guidance from the Compact Growth Guidelines and the scheme is in full accordance with other policies of the Cork County Development Plan and the site-specific zoning objectives. At a strategic level, the proposed development will contribute to

the realisation of the housing targets for the Castlemartyr area, delivering much needed high-quality dwellings to meet existing market demand in the short to medium term. We submit that this proposal for 150 no. residential units will assist in fulfilling the Council's objective of delivering more housing and contribute to alleviating the current housing crisis.

6.2 Quantum of Residential Development and Core Strategy

Following feedback from Cork County Council at the S.247 pre-planning meeting, further detail regarding the proposed quantum of residential development was considered by the design team and the scheme reduced the total no. of units on site from 197 units to 150 units.

Section 3.6.1 and 3.6.2 of Volume 4 of the Cork County Development Plan 2022-2028 describes Castlemartyr as a large village located approximately 8 kilometres east of Middleton, accessed via the N25. The plan has identified Castlemartyr as a key village with targets to increase population up to 1,920 up to 2028 and develop a compact, strong village core.

The 2016 census results showed that the population of Castlemartyr was at 1,600 people and the 2022 Development Plan predicts a growth of population of **320 people** by 2028 for Castlemartyr. However, within the 2022 census, Castlemartyr has had a growth of only 3 people between 2016 and 2022 census (total population 1603), which is less than 1% of the predicted population growth, with only 3 years remaining on the Development Plan. In examining the slow pace of population growth in Castlemartyr, it is evident that the current development rates fall significantly short of the projected targets. This lack of active development in the area could be seen as a hinderance to the predicted population growth targeted within the Development Plan. To facilitate this population growth by 2028, the delivery of units needs to be achieved to house this predicted population, not just planning permission for these units.

The current slow development pace in Castlemartyr underscores the importance to facilitate increased housing construction in the area. Therefore, adopting a proactive approach to development is essential to unlock Castlemartyr's growth potential and address the discrepancy between projected and realized population growth rates. With regards to residential development within Castlemartyr Objective CM-DB-01 states the following:

*“Within the development boundary of Castlemartyr encourage the **development** of up to 122 units during the plan period”.*

With regard to Objective CM-DB-01 within the Development Plan, a comprehensive review of planning applications **and** constructed developments within the development boundaries of Castlemartyr and the other key village in East Cork was undertaken for this proposed development. A planning history search was conducted using the Cork County Council planning register which outlined only 1 planning permission which consisted of 2 no. units within the development boundary of Castlemartyr has commenced since the adoption of the plan as shown below.

Pl. Ref. No.	Units	Granted	Commencement
22/5738	2	08/12/2022	19/06/2023
Total:	2		2

Table 2: List of Planning Permission in Castlemartyr

The extent of planning permissions for all four villages were then checked against commencement notices from the Building Control Management System (BCMS) dating back to 6th June 2022 (the date the Development Plan was adopted). Listed in the table below are the planning applications in the other key villages, their current status and the number of housing commencement notices uncovered as part of the research.

Within Cloyne the following planning history applies within the development boundary:

Ref. No.	Units	Granted	Commencement
ABP-319007-24 (22/6844)	96	14/11/2024	N/A
ABP - 320113-24 23/6364 (16/5726)	2	<i>Appealed to ABP - decision overdue</i>	N/A
23/4825	2	27/07/2023	N/A
23/4890	2	23/02/2024	N/A
24/4091	1	14/06/2024	N/A
Total No. Units with Permission	101		0

