

Statement of Consistency

For Development at t 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

1.1 Context

This Statement of Consistency has been prepared by McCutcheon Halley Chartered Planning Consultants, in conjunction with Donnachadh O'Brien & Associates, Deady Gahan Architects, BSLarch Landscaping, JBA Consulting, Doherty Environmental, Transport Insights, and Charles McCorkell Arboricultural Consultancy on behalf of Marshall Yards Development Company Ltd to accompany a planning application for a Large scale Residential Development (LRD) application at Gortnahomna More (townland), Castlemartyr, Co. Cork.

The proposed development consists of following:

- The construction of 150 no. residential units (comprising 60 no. 2-bedroom units, 82 no. 3-bedroom units, 8 no. 4-bedroom units) and 1 no. creche.
- All associated development works including 2 no. ESB substations, footpaths, car and bicycle parking, drainage, bicycle and bin stores, lighting and landscaping/amenity areas;
- All site development works include the road improvement works along the Killeagh Road and access to the site will be via a new vehicle access point from Killeagh Rd.

This report provides a statement of consistency with the relevant planning policy documents at national and local levels. The statement addresses the relevant policy documents individually, assessing consistency with principles and relevant objectives in a matrix form. The Planning and Design Statement considers compliance with policies based on relevant themes which emerge from relevant guidelines and policy documents.

Section 2 of this report reviews the following national and regional planning policy documents:

- 2.1 *Project Ireland 2040: National Planning Framework (2018);*
- 2.1.1 *Draft First Revision to the National Planning Framework (July 2024);*
- 2.2 *Housing for All – A New Housing Plan for Ireland;*
- 2.3 *Sustainable and Compact Settlement Guidelines for Planning authorities 2024;*
- 2.4 *Design Manual for Urban Roads and Streets (DMURS) 2013, Department of Transport, Tourism and Sport;*
- 2.5 *Sustainable Urban Housing: Design Standards for New Apartments, 2022*
- 2.6 *Childcare Facilities Guidelines, June 2001;*
- 2.7 *Southern Regional Assembly: Regional Spatial and Economic Strategy (2019).*

Section 3 of this report addresses the following Local Planning Policy documents

3.1 *Cork Metropolitan Area Transport Strategy (CMATS) 2040*

3.2 *Cork County Development Plan (CDP) 2022 Volume 1*

3.3 *Cork County Development Plan 2022 Volume 4*

1.2 Summary Statement of Consistency

This report provides a statement of consistency for the proposed LRD at Gortnahomna More (townland), Castlemartyr, Co. Cork, with reference to the relevant national and local planning policy documents, as detailed above.

The layout has been informed by a detailed assessment of the requirements of national, regional and local planning policy to ensure that it is in compliance with policy objectives. Furthermore, the layout has had full regard to the outcomes of the S.247 and S.32 Meetings held with Cork County Council.

This section summarises compliance with planning policy on the following themes, incorporating key indicators of quality design and placemaking

1.2.1 Context

The 4.0 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 Castlemartyr, Youghal and Garryvoe.

The northern boundary of the site fronts onto the N25, Killeagh Road., which is the 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 are located to the northeast of the site boundary.

1.2.2 Housing Mix and Distribution of Uses

Section 2.1 of the 2024 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities states that *'the Guidelines are to be implemented through statutory development plans and in the consideration of individual planning applications.'* The village of Castlemartyr would fall under the Small and Medium Sized Towns (1,500 - 5,000 population) in the Guidelines and it is recommended that it is planned *'for growth arising from economic drivers within and around the settlement and to offer an improved*

housing choice'. Table 3.6 of the guideline's states that densities for small to medium size towns can range from 25 dph to 40 dph.

In terms of residential density, the Cork County Development Plan 2022 states that a Medium 'B' (i.e. 20-35 dwellings per hectare) is considered appropriate. These densities are designed as being the minimum and maximum net densities as per Objective HOU 4-7 of the CCDP 2022.

Using the net developable area, the overall density has been calculated at 37.5 units per hectare which is in accordance with local and national guidelines.

Statement of Consistency: DENSITY

An overall net residential density of 37.5 units per hectare has been achieved in accordance with Table 3.6 of the 2024 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

With regard to **housing mix**, household sizes both nationally and in Cork are getting smaller and it is therefore imperative that the market ensures the development of a greater mix of units, and an increase in the delivery of smaller units in tandem with larger family units. The layout proposes 150 no. units consisting of 46 no. semi-detached dwelling houses (30.7%), 100 townhouses (66.7%) , and 4 no. 2-bed bungalows (2.6%) and 1 no. creche. The variety of unit sizes proposed focuses on providing smaller units, affordability and quality housing, in accordance with the relevant policies.

1.2.3 Sustainable and Efficient Movement

Connectivity

The proposed development is set allowing a direct connection to the N25, around a network of streets, and proposed an interlinked pedestrian and cyclist pathways and open spaces with the neighbouring estate. The proposed development has been designed to accommodate public transport, car users and service vehicles. The proposed layout maximises connectivity and permeability through the site with a comprehensive network of linked roadways and footpaths provided across the site connecting to the existing pedestrian infrastructure in the area. It should be noted that there is car parking provided for residential units and the proposed creche as part of the development and also allows for visitor car parking spaces with each home having adequate storage areas for bicycles.

Inclusivity

The proposed units offer a broad range of accommodation choice, in terms of both unit size and configuration. This variety will be attractive to a range of people and household types. The design and layout of the proposed development meets the requirements of all relevant documents, in particular Part M of the Technical Guidance Documents which deal with accessibility and inclusivity design. The proposed scheme has been designed so that it can

be accessed and used to the greatest extent possible by all people regardless of their age, size or ability.

The open space areas within the development will be accessible to all with a variety of mix uses such as grass play areas, formal play areas, ecological corridors, terraced park and community orchard. With regard to the amenity spaces, all have been developed to suit children of varying ages, teenagers, adults and seniors, where relevant. All areas, whether public, private or communal, will be well defined and accessible to all, encouraging the use of the public realm by the community. All buildings, particular buildings directly adjoining the open spaces are designed and sited to provide passive surveillance of the public realm, including streets, paths and open spaces.

Distinctiveness

The proposed development has been designed to function as a successful residential neighbourhood which will enhance the residential offering of Castlemartyr. The design of the new dwellings responds to the existing development already in the area by providing an appropriate mix of materials, proportions and features which will respect and enhance its setting and the existing dwellings. Proposed public open spaces are scattered throughout the site to complement the scheme. Green pockets and larger landscaped areas allow for different users and interactions. Great care has been given in designing the layout to ensure the existing natural features of the site have been incorporated into the development. Respecting these features and incorporating them into the site strategy will provide a visual amenity for future residents that is unique to the site location.

The site will be divided into 2 no. phases with specific characters. Each phase will form a different neighbourhood characterised by specific architectural and landscaping treatments.

Parking

A total of 240 no. parking spaces are allocated to the residential units and 8 no. car spaces (including an accessible parking space and 2 drop-off spaces) for the proposed creche facility. The proposed development will provide 2 no. spaces for the 3 and 4 bed housing units, and 1 no. space for the 2 bed mid - townhouse units and bungalow units. In total the scheme proposes 248 no. car spaces, and the majority of the car parking spaces are provided in the curtilage of the units. This parking provision is considered appropriate for the proposed development.

In terms of cycle parking, the housing units with direct access to private amenity spaces will utilise this to store their bicycles. For the central townhouses 2 no, private bike parking spaces will be provided per housing unit, located in covered bike racks nearby entrances. There will be 0.5 visitor bike parking spaces per mid-townhouses provided in covered by stores located within the open spaces.

Detailed Design

The proposed dwellings are designed to complement the vernacular of the existing houses in the surrounding area while also including new design details to the proposed dwellings. The materiality of the development has been considered in order to emulate and enhance the urban architecture within the locality. This is achieved by reflecting the form, detailing and material palette of existing buildings, often in a more contemporary manner, that will respect and enhance the local setting. Careful consideration has been given to the materiality of the buildings to create distinctive characters within the two phases. Each house type has different variations for external finishes. The proposed house types utilise external finishing material such as smooth off white render and selected brick. Character Area 1 will consist of beige brick, off-white render and dark window frames with black roof tiles. Character Area 2 is proposed to consist of red brick, white render, dark window frames and black roof tile. The creche has been designed specifically to form part of the proposal's aesthetic. The creche features opposing gable roofs, and a similar material palette.

The landscape design also varies subtly from one character area to the next. The layout of the open spaces responds to the topography and the natural features of the site. The existing hedgerows and trees have been integrated into the overall scheme. In total, 5 types of open spaces have been proposed as part of the landscaping design. The landscaping of the development will frame the units, creating a user-friendly environment with a strong and attractive landscape setting. The varying topography of the site has been taken advantage of with the 'stepped' arrangements within the green spaces.