Table 3: List of Planning Permission in Cloyne

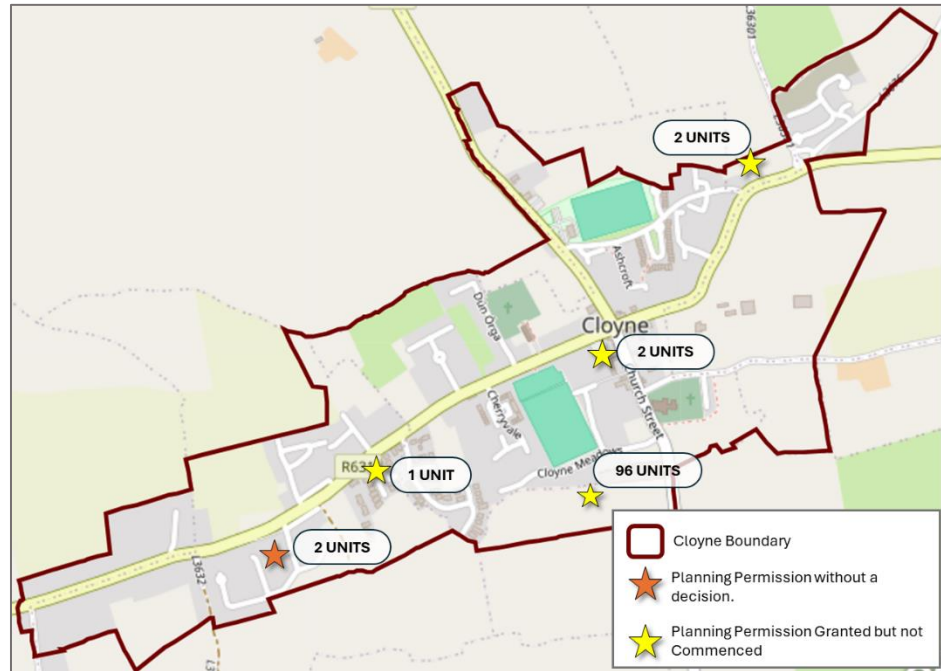


Figure 5: Map of Planning Permissions in Cloyne

Cloyne is the only one of the four key villages that has an extant mid-size residential development planning permission in place. This permission was only recently granted by the Board and consists of 96 no. dwellings, CorkCoCo ref. no. 22/6844 / ABP Ref: 319007-24.

Within Whitegate and Aghada, the following planning history applies within the development boundary:

Pl. Ref. No.	Units	Granted	Commencement
22/04225	21	23/02/2023	08/11/2023 24/10/2023
22/6086	1	13/12/2022	03/10/2023
23/6284	1	29/04/2024	10/10/2024
24/4536	1	17/06/2024	N/A
24/4575	1	01/07/2024	21/10/2024
Total No. Units with Permission	25		24

Table 4: List of Planning Permission in Aghada and Whitegate

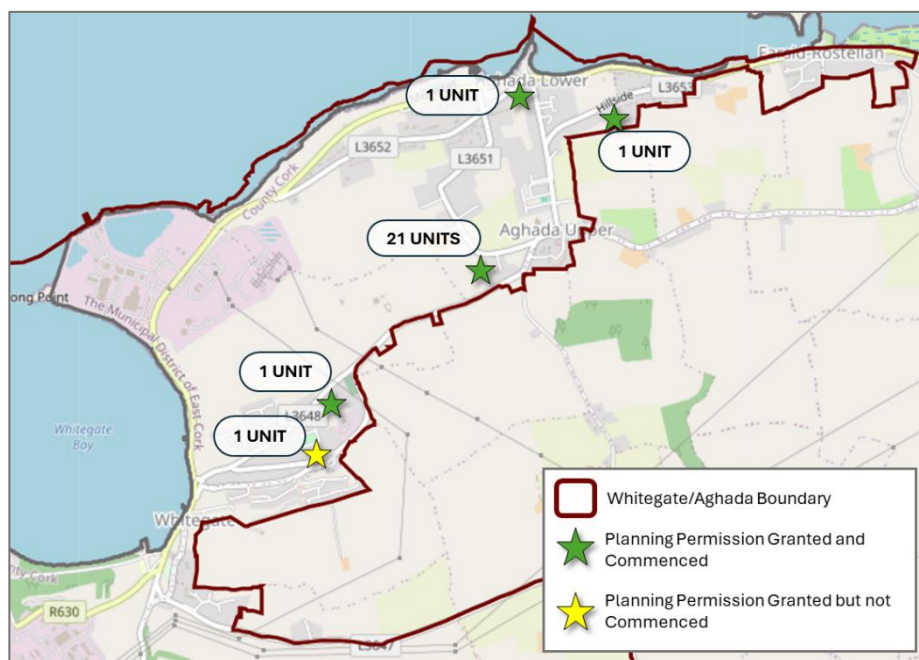


Figure 6: Map of Planning Permission in Aghada and Whitegate

A review of commencement notices on the BCMS database identifies that the residential developments commenced in the Castlemartyr area since 2022 relate only to one minor application (2 units) which fails to fulfil the Council's core strategy and accommodate the predicted population growth of 320 people for Castlemartyr.

While there are permissions in place for a number of residential units in the other villages such as Cloyne, the actual rate of delivery/construction is much lower with no delivery of Cloyne to date. When reviewing the combined rate of completions/delivery of residential development in Castlemartyr and Cloyne it is much lower than the number of residential units permitted.

Section 3.6.4 of the CCDP outlines an additional 122 units will be required to accommodate the population growth of 320 people in Castlemartyr. Furthermore, as outlined in Section 2.13.1 of the Core Strategy of the CDP, the overall scale of new development assigned to Key Villages is not intended to provide a maximum limit on development, but instead act as '*an indication of the number of additional dwellings which could reasonable be accommodated*' within a settlement, subject to other considerations such as suitability available infrastructure and services.

This development proposes a total of 150 no. residential units, however section 3.5.4 of the CCDP outlines the Council will consider the reallocation of the overall level of units for a specific Key Village from other Key Villages with infrastructure constraints that are taking longer than expected to be resolved. Castlemartyr distinguishes itself as a viable location for expanded development due to its existing infrastructure capacity relative to other key villages in East Cork.

As shown below (extract from Cork County Development Plan 2022), Castlemartyr has sufficient capacity but key villages such as Cloyne and Aghada/Whitegate have capacity constraints, and all of these settlements are underperforming in relation to the delivery of housing leaving the area of East Cork significantly short on the overall quantum of housing to be delivered within this Municipal District.

Table 4.3.2 East Cork Municipal District – Proposed Scale of Development			
Settlement Name	Scale of Development	Drinking Water Status (February 2021 Assessment)	Waste Water Status (February 2021 Assessment)
Key Villages >1,500			
Castlemartyr~	122		
Cloyne~	195		
Whitegate and Aghada	60		
Key	Capacity		
	Future capacity subject to Irish Water Investment Plan		
	Some capacity		
	No capacity		

Figure 7: Excerpt from the Cork County Council Development Plan 2022, Vol 4

The above research into the other existing East Cork Key Villages was undertaken and it is noted that Cloyne, with a scale of development of 195 units, faces challenges with drinking water supply and lacks wastewater treatment capacity. According to the Uisce Eireann Reports (2022), there have been some improvement works carried out in Cloyne, with replacement of the old water pipes with more modern ones, however there are no proposed improvement works for the WWTP. *“Capital works funding post 2024 will be contingent on the project being included in the 2025- 2029 investment period 2”*. The capacity of the WWTP to cater for the 96 units proposed under ref. no. 22/6844 (ABP Ref: 319007-24) was questioned by Cork County Council at further information stage. A solution was ultimately provided by this applicant which includes the applicant funding investigative and remedial works to reduce the amount of surface water entering the foul sewer network. It is questionable that the same remediation measures would facilitate another 100 units in Cloyne. The required upgrades to the Cloyne WWTP are not due to be completed until 2028, i.e. year 6 of the 6-year CDP.

Castlemartyr boasts some capacity for drinking water and potential for future expansion in wastewater treatment. Considering the proposed development, it is argued that this would present an opportunity for developers to invest in enhancing Castlemartyr's infrastructure, particularly in improving the drinking water supply. It would thereby facilitate the proposed development and accommodate future growth. Despite Cloyne's higher scale of development, Castlemartyr surpasses it in terms of current service standards, highlighting the need to prioritize infrastructure improvements where they can be most effectively utilized.

The scarcity of planning permissions, particularly the constructed development in the vicinity, serves to reinforce the argument for re-allocating development to Castlemartyr. As the scale of development for Cloyne is 195

units and a development for 101 units is proposed in the area, a total of the remaining units in Cloyne is at 94 units. Given the wastewater capacity issue at Cloyne, it is considered prudent that the Council support and allow for the reallocation of the 23 units from Cloyne to Castlemartyr to allow for the expansion of Castlemartyr given the availability of wastewater.

Within Section 2.1 of the Sustainable and Compact Settlement Guidelines it states that the “*Guidelines are to be implemented through statutory development plans and **in the consideration of individual planning applications***” providing a perfect opportunity to increase unit numbers in Castlemartyr by re-allocation, which would allow for compact development and to be in line with the Compact Guidelines.

In addition to the above, the draft Revised National Planning Framework (NPF), July 2024 has been issued since the S.247 pre-planning meeting with Cork County Council and the report outlines that national housing targets will need to rise up to 50,000 homes per annum to meet the current population targets and existing pent-up demand. This figure has arrived following the publication of the ERSI Report on population projections and housing supply needs and it is an increase of approximately 50% of the 33,000 annual housing supply figures outlined in the ‘Housing for All’. It is acknowledged that Cork County Council would need to update the Core Strategy to align with the revised NPF due to the updated population projections and housing supply requirements however it is very clear that the Draft NPF would support the provision of 150 units in Castlemartyr given the necessary infrastructure is in place and the scheme would provide a high-quality development.

The proposed development is in keeping with the scale of the settlement, is in close proximity to the village centre of Castlemartyr, Uisce Éireann have confirmed available water and wastewater infrastructure to serve the development, and the proposed density is in accordance with the Compact growth guidelines. All of these factors confirm the suitability of the site to accommodate a scale of development above the 50% recommendation.