1.2.4 Landscape & Amenity

Public Realm

The proposed development is set around a network of streets, pathways and open spaces that are of a high quality, that provide an attractive public realm for both future residents and visitors to the site. The layout and arrangement of the proposed dwellings is designed to create a suburban, safe and accessible park life environment. The site layout has a sense of openness throughout the site with pockets of open spaces. The public open spaces are well overlooked and evenly distributed throughout the residential development.

The sloping topography of the site has been taken advantage of with the 'stepped' arrangement of green spaces which is completed with planting vegetation and generous trees throughout the scheme.

Privacy & Amenity

The proposed layout has been designed to ensure that each residential unit within the development will have a high standard of residential amenity and privacy. This has been achieved by carefully locating, orientating and positioning each dwelling and also by providing generous separation

distances between residential units. The layout responds to the topography and natural features of the site.

Generous rear gardens are provided throughout the development, which meet the guidelines set out for minimum rear garden sizes and have been orientated to maximise solar exposure. Most of the private gardens have been placed back to back, with distances greater than 8 m to ensure privacy. Front gardens with ample parking and landscaping will also prevent direct views into the dwellings from the street. All homes will have adequate storage areas and areas for sorting of recyclables. The central townhouses will have allocated and dedicated bin & bike stores to the front.

1.2.5 Sustainability

Efficiency

The proposed houses in this scheme are designed to directly relate to the existing natural features that exist on the site. The houses are arranged in a predominantly terraced or semi-detached arrangement for an efficient and sustainable use of land while also providing the most efficient approach to develop of the site for the proposed unit types.

The development proposed 15.2% usable open space, and the landscaped open spaces are fully overlooked and within close vicinity to the proposed dwellings. The positioning and orientation of each dwelling has been carefully designed to ensure a high standard of residential amenity for each residential unit.

The proposed layout maximises the potential of new neighbourhood while also achieving the appropriate density for this site. The proposed development constitutes an efficient and sustainable use of the development land, zoned residential, within the area given the context of the varied topography of the site and its existing hedge and tree bounding.

Adaptability

All houses are designed in accordance with the '*Quality Housing for Sustainable communities*' 2007 document. Houses in the development can be easily adapted to the future needs of occupants. The bungalows have been designed specifically to accommodate people with mobility issues.

2. National Planning Policy

This section looks at consistency with the following National and Regional Policy Documents:

- Project Ireland 2040: National Planning Framework (2018);
- Draft National Planning Framework (July 2024);
- Housing for All – A New Housing Plan for Ireland;
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024;
- Design Manual for Urban Roads and Streets (DMURS) 2019, Department of Transport, Tourism and Sport;
- Sustainable Urban Housing: Design Standards for New Apartments 2022;
- Urban Development and Building Height: Guidelines for Planning Authorities 2018;
- Childcare Facilities Guidelines, June 2001;
- Southern Regional Assembly: Regional Spatial and Economic Strategy (2019);
- The Planning System and Flood Risk Management, 2009.

2.1 Project Ireland 2040: National Planning Framework, 2018

The National Planning Framework (NPF) was launched in 2018 and is the Government's strategic plan for "*shaping the future growth and development of our country out to the year 2040*". The National Planning Framework 2040 (NPF) established strong growth targets for Ireland and sets a new policy framework to deliver compact urban development, with at least 50% of all future population and employment growth to be focused on the existing five cities and their suburbs

Reference	Relevant Policy/ Principle / Guideline	Statement of Consistency
3a	Deliver at least 40% of all new homes nationally, within the built-up envelope of existing settlements.	✓ The proposed development is located within the settlement of Castlemartyr and is therefore in accordance with Objective 3a.
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.	<ul style="list-style-type: none">✓ The proposed development will create a high-quality residential development which integrates with the existing established residential communities of the surrounding areas.✓ The proposed development will provide a hierarchy of open spaces, play areas and landscaped areas ranging in natural play areas, attractive seating and playing areas for children.✓ The proposed development will meet the needs of workers in Castlemartyr where currently there is an undersupply of accommodation.✓ Please refer to the cover letter by McCutcheon Halley Planning which lists the additional reports which accompany this LRD application all of which are aimed at demonstrating the quality of the buildings and residential environment being created.
5	Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.	✓ The proposed development will add to the densification of Castlemartyr and maximise the use of public transport. It will create a new neighbourhood where currently there is under-utilised land.

Reference	Relevant Policy/ Principle / Guideline	Statement of Consistency
6	Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.	✓ The existing site is currently underutilised and zoned for residential use. The development of a 37.5 units per ha density residential scheme will rejuvenate the area bringing a level of activity that is currently absent.
7	<p>Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on inter alia:</p> <ul style="list-style-type: none"> - Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth; - Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities, together with a slower rate of population growth in recently expanded commuter settlements of all sizes; - In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth. 	<ul style="list-style-type: none"> ✓ The proposed development is located on a greenfield site proximate to Castlemartyr and surrounding towns and Villages. ✓ The site's zoning facilitates and is appropriate for the density target of 37.5 units per HA. ✓ The proposed development provides amenities in the form of varying open spaces. ✓ The proposal also provides opportunities for jobs through the provision of the creche for 68 child spaces. ✓ Furthermore, the proposal caters for pedestrians and cyclists alike throughout the development to provide sustainable modes of transport.
8	To ensure that the targeted pattern of population growth of Ireland's cities to 2040 is in accordance with the targets set out for the Eastern and Midland Region with an increase in population of approximately 490,000 – 540,000 people by 2040	✓ The proposed development will provide high density residential development that will facilitate an increase in the population of Castlemartyr.

Reference	Relevant Policy/ Principle / Guideline	Statement of Consistency
11	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.	<ul style="list-style-type: none"> ✓ The proposed development seeks permission for a residential density of 37.5 units/ha on a greenfield site. ✓ The additional population will lead to strengthening of jobs and activity within the area through the knock-on effect on services and facilities within the existing urban area and therefore satisfies objective 11.
13	In urban areas, planning and related standards, including building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.	<ul style="list-style-type: none"> ✓ The scale of the development is appropriate to the site and location given the topography of the site. ✓ The open spaces and enhanced pedestrian links (particularly to the west and north of the site) will create a sustainable and compact development that encourages movement of pedestrians and promotes greater use of alternative modes of travel. ✓ The submission is supported by a comprehensive suite of assessments assessing the development against performance-based criteria. Please refer to the cover letter by McCutcheon Halley Planning which provides a list of the supporting assessments which accompany this LRD application.
26	Support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan, though integrating such policies, where appropriate and at the applicable scale, with planning policy.	<ul style="list-style-type: none"> ✓ The site is located within the Castlemartyr town development boundary in close proximity to the local services. ✓ The proposed development includes 15.2% of the sites area as useable active open space areas.
27	Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling	<ul style="list-style-type: none"> ✓ The proposed development is on a site fronting onto main street of Castlemartyr and will generate increased pedestrian and cycling activity. This will result in safer streets and open areas with

Reference	Relevant Policy/ Principle / Guideline	Statement of Consistency
	accessibility to both existing and proposed developments and integrating physical activity facilities for all ages.	<p>increased passive surveillance providing deterrent to anti-social behaviour.</p> <ul style="list-style-type: none"> ✓ The pedestrian paths running through the scheme will put an emphasis on pedestrian access around the site. ✓ Important to the schemes success is varying the public realm by incorporating play areas, green open spaces, landscaped spaces with amenity walks and shared surfaces, which along with the mix of housing typologies and different architectural treatments help define the different character areas and create small communities/neighbourhoods within the overall development. ✓ In terms of cycle parking, access to the rear gardens is provided to the majority of the proposed houses. The mid-terrace houses will be provided with in curtilage bike stores. The creche will have 12 no. bike spaces. ✓ The proposed development will provide a potential future pedestrian connection to the adjoining development to the west of the site.
28	Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.	<ul style="list-style-type: none"> ✓ The proposed development has been designed to provide high quality residential units that will contribute positively to Castlemartyr and deliver much needed housing to 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. ✓ Careful consideration has been given to the materiality of the buildings to create distinctive character areas and good quality open spaces encouraging social interaction. Density and scale, open space landscaping and building material choice all contribute to creating distinct character areas.