Uisce Éireann

A review of the Uisce Éireann ongoing projects map was also consulted as part of this Planning Report. It is noted that there are currently ongoing works on the wastewater treatment plant in Castlemartyr, scheduled for completion by 2026. These works should further support the case for expanded development in the area of Castlemartyr. This review concluded that there are currently no planned capital infrastructure projects in Cloyne and as such, it is inevitable that housing targets in these areas will not be met by 2028.

It is considered appropriate that a reallocation of units be allocated to settlements such as Castlemartyr given the ongoing and indefinite capacity constraints within other key villages in the East Cork MD.

Given the details outlined above, the development is in accordance with the principles and objectives of the national and regional planning framework documents. The NPF, RSES seek to concentrate development in to compact

and sustainable urban settlements with a clear hierarchy of villages, small towns and large town.

With regard to the 2022 CDP objectives for Castlemartyr and specifically in relation to the CDP objective that the size of any individual residential scheme should not be over 50% of the overall scale of development for the settlement, it is proposed to deliver the scheme in two phases (refer to image below). These phases can and will be delivered over a period of 5 years, which would mean that the development would span two development plans. If the proposed development were permitted through the LRD process, it could not be commenced until late Q4 2026, therefore the proposed development would be reasonably be phased over the 5-year period.



Figure 8: Phasing Plan (source Deady Gahan Architects)

6.3 Part V Proposal

Part V, s.96 of the Planning and Development Act 2000 (as amended) applies to this application. As highlighted above, the proposed development consists of 20 no. units and a 20% Part V obligation applies to the site. Please refer to the Part V Allocation Plan, drawing no. P0007 by Deady Gahan Architects for further information.

Our client engaged with Richard Keating from the Housing Department, Cork County Council on the proposed Part V proposal and the Council confirmed the proposal is acceptable in principle dated 12th July 2024.

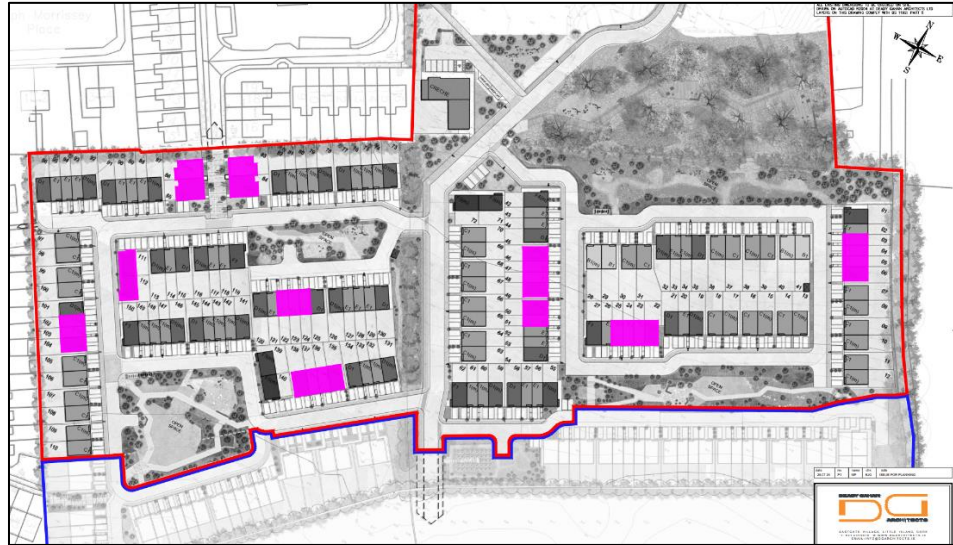


Figure 9: Part V Allocation Plan

6.4 Childcare Provision

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas. One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard.

The proposed development includes a 68-no. child place creche located at the northern part of the proposed residential development. In determining the size of the proposed creche, consideration was given to the capacity of existing childcare facilities in the locality.



Figure 10: Proposed Creche

A childcare assessment of existing childcare facilities in the area indicates that there is limited/ no capacity in the locality however, as most of the units completed in the Castlemartyr area have been occupied for in excess of 10 years it has been assumed that the childcare need for these units has already been provided for in the locality. The size of the proposed creche has been designed to cater for the 150 no. units being proposed while also aiming to provide a creche at a scale that it will make it attractive to an operator. A childcare assessment report forms part of this LRD planning application, please refer to the report for further details.

6.5 Design Approach

The proposed development has been designed to provide high quality residential units that will contribute positively to Castlemartyr and deliver much needed housing in Cork. The proposed site layout focuses on the creation of distinctive streetscapes with different widths and parking formations that helps generate a highly efficient scheme and assists our vision of placemaking. An Architectural Design Statement for the proposed development has been prepared by Deady Gahan Architects.

The comprehensive network of pedestrian/cycle routes running through the scheme emphasises pedestrian and cyclist access throughout the site. The permeability of the development has been carefully considered both within, by ensuring the internal footpaths link the different areas and make the site accessible to all, and externally by connecting to the existing and proposed developments at 2 no. locations.

Regarding the proposed design, the development has been divided into two distinct character areas. The building type and use of materials contribute to creating distinct character areas within the site. Character area 1 to the west of the site will comprise of beige/buff brick and Character area 2 to the east of the site will comprise of red brick.



Figure 11: Proposed Character Areas by Deady Gahan Architects

6.6 Recreation, Amenity and Open Space

As part of the overall amenity provision, it is proposed that 4 no. accessible (and additional incidental) usable public open spaces with excellent passive surveillance will be provided within the proposed development. The open space proposed constitutes 15.2% of the developable site area associated with the proposed residential units. It is considered the quantum of open space being provided complies with the requirements of the CCDP.

Additional public open spaces within the northern portion of the site (identified for future development) have been provided and forms part this Large-Scale Residential Development (LRD) Application. This has resulted in a greater quantum of open space being provided within this first phase of the development than the standards set out of the Cork County Development

Plan. Whilst the quantum of public open space being proposed exceeds the requirements, the open space is to be delivered within this application however it will be allocated for future development to the north and south as outlined in the masterplan layout prepared by Deady Gahan Architects (refer to proposed Masterplan layout plan and Landscaping report for further details).

As illustrated within the Masterplan Layout prepared by Deady Gahan Architects, the total area of the residential zoned land is 8.1ha and the total open space provided within the residential zoned lands is 18.5% which would relate to the masterplan site. The breakdown of the quantum of open space (as shown below) is outlined in more detail in the 'open space' section of the landscaping report and the Masterplan Layout plan by Deady Gahan Architects.



Figure 12: Proposed Open Space areas by Bernerd Seymour Landscape Architects

BS Landscape Architects have prepared a landscape proposal for the site which complies with the Council's Recreation and Amenity Policy. The existing hedgerow along the north of the proposed development will be complemented with new native species to enhance wildlife and biodiversity. This area will provide a native woodland to the west with native trees and SuDS features will help manage water on site to the south of the open space. Refer to the Landscape Report by BSLA for further details.

Enhancing biodiversity on the site has been an important feature and focus of this proposed development. This will be achieved by introducing a number of measures including significant tree planting across the site, and particularly in open spaces.



Figure 13: Proposed Landscape Plan

Within the development, future pedestrian connections to existing estates to the north and west of the site form a pedestrian street typology which provides an opportunity for additional greening and seating within the development. Boundary treatment along the north of the site adjoining the main access road also forms part of the landscaping information. The boundary treatment will consist of limestone cladding, granite caps and a metal railing on top.

Within the willow scrub area to the north of the proposed residential units, the landscape architects have illustrated the amenity function of this space, providing walkways and areas of natural play, whilst also retaining this area as a overland flow extreme event flood basin. It is envisioned that this over provision of open space being delivered within this development will provide for the open space provision for the future development of the lands within the northern and southern portion of the site as shown in the masterplan.

6.7 Traffic

A detailed Traffic and Transportation Assessment has been prepared by Traffic Insight which outlines the scope of transport planning inputs and the analytical approach underpinning the TTA report.

The Traffic and Transport Assessment (TTA) has considered the impact of the proposed development on the local road infrastructure.

The traffic survey involved data collection at the following junctions:

- Location A: four-arm, signal controlled N25/R632/Mogeely Road junction (JTC survey); and
- Location B: N25 adjacent to the proposed site access (ATC survey)