Reference	Relevant Policy/ Principle / Guideline	Statement of Consistency
		<ul style="list-style-type: none"> ✓ The applicant will comply with the Part V obligations and deliver 30 no. social and affordable housing units. ✓ The scheme incorporates a childcare facility that will provide a childcare facility to cater for the proposed development and the wider residential area. ✓ The variety in the mix of housing units had to reflect the densities envisaged, as well as market demand to ensure the economic viability of the scheme. Well-designed buildings are more likely to find the acceptance of local residents and planning authorities.
31	<p>Prioritise the alignment of targeted and planned population and employment growth with investment in:</p> <p>The provision of early childhood care and education (ECCE) facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, that meet the diverse needs of local populations.</p>	<ul style="list-style-type: none"> ✓ The site is located within the development boundary of Castlemartyr in close proximity to the local services. ✓ The proposed development includes the provision of a 68 place capacity creche which will serve the needs of the projected population as well as existing population in Castlemartyr. ✓ As part of this application a School Demand Report has been submitted. This provides details regarding the existing availability of school places in the area within which the subject site is located. This Report considers that there will be sufficient capacity in schools both at primary and post-primary level to cater for the proposed development.
32	Target the delivery of 550,000 additional households up to 2040	<ul style="list-style-type: none"> ✓ The proposed development includes the provision of 150 no. residential units at a density of 37.5 units/ha. The delivery of these units will contribute to housing targets established in national and local objectives.

Reference	Relevant Policy/ Principle / Guideline	Statement of Consistency
33	Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location	<ul style="list-style-type: none"> ✓ The proposed development includes the provision of 150 no. residential units at a density of 37.5 units/ha. The delivery of these units will contribute to housing targets established in national and local objectives. This is considered to be of an appropriate scale in the context of the location of the development while also reflecting the topography of the site.
34	Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time	<ul style="list-style-type: none"> ✓ All units are designed in accordance with the 2007 Housing Guidelines (Quality Housing for Sustainable Communities). ✓ The proposed development is Part M compliant. ✓ Bungalow units have been included in the scheme to provide dwellings for people with mobility issues. ✓ The proposed dwellings are adaptable to respond to potential changing needs over their lifetime. The selection and distribution of a range of house types reflects how future market challenges can be used to the advantage of the community. The enhanced distinctiveness of the units will benefit the overall scheme.
35	Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights	<ul style="list-style-type: none"> ✓ The proposed development includes the provision of 150 no. residential units at a density of 37.5 units/ha.
53	Support the circular and bio economy including in particular through greater efficiency in land management, greater use of renewable resources and by reducing the rate of land use change from urban sprawl and new development	<ul style="list-style-type: none"> ✓ The scheme is proposed in a central location that will not contribute to urban sprawl, but rather infill development in Castlemartyr.

Reference	Relevant Policy/ Principle / Guideline	Statement of Consistency
54	Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions.	✓ The proposed development is designed to the nearly zero energy building (NZEB) requirements meaning that the buildings have a very high energy performance.
56	Sustainably manage waste generation, invest in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society.	<ul style="list-style-type: none"> ✓ The use of refuse bin stores will be minimised where possible. ✓ Access to a rear-garden via a side-gate will allow for specific refuse bin storage needed in the majority of cases. Regarding the mid-terrace units, they will have small private bins storage areas that are discreetly located within the curtilage of the unit within a bin store.
60	Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance.	<ul style="list-style-type: none"> ✓ In terms of open space provision, the open space area (including formal recreational facilities, and informal passive & active open space) comprises of 15.2% of the developable area. Great care has been taken in order to retain as much of the existing natural features as possible in order to preserve the natural heritage of the site. ✓ As part of this application an Archaeological and Built Heritage Assessment has been prepared by John Cronin & Associates. It concluded that there are no known archaeological monuments within the proposed development site. ✓ The proposed development has integrated existing natural features and existing hedgerows into the proposed design.
63	Ensure the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water resources in a	✓ Sustainable urban drainage system (SuDS) measures are incorporated as appropriate into the proposed design.

Reference	Relevant Policy/ Principle / Guideline	Statement of Consistency
	manner that supports a healthy society, economic development requirements and a cleaner environment.	
64	Improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings and homes, heating systems with zero local emissions, green infrastructure planning and innovative design solutions.	<ul style="list-style-type: none"> ✓ The proposed development is designed in a way which promotes pedestrian permeability and encourages cycling including improvements to the existing public road and a connection to existing, adjacent residential estate. ✓ Mitigation measures will be introduced during the construction phase that will minimise any impact in relation to air quality during construction. This will be outlined within the CMP which will be submitted with the application.
75	Ensure that all plans, projects and activities requiring consent arising from the National Planning Framework are subject to the relevant environmental assessment requirements including SEA, EIA and AA as appropriate	<ul style="list-style-type: none"> ✓ An NIS Report by Doherty Environmental is submitted with the application.

2.1 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, this revised draft 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	Relevant Policy / Principle / Guideline	Statement of Consistency
4	A target of half (50%) of future population and employment growth will be focused in the existing five cities and their suburbs	✓ The proposed development is located within the settlement of Castlemartyr, contributing to urban growth in line with the policy objective.
7	Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.	✓ The development is situated within the built-up area of Castlemartyr, aligning with the objective to focus new housing within an established urban settlement.
8	Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.	✓ The development is situated within the built-up area of Castlemartyr, aligning with the objective to focus new housing within established urban settlements.
9	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 footprints.	✓ The development is situated within the built-up area of Castlemartyr, aligning with the objective to focus new housing within established urban settlements.
12	Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and	✓ The proposed development in Castlemartyr is designed to create an attractive and well-integrated residential community. It includes diverse housing types, high-quality design features, and well-distributed open spaces that support a high quality of life. The

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	integrated communities that enjoy a high quality of life and well-being.	inclusion of play areas, pedestrian pathways, and landscaped spaces further enhances the liveability of the area, aligning with Objective 12 by promoting community well-being and cohesive urban design.
20	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.	✓ The development aims to increase the local population and support economic growth, aligning with targeted planning standards to enhance the vibrancy of Castlemartyr. The scheme will also deliver a childcare facility which will bring activity within the village.
27	Continue to support the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.	✓ This residential development is a proportionate addition to the Castlemartyr area, providing thoughtfully designed housing and local amenities, such as a creche, which enhances the public realm. By emphasizing pedestrian-friendly pathways, open spaces, and sustainable design, the project supports public renewal in Castlemartyr
38	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.	✓ The development emphasizes pedestrian and cyclist infrastructure throughout the development and connections to promote sustainable transport modes within Castlemartyr.
42	Prioritise the alignment of targeted and planned population and employment growth with investment in:	✓ The development includes a 68-space childcare facility catering to the needs of both new residents and the existing population in

National Policy Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
	<ul style="list-style-type: none"> ▪ A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities; ▪ The provision and timely delivery of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, including in support of infill and brownfield development, that meet the diverse needs of local populations and act as a key enabler for housing development, thereby contributing to the development of sustainable communities; 	<p>Castlemartyr and is located near educational services, supporting the broader community and fulfilling the sustainable community development objective.</p>
43	To target the delivery of housing to accommodate approximately 50,000 additional households per annum to 2040.	✓ The proposed 150 residential units contribute to the national housing targets, supporting sustainable population growth goals.
44	Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.	✓ The development of 150 units at a density of 37.5 units/ha is aligned with sustainable growth principles, reflecting the site's scale and location.
45	Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	✓ All units are designed for adaptability, meeting Guidelines and Part M compliance, ensuring they accommodate changing household needs.

National Policy Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
78	<p>Enhance water quality and resource management by preventing or mitigating the risk of flooding by:</p> <ul style="list-style-type: none"> ▪ Ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. ▪ Taking account of the potential impacts of climate change on flooding and flood risk and consideration of the Flood Risk Management Climate Change Sectoral Adaptation Plan. ▪ Ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process. ▪ Integrating sustainable water management solutions, such as Sustainable Urban Drainage (SUDS), non-porous surfacing and green roofs, and nature based solutions, to create safe places. 	<p>✓ Sustainable Urban Drainage Systems (SUDS) are incorporated to manage stormwater effectively, supporting the water quality and flood risk objectives.</p>

National Policy Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
79	Support the management of stormwater, rainwater and surface water flood risk through the use of nature-based solutions and sustainable drainage systems.	✓ The project incorporates SUDS, prioritizing stormwater management and flood resilience.
84	<p>In line with the National Biodiversity Action Plan; the conservation, enhancement, mitigation and restoration of biodiversity is to be supported by:</p> <ul style="list-style-type: none"> ▪ Integrating policies and objectives for the protection and restoration of biodiversity, including the avoidance and/or minimisation of potential biodiversity impacts, in statutory landuse plan. ▪ Retention of existing habitats which are currently important for maintaining biodiversity (at local/regional/national/international levels), in the first instance, is preferable to replacement/restoration of habitats, in the interests of ensuring continuity of habitat provision and reduction of associated risks and costs. 	✓ The development plan integrates existing natural features and habitats, preserving biodiversity while incorporating green spaces and landscaping features.

2.2 Housing for All – A New Housing Plan for Ireland

Housing for All – A New Housing Plan for Ireland, provides four pathways to achieving four overarching objectives with the aim of combating the current housing crisis. These four pathways consist of; Supporting Homeownership and Increasing Affordability; Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion; Increasing New Housing Supply; and Addressing Vacancy and Efficient Use of Existing Stock.

The overall aim of the housing plan for Ireland is that *“everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life.”* To meet this objective, the Government have identified that Ireland needs an average of 33,000 homes constructed per annum until 2030 to meet targets set out for additional households. An average of 9,500 new-build social homes to 2026 have been targeted, while an average of 6,000 affordable homes are to be made available every year to 2030 for purchase or rent by Local Authorities, AHBs, the LDA or via a strategic partnership between the State and retail banks.

A statement of consistency with the relevant objectives is outlined below:

Aspect	Key Objective	Relevant Policy / Principle / Guideline	Statement of Consistency
Pathway 2: Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion	Increase the level and speed of delivery of social housing and other State supported housing	Key actions: Provide more than 10,000 social homes each year, with an average 9,500 newbuild Social Housing Homes to 2026.	✓ The Part V obligation of 30 no. units associated with the proposed development will be provided. The proposed phasing of the development will provide Part V units.
Pathway 1: Supporting Home Ownership and Increasing Affordability	Increase the output of private housing to meet demand at affordable prices	Key actions: Increased supply of new housing, up to an average of at least 33,000 per year to 2030	✓ The proposed development will provide 150 no. residential units and contribute to the Government’s national housing targets. The proposed housing mix and designed has been focuses on providing quality homes are affordable prices.

2.3 Sustainable and Compact Settlements Guidelines for Planning Authorities 2024

The Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024 have been published to set national planning policy and guidance in relation to the planning and development of settlements and housing. The guidelines expand on the higher-level policies of the National Planning Framework (NPF) in relation to the creation of settlements that are compact, attractive, liveable and well designed.

The guidelines support the application of densities that respond to settlement size and to different place contexts within each settlement, recognising in particular the differences between cities, large and medium-sized towns and smaller towns and villages. The guidelines allow for greater flexibility in residential design standards, setting national standards for the first time that support innovation in housing design and a greater range of house types. The flexibility provided for within the guidelines are to assist in addressing viability constraints within the construction sector, while also adhering to national obligations imposed by European Directives and international agreements relating to the management and protection of the environment and biodiversity and the transition towards net zero by 2050.

These Guidelines replace the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities issued as Ministerial guidelines under Section 28 of the Act in 2009.

Key Objective	Relevant Policy / Principle / Guideline	Statement of Consistency
Objective 3.1	It is a policy and objective of these Guidelines that the recommended residential density ranges set out in Section 3.1 are applied within statutory development plans and in the consideration of individual planning applications, and that these density ranges are refined further at a local level using the criteria set out in Table 3.4 where appropriate.	✓ As per Section 3.3.4 of the Guidelines, Castlemartyr falls under the Small and Medium Sized Towns criteria as it has a population of 1,500 to 5,000. Densities in Small and Medium Sized Towns should include density proposals between 35 to 50dph. The proposed density of the development is 37.5 units/ha and is compliant with this objective.

Key Objective	Relevant Policy / Principle / Guideline	Statement of Consistency
Objective 4.1	It is a policy and objective of these Guidelines that planning authorities implement the principles, approaches and standards set out in the Design Manual for Urban Roads and Streets, 2013 (including updates) in carrying out their functions under the Planning and Development Act 2000 (as amended) and as part of an integrated approach to quality urban design and placemaking.	<ul style="list-style-type: none"> ✓ Section 2.4 of the Statement of Consistency provides an assessment of the proposal against DMURS. Please refer to this Section, which outlines how the proposed development responds to the principles, approaches and standards are set out by DMURS.
Objective 4.2	It is a policy and objective of these Guidelines that the key indicators of quality urban design and placemaking set out in Section 4.4 are applied within statutory development plans and in the consideration of individual planning applications.	<ul style="list-style-type: none"> ✓ The proposed development incorporates the key indicators of quality urban design and placemaking as set out in Section 4.4 of the Guidelines and as identified as the following; <ol style="list-style-type: none"> 1. Sustainable and Efficient Movement, 2. Mix and Distribution of Uses, 3. Green and Blue Infrastructure, 4. Responsive Built Form, ✓ Sustainable and Efficient Movement: The proposed development is set fronting a wide street. It proposed to interlink pedestrian and cyclists' pathways and open spaces with the neighbouring development. ✓ Mix and Distribution of Uses: The proposed development comprises a mix of primary and secondary streets which promotes walking and cycling while also allowing for vehicular movement throughout the scheme.

Key Objective	Relevant Policy / Principle / Guideline	Statement of Consistency
		<p>A varied housing mix is proposed which includes the provision of 2, 3 and 4 bedroom dwelling units which cater for a variety of needs and provides a greater choice for prospective residents. A childcare facility is also provided to cater for the future residents of the development.</p> <ul style="list-style-type: none"> ✓ Green and Blue Infrastructure: The existing natural features of the site have informed landscaping proposals and additional on-site planting of native tree species and pollinator friendly plants. The scheme incorporates a number of open space areas which create opportunities for play and rest, catering for a variety of abilities. ✓ Responsive Built Form: The units proposed as part of the development are designed with modest architectural features to respect and tie in with the grain and architectural style of the area.
<p>Objective 5.1</p>	<p>It is a policy and objective of these Guidelines that statutory development plans include an objective(s) relating to the provision of public open space in new residential developments (and in mixed-use developments that include a residential element). The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances. Different minimum requirements (within the 10-15% range) may be set for different areas. The minimum requirement should be justified taking into account existing public open space provision in the area and broader</p>	<ul style="list-style-type: none"> ✓ The proposed development makes provision for a number of high-quality open spaces within the scheme. A total open space provision of 15.2% of the net site area will be provided as part of the development.

Key Objective	Relevant Policy / Principle / Guideline	Statement of Consistency
	<p>nature conservation and environmental considerations.</p> <p>In the case of strategic and sustainable development sites, the minimum public open space requirement will be determined on a plan-led basis, having regard to the overall approach to public park provision within the area. In the case of sites that contain significant heritage, landscape or recreational features and sites that have specific nature conservation requirements, a higher proportion of public open space may need to be retained. The 10- 15% range shall not therefore apply to new development in such areas.</p>	
SPPR 1	<p>When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces</p>	<p>✓ As part of the proposed development, a minimum separation distance of 16 metres is achieved between opposing habitable rooms.</p>

Key Objective	Relevant Policy / Principle / Guideline	Statement of Consistency
SPPR 2	<p>It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards;</p> <p>1 bed house - 20 sq.m 2 bed house - 30 sq.m 3 bed house - 40 sq.m 4 bed + house - 50 sq.m</p> <p>A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space.</p> <p>The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.</p> <p>Apartments and duplex units shall be required to meet the private and semi- private open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates).</p>	<ul style="list-style-type: none"> ✓ The proposed development includes the provision of private open spaces within dwelling houses which all meet the minimum requirements as prescribed by SPPR 2. Please refer to the Housing Quality Audit by Deady Gahan Architects. ✓ The private open space provided are all of a high-quality design to ensure that the prospective residents are provided with an enjoyable amenity space.

Key Objective	Relevant Policy / Principle / Guideline	Statement of Consistency
	In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity. This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.	
SPPR 3	<p>It is a specific planning policy requirement of these Guidelines that:</p> <p>i) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.</p> <p>ii) In accessible locations, defined in Chapter 3 (Table 3.8) car- parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction</p>	<p>✓ It is proposed to provide a total of 248 no. parking spaces with the development as follows:</p> <ul style="list-style-type: none"> • 2 no. car parking spaces provided for all 3- and 4-bed units. • 1 no. car parking spaces provided for all 2-bed mid-townhouses and the bungalow units. <p>The proposed creche will have 6 no. car spaces (including 1 no. accessible parking space) and 2 set down/drop off spaces.</p>

Key Objective	Relevant Policy / Principle / Guideline	Statement of Consistency
	<p>of the planning authority, shall be 1.5 no. spaces per dwelling.</p> <p>iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling Applicants should be required to provide a rationale and justification for the number of car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision.</p> <p>The maximum car parking standards do not include bays assigned for use by a car club, designated short stay on-street Electric Vehicle (EV) charging stations or accessible parking spaces. The maximum car parking standards do include provision for visitor parking.</p>	
SPPR 4	<p>Cycle Parking and Storage:</p> <p>It is a specific planning policy requirement of these Guidelines that all new housing schemes (including mixed-use schemes that include housing) include safe and secure cycle storage facilities to meet the needs of residents and visitors. The following</p>	<ul style="list-style-type: none"> ✓ All mid-townhouses will have bicycle storage areas provided to the front of the unit with a capacity of 2 no. bikes. ✓ All other units which have direct access to a private area of open space will provide secure parking to the rear. ✓ In addition, 28 no. visitor cycle spaces are provided across the site and 12 no. secure cycle spaces are provided in a store at the on-site