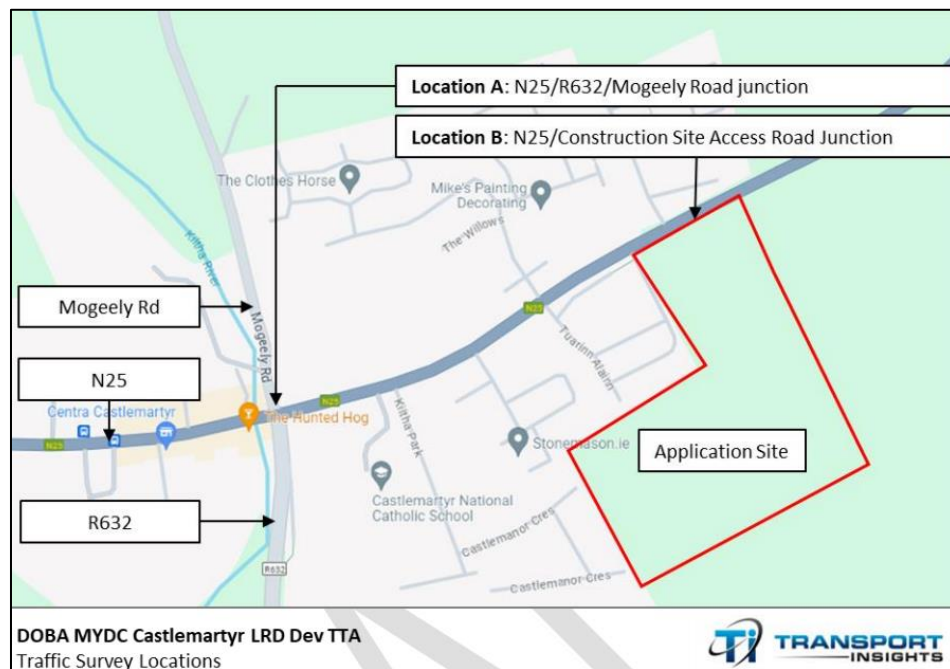


Figure 14: Traffic Survey Locations (source Transport Insight)

Pedestrian and cycle connectivity has also been presented as part of the final report and encourages a reduction in car dependency and promote the use of sustainable and active travel through the mobility management plan.

Within the report, the overall development is conservatively projected to generate an additional 64 no. and 62 no. two way vehicular trips during the AM (07:00–08:00hrs) and PM (16:00–17:00hrs) network peak hours respectively, with its trip generation characteristics reflecting the development's specific locational and transport related characteristics, and related mobility strategy as set out in the Mobility Management Plan.

The assessment has demonstrated that the proposed development will have no material impact on the performance of the road network within the site's vicinity.

6.8 Flood Risk Assessment

The Flood Risk report by JBA Consulting outlines a 2D hydraulic model was constructed to provide a detailed assessment of the flood risk to allow for modelling of river channels, streaming, floodplains and hydraulic structures to predict water level for a range of scenarios. Four watercourses are subject of the hydrological calculations. The nearest watercourse to the site is the Kiltha River which flows from north to south c.350m west of the subject site. The Dower River is located c.700m east of the site and is also a tributary of the Womanagh River. An unnamed stream rises c.3.5km to the north of the site. A comprehensive flood risk assessment, including a hydraulic and hydrological assessment has been prepared by JBA Consulting and is submitted with this application.

A specific hydrogeological assessment of the study area has been undertaken to identify the hydrogeological features in the area and within the report it outlines the post-development design has been assessed against climate change scenario. The assessment considers residual risk to the development such as;

- Blockage of Bridge structures along the Kiltha River
- Blockage of the swallow hole at the Dower River
- Additional cross catchment flow via the karst system to the Dower River.

Following a detailed survey, hydrological assessment and hydraulic modelling of the Kiltha River, the Dower River, the unnamed stream and the Coolmucky stream; the site has been demonstrated to be wholly within Flood Zone C and is not at risk of fluvial flooding from any of the modelled watercourses.

The proposed minimum FFL within the site is 12.25mOD, which covers the blockage scenario and produces the highest flood level at 11.41mOD during the 0.1 % AEP event. The minimum FFL of 12.25mOD provides a freeboard of 0.84m above the 0.1 % AEP residual risk event.

6.9 Infrastructure and Services

A Civil Infrastructure Report has been prepared by DOBA & Associates Consulting Engineers to accompany this application.

Waste Water Treatment

The proposed wastewater drainage will collect effluent from the residential units via a main wastewater drainage network located within the development's access roads and discharge by gravity to the existing wastewater network to the north of the site as illustrated on DOBA Engineering drawing C-0300. The new wastewater sewer network will be designed in accordance with the principles and methods set out in Irish Water's Code of Practice for Wastewater Infrastructure.

The applicant liaised with Uisce Eireann in relation to the proposed development of this site and currently has a Confirmation of Feasibility (COF)

for 151 units which was issued on the 4 October 2024. A Statement of Design Acceptance (SoDA) has also been issued for a connection to the 150mm watermain constructed as part of the major roadworks project along the N25, the COF and SoDA have been submitted within the appendix of the Infrastructure Design Report.