Key Objective	Relevant Policy / Principle / Guideline	Statement of Consistency
	<p>requirements for cycle parking and storage are recommended:</p> <p>(i) Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/ enlargement, etc. It will be important to make provision for a mix of bicycle parking types including larger/heavier cargo and electric bikes and for individual lockers.</p> <p>(ii) Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purposebuilt structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel safe. It is best practice that either secure cycle cage/compound or preferably locker facilities are provide</p>	<p>creche. This meets the minimum standards as prescribed by the Guidelines.</p>

2.4 Design Manual for Urban Roads and Streets, 2019

The Design Manual for Urban Roads and Streets (DMURS) was initially published by the Department of Transport, Tourism and Sport, together with the Department of the Environment, Community and Local Government in 2013, and updated in 2019. DMURS seeks to put well-designed streets at the heart of sustainable communities and supports broader government policies on the environment, planning and transportation. DMURS provides the practical measures to achieve:

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

DMURS replaced previous national design standards for urban roads and streets, and the use of DMURS is mandatory for all road authorities

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Integrated Street Networks	Does the development create connected centres that prioritise pedestrian movement and access to public transport?	✓ The proposed development creates connected centres that prioritize pedestrian movements and access to public transport. The centres of activity of the development are the childcare facility, formal and informal play areas, and open spaces. These centres are located to provide maximum accessibility for all residents, both of the proposed development and the surrounding area. This accessibility includes vehicular accessibility as well as pedestrian/cyclist accessibility. All centres are also linked to the comprehensive network of footpaths in order to prioritise pedestrian movement.
Movement and Place	<ul style="list-style-type: none">▪ Does the development create a legible street hierarchy that is appropriate to its context?▪ Are the proposed streets connected, maximising the number of walkable / cyclable routes between streets as well as specific	✓ The proposed layout creates a scheme that is easy to navigate for both drivers and pedestrians, as well as providing connectivity for pedestrians and cyclists. The N25 which is the main road connects the site to major destinations. To highlight the hierarchy, the scale

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
	destinations (i.e. community centre, shops, creche, schools etc.)?	<p>of the routes varies, as well as their material finishes in order to clearly define the transition between areas.</p> <p>✓ A network of footpaths is provided along the main street. The footpath directly upon exiting the proposed development will have improvement works carried out to provide better accessibility and connection to public transport.</p>
Permeability and Legibility	<ul style="list-style-type: none"> Has the street layout been well considered to maximise permeability for pedestrians and cyclists? Are the streets legible with maximum connection opportunities? Are blocks of a reasonable size and permeability, with consideration to the site constraints? 	<p>✓ The layout of the proposed development has been designed to maximise permeability for pedestrians and cyclists. Desired lines have been creating in the play areas and open spaces to provide independent paths and improve circulation through the site.</p> <p>✓ Communal / neighbourhood spaces have been sized so as to allow permeability and maximise comfortable walking / cycling distances between destinations. Careful consideration has been given to allowing the free flow of movement and not creating unnecessary blockages / delays.</p>
Management	<ul style="list-style-type: none"> Is the layout designed to self-regulate vehicle speeds and traffic congestion? Does the proposed layout minimise noise / air pollution wherever possible? 	<p>✓ Where possible, passive methods will be incorporated to regulate traffic and speed including landscaping, pedestrian priority zones and shorter street lengths. Design details will also be utilised to reduce driver's perception of acceptable speeds.</p> <p>✓ In terms of minimising noise and air pollution, the design has incorporated design details and landscaping throughout the site to help reduce such pollution within the character areas.</p>
Movement, Place and Speed	<ul style="list-style-type: none"> Does the proposed development balance speed management with the values of place and reasonable expectations of appropriate speed? 	<p>✓ Given the primarily residential nature of the proposed development, the need to balance speed management with the values of place is imperative.</p> <p>✓ Passive measures have been used to create this balance. More</p>

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
	<ul style="list-style-type: none"> Does the design promote a reasonable balance of both physical and psychological measures to regulate speed? 	active measures including shared surfaces are used in areas to prioritise pedestrian movements and regulate vehicular speed.
Streetscape	<ul style="list-style-type: none"> Does the scheme create an appropriate sense of enclosure in addition to a strong urban / suburban structure? Have street trees and areas of planting been provided where appropriate? Have active street edges been provided where appropriate? Is a palette of high quality surface materials and finishes provided? 	<ul style="list-style-type: none"> ✓ The residential areas are arranged in a manner which creates a defined structure and is easily legible. Street widths, planting and design details are used to create an appropriate sense of enclosure within each area. A Landscape Masterplan by Bernard Seymour Landscape Architect has been prepared and submitted as part of this LRD application which creates a strong landscape structure within the future streets. ✓ Material finishes include a palette of high quality, easily maintainable and durable materials.
Pedestrian and Cyclist Environment	<ul style="list-style-type: none"> Are footways of appropriate width provided so as to ensure pedestrian safety? Are verges provided adjacent to larger roadways so as to provide a buffer between vehicular routes and pedestrian paths? Have pedestrian crossings, whether controlled or uncontrolled, been provided at appropriate locations? Are shared surfaces located appropriately in areas where an extension of the pedestrian domain is required? Have cycle facilities been factored into the design? 	<ul style="list-style-type: none"> ✓ The design prioritises the provision of footpaths of appropriate widths to ensure pedestrian safety. ✓ Uncontrolled pedestrian crossings are provided in the form of raised tables and are located along the vehicular streets. The location of these have been provided in areas adjacent to open spaces to increase pedestrian safety. ✓ Cycling facilities, including storage and parking, have been factored into the design.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Carriageway Conditions	<ul style="list-style-type: none"> Are vehicular carriageways sized appropriately for their function / location? Are surface materials appropriate to their application in order to inform drivers of the expected driving conditions? Are junctions designed to balance traffic concerns with the needs of pedestrians / cyclists? Have adequate parking / loading areas been provided? 	<ul style="list-style-type: none"> ✓ Vehicular carriageways have been sized appropriately commensurate with their function / location and in accordance with DMURS principles. Surface materials proposed are appropriate to their application in order to inform drivers of the expected driving conditions and junctions, which have been designed to balance traffic concerns with the needs of pedestrians / cyclists. ✓ Speeds within the development will be minimised through the inclusion of control measures such as; tight corner radii, narrow streets, 30kph home zone limit and short lengths of straight streets. ✓ Adequate levels of parking will be provided in appropriate areas to serve the respective dwelling units and creche.

2.5 Childcare Facilities Guidelines, 2001

The Childcare Facilities, Guidelines for Planning Authorities 2001 published by the Department of Environment require the provision of a creche be assessed where in excess of 75 dwellings are being proposed.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Chapter 3 Development Control & Related Standards	In new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site.	✓ 1 no. childcare facility will be provided on site. The creche proposed is greater than the anticipated requirement (Please refer to Creche Assessment by McCutcheon Halley Planning Consultants for further details) with a capacity of 68 places.
Appendix 1 General Standards	Standards related to minimum floor space, facilities and design of childcare facilities should follow the guidelines set out in appendix 1 of the Childcare Facilities Guidelines.	✓ 1 no. childcare facilities is provided on site.

2.6 Southern Regional Assembly: Regional Spatial and Economic Strategy, 2020

The Regional Spatial and Economic Strategy (RSES) for the Southern Region came into effect on 31st January 2020. The RSES provides “a long-term regional level strategic planning and economic framework, in support of the implementation of the National Planning Framework, for the future physical, economic and social developments for the Southern Region”. The Regional Spatial and Economic Strategy for the Southern Region 2020 (RSES) translates the NPF objectives to the regional level.

Reference	Relevant Policy/Principle/Guideline	Statement of Consistency
RPO 5	<p>Increased population growth should be planned having regard to environmental criteria including:</p> <ul style="list-style-type: none"> ▪ The assimilative capacity of the receiving environment. ▪ The proximity of European Sites and the potential for impact on the conservation objectives and qualifying interests. 	<ul style="list-style-type: none"> ✓ The proposed development is situated fronting the N25 which connects Castlemartyr to the Cork Metropolitan Area. The proposed increase in population is in accordance with the objectives of the National Planning Framework as reflected in the RSES. ✓ A NIS report by Doherty Environmental is submitted with the application.
RPO 9	<p>Holistic approach to delivering infrastructure.</p> <ul style="list-style-type: none"> ▪ Ensure investment and delivery of comprehensive infrastructure packages to meet growth targets that prioritises the delivery of compact growth and sustainable mobility in accordance with NPF objectives to include the following: ▪ Water services, digital, green infrastructure, transport and sustainable travel, community and social renewable energy, recreation, open space amenity, climate change, adaptation and future proofing infrastructure including Flood Risk 	<ul style="list-style-type: none"> ✓ The proposed development provides for increased population growth in a central area adjacent to an area that will benefit from improvements to public transport hubs and linkages and will promote non-car modes of transport.

Reference	Relevant Policy/Principle/Guideline	Statement of Consistency
	management measures, environmental improvement, arts, culture and public realm.	
RPO 10	<p>Compact Growth in Metropolitan Areas.</p> <ul style="list-style-type: none"> ▪ The prioritisation of housing and employment development in locations within and contiguous to existing city footprints where it can be served by public transport, walking and cycling. ▪ The identification of Transformational Areas which combine, on an area wide basis, opportunities for regeneration of private owned underutilised sites, public owned underutilised sites, private and public buildings and upgrade pf parks, streetscapes and public realm areas. 	<p>✓ The subject site is ideally placed for a Medium B density development as it is located in Castlemartyr development boundary, in close proximity to Cork City and will benefit directly from existing and planned infrastructure in the area.</p>

2.7 The Planning System and Flood Risk Management, 2009

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Chapter 5 Flooding & Development Management	Sequential approach should be applied to avoid development in areas at risk of flooding.	✓ A detailed Flood Risk Assessment Report by JBA Consulting has been submitted with the application.
	Where appropriate a detailed flood risk assessment is to accompany planning applications.	✓ A detailed Flood Risk Assessment Report by JBA Consulting has been submitted with the application.
	Development in flood risk areas should be subject to the Justification test.	✓ A detailed Flood Risk Assessment Report by JBA Consulting has been submitted with the application.

3. Local Planning Policy

This section looks at consistency with the following Local Policy Documents:

- Cork Metropolitan Area Transport Strategy (CMATS) 2040
- Cork County Development Plan 2022 Volume 1; and
- Cork County Development Plan 2022 Volume 4.

3.1 Cork Metropolitan Area Transport Strategy (CMATS) 2040

The Cork Metropolitan Area Transport Strategy (CMATS) 2040, which was published in February 2020, was included as an objective in Cork MASP Policy (Objective 7) of the RSES and identified as one of the Guiding Principles of the Cork MASP. CMATS represents a coordinated land use and transport strategy for the Cork Metropolitan Area. It sets out a framework for the planning and delivery of transport infrastructure and services to support the Cork Metropolitan Area development in the period up to 2040.

Relevant Policy / Principle / Guideline	Statement of Consistency
<p>Key outcomes for walking in the Strategy include:</p> <ul style="list-style-type: none">▪ An increase in walking levels for work, education and leisure across the CMA, particularly for short journeys (less than 2-3km);▪ Addressing the safety issues and barriers that prevent citizens and visitors from walking more in Cork;▪ Supporting a high quality and fully accessible environment for all abilities and ages by continuing to develop a safe, legible and attractive public realm;▪ Facilitate walking’s role as part of linked trips, particularly with rail and bus journey; and	<ul style="list-style-type: none">✓ The proposal has been designed to prioritise the safe movement of pedestrians within the site and enhances pedestrian connectivity to the wider area.✓ Permeability and connections between the variety of public spaces will be incorporated throughout the site as well as adjoining residential estates.✓ The proposed development is located in Castlemartyr town centre.✓ Connectivity is one of the central design principles of the proposed scheme. The current layout is therefore crossed by several connections and potential for future links which connect to the adjacent areas.

Relevant Policy / Principle / Guideline	Statement of Consistency
<ul style="list-style-type: none"> Promote a far higher standard of urban design in new developments, and in highway design, in a fashion that consistently prioritises pedestrian movement and safety over that of the private car. 	<p>✓ The proposed connections will create an environment which will encourage movement of pedestrians and seek to reduce dependency on cars.</p>
<p>Supporting Radial Bus Services</p> <p>In order to ensure comprehensive network coverage, additional supporting radial bus services will be developed. These supporting services typically have lower frequencies than the Core Radial Bus Network but cater for a wider catchment across the Metropolitan Area. The radial bus services will provide further opportunities for interchange to Suburban Rail, Light Rail and other bus services on the Core Bus Network. The proposed radial bus routes, and indicative frequencies, are as follows:</p> <ul style="list-style-type: none"> Glanmire – City Centre: 20-minute frequency; Cork Airport – Kent Station: 20-minute frequency; Pouladuff – City Centre: 30-minute frequency; Apple campus – City Centre: 30-minute frequency; Ringaskiddy – Passage West – City Centre: 20-minute frequency; Ringaskiddy – Carrigaline – City Centre: 20 min minute frequency; and Castlemartyr – City Centre: 10-minute frequency 	<p>✓ The subject site is located within Castlemartyr Village Centre. The site is therefore within close proximity of the proposed high frequency bus route between Castlemartyr and Cork City Centre.</p>

3.2 Cork County Development Plan 2022-2028 – Volume 1 Main Policy Material

The 2022 Cork County Development Plan was adopted in June 2022. We include the objectives of the CDP relative to the subject site.

Reference	Policy Objective	Policy Provision	Statement of Consistency
Chapter 2:	CS 2-3: County Metropolitan Strategic Planning Area	<p>a) Recognise the importance of the role to be played by the Cork Metropolitan Area in the development of the Cork 'MASP' as identified in the RSES for the Southern Region, in tandem with the development of Cork City, to promote its development as an integrated planning unit to function as a single market area for homes and jobs where there is equality of access for all, through an integrated transport system, to the educational and cultural facilities worthy of a modern and vibrant European City</p> <p>d) Within the Cork Metropolitan Area, and most notably along the existing rail corridor, plan for development to provide the homes and jobs that are necessary to serve the long term planned population prioritised in the following locations, Castlemartyr, Carrigtwohill, Cobh and Little Island.</p> <p>j) Maximise new development, for both jobs and housing, in the Metropolitan Towns served by the North and East Cork Rail Corridor (including the proposed new settlement at Monard) and to enhance the</p>	<p>✓ The proposed development of 150 no. dwelling units will contribute to the homes required to cater for the future population growth of Cork and will enable the village of Castlemartyr to achieve a critical mass of population to maximise their potential to attract new investment in employment, services and public transport.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		capacity of these towns to provide services and facilities to meet the needs of their population;	
Chapter 2: Core Strategy	CS-2-7 Network of Settlements - Higher Order Settlements	<p>Strategic Aim for Cork County Metropolitan Area Towns: Growth in population and employment so that the Cork Metropolitan Area (CMA) can compete effectively for investment and jobs in line with the key enablers identified in the RSES for the Southern Region and the Cork MASP.</p> <p>Consolidate employment at existing employment locations with improved supporting infrastructure, and in particular public transport improvements including those identified in the CMATS (2020).</p> <p>Continue with the strategic rebalancing of the city and county through the development of the UEAs along the East Cork Corridor and the Monard SDZ.</p> <p>Critical population growth, service and employment centres within the Cork Metropolitan Area, providing high levels of community facilities and amenities with infrastructure capacity high quality and</p>	<p>✓ The proposed development supports the settlement by providing 150 no. residential units and 1 no. 68 child place creche.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		integrated public transport connections should be the location of choice for most people especially those with an urban employment focus.	
Chapter 3: Settlements and Placemaking	PL 3-1: Building Design, Movement and Quality of the Public Realm	a) To achieve / reinforce a better sense of place and distinctiveness strengthening local character.	✓ The proposed design of the dwellings and the creche building have been expressed in a contemporary way which respects the character of and is complimentary to the existing built environment.
		b) Create a design that is sensitive to the history and heritage context of a town / village setting and provides for protection of heritage features and non-structural heritage that are important and intrinsic part of the distinctiveness and character of the settlement such as historic boundaries (stone and earthen), pillars and gates, street furnishing, paving and kerbing, trees, hedgerows.	✓ Great care has been taken in order to retain as much existing natural features as possible in order to preserve the natural heritage of the site.
		e) New buildings should provide for high quality, local material choice and the design shall draw on the local architectural language of place and reinterpret these in a contemporary manner.	✓ Careful consideration has been given to the materiality of the buildings to create an unmistakable identity for distinctive character areas and good quality open spaces encouraging social interaction. Density and scale, open space landscaping and building material choice all contribute to creating distinct character areas.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		f) Promotes a shared use of space with a priority on pedestrian usage.	✓ Shared Surface Streets have been introduced in locations in order to prioritise pedestrian usage within the development. These and the pedestrian paths running through the scheme will put an emphasis on pedestrian permeability throughout the site.
		g) Provide multi-functional spaces suitable for all age cohorts in the community and capable of accommodating cultural events.	✓ Design proposals provide a variety of multifunctional breakout areas for all age groups which are well connected and benefit from passive surveillance.
		h) Develop and strengthen the use of the green and blue infrastructure in a town / village setting including the retention and enhancement of existing trees and landscape features, the use of SUDs and permeable paving to achieve climate adaptable places.	<ul style="list-style-type: none"> ✓ All the existing hedgerows and trees along and within the site boundaries will be retained and protected where possible. All trees to be maintained will be protected appropriately during construction and operation. A Landscape Report has been prepared as part of the Landscape Design Rationale by BS Landscaping and is submitted with application. ✓ The proposed storm water drainage system will be designed using appropriate SuDS principles to suit the location and topography of the site. Please refer to engineering material by DOBA & Associates Consulting Engineers.
		j) Achieve permeability and connectivity in town centre / village locations which contributes to the 10 Minute Town Concept	✓ The proposed development will be well connected to the surrounding area, which will ensure permeability to the centre of Castlemartyr.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		and Sustainable Neighbourhood Infrastructure. The loss of existing laneways will not be permitted.	
		l) Ensure universal design standards are achievable.	✓ Care has been taken in the design of the proposed development to address each Principle of Universal Design. Each Principle has been addressed as part of the Universal Design Statement and references the Technical Guidance Documents Part M regarding Access and Use.
		m) Ensure that the aged community and the needs of all ages are facilitated. e.g., through the provision of seating areas and public toilet facilities.	✓ The proposed development provides amenity facilities for all age groups with seating areas provided for older residents.
		n) Consider the impacts of lighting within the public realm which performs an important safety function but also can be an aid to the legibility and distinctiveness of a place. Lighting should be designed to minimise negative effects on wildlife. See also Chapter 15 Biodiversity and Environment including paragraph 15.11.3 and Objectives BE 15-13(d) and (e)	✓ A public lighting proposal is submitted with the application. Please refer to same prepared by Morley Walsh/ENX Engineers.
Chapter 3:	PL 3-3: Delivering Quality and Inclusive Places	a) To achieve / reinforce a better sense of place and distinctiveness therefore, strengthening local character.	✓ The proposed design of the dwellings and the creche have been expressed in a contemporary way which respects the character of and is complimentary to the existing built environment.