Surface Water

The design and management of surface water for the proposed development will comply with the requirements of the Greater Dublin Strategic Drainage Study (GDSDS) and the Cork County Development Plan 2022 – 2028. The design of the surface water network and SuDS measures within the application site shall include a 20% climate change factor in accordance and the Cork Co. Co. Water Services requirements. The proposed SuDS measures will incorporate Nature Based SuDS, filtration systems, detention system SuDS and proprietary treatment systems such as petrol/oil separators and rainwater harvesting to the creche.

6.10 Car Parking and Access

The site proposes a new vehicular access via the N25 providing a new priority junction as illustrated below. The junction has been designed in accordance with DMURS. To facilitate uninterrupted flow of traffic along the N25 and prevent blocking of other vehicles, a segregated right-turning lane will be provided for vehicles approaching from the west. The proposed access location has been located to the north of the site within zoned lands which will provide a 70m sightline in both directions within the existing Killeagh (N25) Road.

In addition to this, the proposed access layout enables potential future provision of vehicular and active travel connections to the existing lands to the west of the site.

Table 12.6 of the CCDP outlines the maximum car parking standards permissible for parking proposals across the county as set out in Section 5.3 of this report. Based on this table, the proposed residential development could result in a maximum of 309 car parking spaces being generated on site for residential development and childcare facility. The proposed development will provide for 1 space for the mid-townhouses and 2 spaces for all other dwellings which provide a total of 240 car spaces for the residential dwellings. A total of 8 car spaces (including 2 drop off spaces) will be provided for the childcare facility which complies with the parking standards of the development plan.

Bicycle stores have been allocated for the mid-townhouse units which do not have direct garden access. Further detail in relation to this can be found within the TTA provided by Transport Insight.

6.11 Screening Report for Appropriate Assessment

Article 6 of the Habitats Directive 92/43/EEC requires that an Appropriate Assessment (AA) should be carried out where plans or projects may have a significant effect on the conservation objectives that would ultimately affect

the integrity of Natura 2000 sites. An AA Screening Report for the proposed development has been prepared and submitted by Doherty Environmental Consultants Ltd to identify the potential for the project to result in likely significant effects to European Sites and to provide information so that the competent authority can determine whether a Stage 2 Appropriate Assessment is required for the project.

Within the report, the project has been identified as having the potential to result in the discharge of contaminated surface drainage waters to receiving surface water. It has been found during this Screening, that the potential for the release of contaminated surface drainage waters during either the construction phase and/or operation phase to result in significant negative effects to the conservation objectives of the Ballymacoda Bay European Sites cannot be ruled out at the screening stage.

Within the Screening Report for Appropriate Assessment, the author recommends that the potential for likely significant effects to European Sites cannot be ruled out at the Screening stage and that an Appropriate Assessment of the project is required. Based on this conclusion a NIS has been prepared to inform the competent authority during its Appropriate Assessment of the project and its potential to result in adverse effects to the integrity of the Ballymacoda Bay European Sites, alone or in-combination with other plans or projects.

6.12 Natura Impact Assessment

Article 6.3 of the Habitats Directive 92/43/EEC requires that projects likely to have a significant effect on European Sites be assessed through a Natura Impact Statement (NIS) to ensure no adverse impacts on their conservation objectives. A NIS has been prepared and submitted by Doherty Environmental Consultants Ltd. for the proposed Castlemartyr Large-Scale Residential Development.

Within the report, the project has been identified as posing potential risks during both the construction and operational phases, particularly regarding the accidental release of hazardous substances such as hydrocarbons or cement-based materials. The report outlines that these risks could lead to contamination of groundwater and surface water systems, which are hydrologically connected to the Ballymacoda Bay SAC and SPA. To mitigate these risks, the Natura Impact Statement outlines comprehensive mitigation measures to safeguard the Ballymacoda Bay European Sites. During construction, strict pollution control protocols will be implemented, including secure storage of hazardous substances, designated refuelling areas, and temporary sedimentation and filtration systems for surface water runoff. Spill response kits and an emergency response plan will mitigate accidental releases. Habitat protection measures include preserving hedgerows and translocating protected species, such as the bee orchid, to suitable receptor areas. In the operational phase, Sustainable Drainage Systems (SuDS) will manage surface water, incorporating attenuation tanks, hydro brakes, and oil interceptors to prevent pollution. Wastewater will be treated at the

upgraded Castlemartyr wastewater treatment plant, and invasive species, such as *Buddleja davidii*, will be carefully managed.