Reference	Policy Objective	Policy Provision	Statement of Consistency
Settlements and Placemaking		b) Prioritise walking, cycling and public transport, and minimise the need to use cars.	✓ 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 proposing future connections to the existing and permitted developments in a two location.
		c) Deliver a quality of life which residents and visitors are entitled to expect. In terms of amenity, safety and convenience.	<p>✓ The proposed development incorporates 15.2% of useable active open space within the developable area. This active open space incorporates the provision of 4 no. of Open Space Areas dispersed throughout the scheme and each with a specific amenity purposed. The spaces provide for local play areas/small playground, community orchard and open spaces with natural play elements. The provision of such spaces caters for a range of age groups. Further details are provided in the Landscape Design Rationale Report prepared by BS Larch.</p> <p>✓ The proposed development includes a 68-place capacity child creche in line with the requirements of the Guidelines on Childcare Facilities and the Childcare (Pre-School Services) Regulations 2006. These facilities will be available to the entire community, both existing and future.</p>
		d) Provide a good range of community and support facilities, where and when they are needed.	✓ The proposed development incorporates approximately 15.2% of useable active open space within the developable area. See above.

Reference	Policy Objective	Policy Provision	Statement of Consistency
			The proposed development includes a 60-space capacity child creche in line with the requirements of the Guidelines on Childcare Facilities and the Childcare (Pre-School Services) Regulations 2006. These facilities will be available to the entire community, both existing and future.
		e) Present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm.	✓ The development is structured to enable the creation of neighbourhoods featuring distinct architectural languages. Each of these character areas are grouped around a central space creating a recognisable sense of place by using a mix of landmark housing typologies and blend of materials unique to that location.
		f) Easy to access and navigate through the delivery of a clear urban structure including landmarks and vistas.	✓ A network of easy to navigate interconnected footpaths have been provided throughout the development which will improve connectivity and encourage walking from the development. These footpaths are overlooked by the dwellings, providing for an improved perception of safety throughout the development.
		g) Promote the efficient use of land and energy and minimise greenhouse gas emissions.	✓ The development provides an appropriate density of development with regard to the topography with an emphasis on and good options for sustainable travel.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		h) Provide a mix of land uses (where relevant) to minimise transport demand.	✓ A mix of uses (residential and childcare) have been provided within the proposed development.
		i) Promote social integration and provide accommodation for a diverse range of household types and age groups	✓ A mix of dwelling types and sizes has been provided within the proposed development.
		j) Enhance and protect the built and natural heritage	✓ The proposed development will enhance and protect the built and natural heritage of Castlemartyr.
Chapter 4: Housing	HOU 4-2: Reserved Land for Social and Affordable Housing	Lands zoned for residential / housing or lands zoned for a mixture of residential / housing and other uses, including all lands identified in this Plan will require 20% of all new residential developments to be made available for social and affordable housing in accordance with the principles, policies and programmes for action set out in the Joint Housing Needs Demand Assessment and Joint Housing Strategy.	✓ 30 no. Part V units are proposed to meet the 20% requirement. Further details of this are contained in the Planning and Design Statement prepared by McCutcheon Halley Planning Consultants.
	HOU 4-3: Housing for Older People	a) Encourage the provision of housing suitable for older people in all residential schemes of 10 units or more.	✓ 4 no. 2-bed bungalows have been incorporated into the scheme in order to satisfy the Universal Design Guidelines for Homes in Ireland. These units have been designed to cater for a range of end users of any age, size, ability or disability.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		b) Support the delivery of housing suitable for older people on infill, opportunity and regeneration sites within town and village centres.	✓ Care has been taken in the design of the proposed development to address each Principle of Universal Design. Each Principle has been addressed as part of the Universal Design Statement and references the Technical Guidance Documents Part M regarding Access and Use.
	HOU 4-6: Housing Mix	a) Secure the development of a mix of house types and sizes throughout the County as awhile 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	✓ A mix of dwelling types and sizes has been provided within the proposed development.
		b) Require the submission of a Statement of Housing Mix with all applications for multi-unit residential development in order to facilitate the proper evaluation of the proposal relative to this objective. The Statement of Housing Mix should include proposals for the provision of suitable housing for older people and the disabled in the area.	✓ A Housing Quality Assessment and Schedule of Accommodation by Deady Gahan Architects are provided as part of the planning application documents.
	HOU 4-7 Housing Density on	Medium B – 25 to 35 <ul style="list-style-type: none"> Normally applicable to lands in the suburban/greenfield lands of the smaller 	✓ The proposed development will provide a Medium B density residential development that will facilitate an increase in the population of Metropolitan Cork.

Reference	Policy Objective	Policy Provision	Statement of Consistency
	Residentially Zoned Land	towns <5,000 population and key villages as part of sequential development. <ul style="list-style-type: none"> In larger towns with a population >5,000 or planned to grow >5,000 population, may be applicable in a limited instance (outside Metropolitan Cork) for edge of centre sites and sensitive sites with difficult topography, heritage constraints to allow for a broader typology within the urban envelope. 	
	HOU 4-8: Building Height and Amenity	Support the provision of increased building height and densities in appropriate locations within the County, subject to the avoidance of undue impacts on the existing residential amenities. In mixed use schemes, proposals will include details of the sequencing of uses to enable the activation of supporting services. New development greater than 4 storeys will be required to address the development management criteria, as set out in paragraph 3.2 of the Urban Development and Building Heights Guidelines (2018).	<ul style="list-style-type: none"> ✓ Using the developable areas, the overall density has been calculated at 37.5 units per hectare. This density is consistent with Medium B density and aligns with National guidance. ✓ The proposed development site is considered suitable for increased density/scale given its strong connectivity and accessible location to Castlemartyr town centre. The proposed heights have been carefully located so as not to have an adverse impact on adjoining properties.
Chapter 6: Social and Community	SC 6-1: Social and Community Infrastructure Provision	a) Support the provision of social and community facilities which meet the current and future needs of the entire population, and which should grow in tandem with development in communities.	<ul style="list-style-type: none"> ✓ The proposed development incorporates approximately 15.2% of useable active open space within the developable area. ✓ The proposed development includes a 68-child place creche in line with the requirements of the