The NIS concludes that with the implementation of these mitigation measures, the potential for significant negative effects on the conservation objectives of the Ballymacoda Bay European Sites can be effectively avoided. The report provides detailed recommendations to ensure compliance with environmental regulations and to protect the integrity of these European Sites, either alone or in combination with other plans or projects.

6.13 Arboricultural Report

An Arboricultural Report has been provided by Charles McCorkell Arboricultural Consultancy along with a tree and hedgerow survey and protection plan. Within the report it notes that the proposed development has been carefully designed to retain the main native hedgerows within the site. Some small sections of the hedgerows are required to be removed to facilitate the construction of link roads within the site and to connect to neighbouring properties. The majority of removals will be at the front of the site and will consist largely of scrub and self-seeded willow.

The removal of the frontage scrub and willow will have an initial visual impact when the site is viewed from the public road; however, the long-term retention of these trees and scrub is unsuitable within a residential development. The vegetation within the front of the site only grew within the last 10-15 years.

The proposed development will require the removal of mainly low- and poor-quality trees, hedgerows and scrub. These losses have been assessed by the arborist and the overall impact on the character and appearance of the local area is not deemed to be significant. The proposed removals have been taken into consideration as part of the landscape design and new high-quality tree, woodland and hedgerow planting, which is more suited to the site's future use for a residential development.

6.14 Ecological Impact Assessment

An Ecological Impact Assessment (EclA) has been prepared by Doherty Environmental and submitted with the LRD application. Surveys were undertaken at the proposed site which include habitat and botanical surveys, birds and bat activity and surveys to detect the presence or potential presence of other protected species. A full list of the field surveys are outlined by Doherty Environmental within the EclA submitted with this LRD application. Within the findings of the EclA, it notes that there will be no residual loss of habitat of conservation value as a result of the proposed development. The proposed landscape design and provision of woodland habitats as part of the design will have the potential to result in a net increase in the extent of woodland habitat on site and will also have the potential to improve the quality of woodland habitat through an increased in floral diversity. As submitted within the landscaping details, measures have been set out for the translocation of bee orchards within the site.

6.15 Environmental Impact Assessment

In accordance with the Planning and Development Regulations 2001, and current government and EU guidance, the Planning Authority must screen the proposed development for Environmental Impact Assessment Report (EIAR) and decide whether the planning application for the proposed development does or does not require an Environmental Impact Assessment Report (EIAR).

Having regard to the nature, extent, and the characteristics of the likely impacts we consider that when screened in accordance with EU Screening Guidelines that the proposed development would not warrant the preparation of an EIAR. An EIA Screening Report for the proposed development been prepared for the subject development by McCutcheon Halley and submitted as part of the LRD Application.

6.16 Archaeology

An Archaeological Impact Assessment (AIA) has been prepared by John Cronin and Associates which notes there are no archaeological monuments within the site. There is nothing visible on historic cartographic sources or various aerial photography images to suggest the presence of previously unrecorded archaeological features with surface expression within the subject site.

The AIA summarises the results of previous surveys and investigations and outlines mitigation measures. The greenfield portions of the proposed development site (Fields B & C as shown in the AIA report) were subjected to a detailed programme of archaeological investigations in 2017 as part of a previous planning application. These investigations included lands to the south of the subject site which are outside the area under consideration. Nothing of archaeological interest was identified within the boundary of the current proposed development site. The AIA summarises the results of previous surveys and investigations and outlines mitigation measures.



Figure 15: Location of Field Survey - Refer to John Cronin & Associates AIA Report

One area of archaeological interest was identified outside the proposed development site, in a field to the south of Field C, and the AIA compiled by Danial Noonan Archaeological Consultancy recommended that an Archaeological Exclusion Zone measuring 38 metres by 40 metres (1,520 sq. m) should be established within the site. This area is outside the current proposed development site but is within land that is under control of the applicant. It is recommended that this exclusion zone is marked using temporary boundary fencing and signage during any development at this site, despite being outside the redline planning boundary, in order to avoid any interference to the area of archaeological sensitivity.

Within the AIA report it also recommends a programme of licensed archaeological monitoring should be carried out within the site should the development be granted.

7. Conclusion

The proposed development consists of 150 no. residential unit and a creche on zoned lands within Castlemartyr settlement boundary. The proposed site layout presented by Deady Gahan Architects proposes a net residential density of 37.5 units per hectare and provides a design solution for these underutilised lands. It is considered that the proposed development on the site will provide an opportunity to provide a good mix of new housing to assist in achieving the much-needed additional housing units required in the Castlemartyr and East Cork Area.

We consider that the proposed development is consistent with the policies and objectives of the Cork County Council Development Plan and other national policies and guidelines.