Reference	Policy Objective	Policy Provision	Statement of Consistency
			Guidelines on Childcare Facilities and the Childcare (Pre-School Services) Regulations 2006.
	SC 6-4: Childcare Facilities	Support and facilitate the sustainable provision of childcare facilities in appropriate locations and seek their provision concurrent with development, having regard to population targets for the area and in accordance with the Childcare Facilities Guidelines for Local Authorities 2001 and regard to the Universal Design Guidelines for Early Learning and Care Centres 2019.	✓ The proposed development includes a 68 child place creche in line with the requirements of the Guidelines on Childcare Facilities and the Childcare (Pre-School Services) Regulations 2006.
	SC 6-5: Educational Facilities	Facilitate the provision of educational services in the community such as schools, crèches and other educational and childcare facilities. Multi-use facilities which can accommodate both educational and childcare facilities are also encouraged.	✓ As above.
	SC 6-6: Provision of Educational Facilities in Large Residential Developments	a) Provide new educational facilities in accordance with the guidance set out in Guidelines on Sustainable Residential Development in Urban Areas. b) Recognise that new residential communities can generate demand for additional school places and that it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school	✓ As the site is within close proximity to Castlemartyr town centre and Middleton there is adequate access to numerous schools within the vicinity of the site and a short journey. A School Demand Report is submitted with this LRD planning application and demonstrates capacity to cater for the proposed development.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>facilities, either in the form of new schools, or the expansion of existing schools, is provided.</p> <p>c) Work closely with the Department of Education & Skills to identify in the Local Area Plans, existing and future educational requirements, identify and reserve suitable sites for educational purposes and acquire, as appropriate and with the approval of the Department of Education & Science, sites for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development of an area.</p> <p>d) Facilitate the development of primary, post primary, third level, outreach, research, adult and further educational facilities to meet the needs of the County.</p> <p>e) Encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations.</p> <p>f) Require that proposed new large scale residential developments, either as part of an individual development or a collective group of developments include an assessment of</p>	

Reference	Policy Objective	Policy Provision	Statement of Consistency
		the demand for school places likely to be generated by the development and proposals to address any identified increase in demand which may arise.	
Chapter 6 Housing	SC 6-9 Cork an Age Friendly County	Support the implementation of the Cork Age Friendly County Programme and the Age Friendly Principles and Guidelines for the Planning Authority 2021 and recognise the demographic challenges that face the county and ensure the provision of suitable facilities and services in the future for all ages and abilities.	<ul style="list-style-type: none"> ✓ 4 no. 1 bed bungalows have been incorporated in the scheme in order to satisfy the Universal Design Guidelines for Homes in Ireland. These units have been designed to cater for a range of end users of any age, size, ability or disability. ✓ Care has been taken in the design of the proposed development to address each Principle of Universal Design. Each Principle has been addressed as part of the Universal Design Statement and references the Technical Guidance Documents Part M regarding Access and Use.
	SC 6-10 Services and Infrastructure for Older Persons Strategy	<ul style="list-style-type: none"> ▪ Support the implementation of the Services and Infrastructure for Older Persons Strategy 2014 as a step towards planning for ageing. 	✓ As above
	SC 6-11 Accommodation for Older Persons	Support the provision of residential care, assisted living, group/community housing and other forms of accommodation for older persons.	✓ As above
	SC 6-12	To implement Age Friendly policies in the refurbishment/adaptation of existing housing	✓ As above

Reference	Policy Objective	Policy Provision	Statement of Consistency
	Age Friendly Policies	stock, and to consider the needs of the older generation in terms of design and lifelong living.	
Chapter 11: Water Services, Surface Water and Wastewater	WM 11-9: Wastewater Disposal	a) Require that development in all main settlements connect to public wastewater treatment facilities subject to sufficient capacity being available which does not interfere with Council's ability to meet the requirements of the Water Framework Directive and the Habitats Directive. In settlements where no public waste water system is either available or proposed, or where design, capacity or licensing issues have been identified in existing plants, new developments will be unable to proceed until adequate wastewater infrastructure is provided.	✓ 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.
		b) In assessing proposals for development, it is a requirement that adequate assimilative capacity in the receiving waterbody be retained so as to allow for the overall growth of the settlement.	✓ The capacity of the WWTP has been confirmed by Uisce Eireann who issued a Confirmation of Feasibility on 4 th October 2024 stating that connection is feasible subject to upgrades.
		c) Development proposals incorporating proposals for management of wastewater through use of integrated Constructed Wetlands should be designed to comply with national guidelines.	N/A

Reference	Policy Objective	Policy Provision	Statement of Consistency
		d) Development in and around Wastewater Treatment Plants will not generally be permitted within 100m of a treatment works or 25m of a pumping station. This distance may be increased if significant environmental issues are likely to arise and will be judged on a site-by-site basis. The buffer area may be used to fulfil open space requirements.	✓ There is no nearby WWTP or pumping stations.
Chapter 11: Water Services, Surface Water and Wastewater	WM 11-10: Surface Water and SuDS	a) Require that all new developments incorporate sustainable drainage systems (SuDS). Efforts should be taken to limit the extent of hard surfacing and impermeable paving.	<ul style="list-style-type: none"> ✓ Full SuDS measures have been considered and incorporated into the proposed development. These are detailed in the Drainage Impact Assessment accompanying the application. ✓ Proposed SuDS measures include drainage swales, tree pits, rainwater butts, downpipe planters, rainwater harvesting, soakaways, infiltration trenches and permeable paving. Full design for these measures is contained in the Engineering report prepared by DOBA Civil Engineering.
		b) Encourage the application of a Water Sensitive Urban Design approach in the design of new development or other urban interventions. Opportunities to contribute to, protect or re-enforce existing green infrastructure corridors or assets should be maximised.	✓ The site is currently a greenfield site. Existing green infrastructure is minimal on. It is proposed to create a biodiversity corridor / amenity spine linking the various green areas through the site. The green infrastructure proposed on the site incorporate SuDS in the form of drainage swales to provide a

Reference	Policy Objective	Policy Provision	Statement of Consistency
			net gain in green infrastructure for the overall development.
		c) Optimise and maximise the application of Sustainable Urban Drainage Systems (SuDS) to mitigate flood risk, enhance biodiversity, protect and enhance visual and recreational amenity, all in the most innovative and creative manner appropriate and in accordance with best practices. Proposals should demonstrate that due consideration has been given to nature-based solutions in the first instance in arriving at the preferred SuDS solution for any development.	✓ Full SuDS design for the development has been assessed. SuDS measures to maximise above-ground solutions have been proposed including drainage swales, tree pits, rainwater butts, downpipe planters, rainwater harvesting, soakaways, infiltration trenches and permeable paving. See the Proposed Surface Water Drainage Strategy contained within the Infrastructure Design Report accompanying the application. This incorporates Cork Country Councils Surface Water Management Advice Note No 1 (Dec 2022) principles.
		d) Provide adequate storm water infrastructure in order to accommodate the planned levels of growth expected for the County.	✓ Storm water infrastructure has been designed for the full extent of the subject zoned lands taking account of topography and geology. Storm water retention has been maximised such that run off is less than the greenfield run-off rate.
		e) Where surface water from a development is discharging to a waterbody, appropriate pollution control measures (e.g, hydrocarbon interceptors, silt traps) should be implemented.	✓ A significant volume of the surface water will discharge via swales, filtration drains and permeable paving. 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

Reference	Policy Objective	Policy Provision	Statement of Consistency
			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
Chapter 11: Water Services, Surface Water and Wastewater	WM 11-12: Surface Water Management	Manage surface water catchments and the use and development of lands adjoining streams, watercourses and rivers in such a way as to minimise damage to property by instances of flooding and with regard to any conservation objectives of European sites within the relevant catchments and floodplains.	<ul style="list-style-type: none"> ✓ Surface water will be managed appropriately on site. ✓ The first 10mm rainfall runoff from the impermeable areas on site will be intercepted without discharging to the public system via a combination of SuDS measures. ✓ The storage systems will be designed to store volumes up to and including a 1:100 Year + 20% Climate Change. ✓ Please refer to Engineering Report and associated drawings by DOBA Civil Engineers for further details.
Chapter 11: Water Services, Surface Water and Wastewater	WM 11-15; Flood Risk Assessments	To require flood risk assessments to be undertaken for all new developments within the County in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) and the requirements of DECLG Circular P12/2014 and the EU Floods Directive.	<ul style="list-style-type: none"> ✓ JBA Consulting have prepared a Flood Risk Assessment.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> For sites within Flood Zone A or B, a site specific Flood Risk Assessment will be required. For sites within Flood Zone C, an examination of all potential sources of flooding, and consideration of climate change (flood risk screening assessment), will be required. In limited circumstances where the 'Flood Risk Screening assessment' identifies potential sources of flood risk, a site specific flood risk assessment may also be required. All proposed development must consider the impact of surface water flood risks on drainage design through a Drainage Impact Assessment. The drainage design should ensure no increase in flood risk to the site, or the downstream catchment. 	
Chapter 12: Transport and Mobility	TM 12.2-1: Active Travel	a) New development areas will be permeable for walking and cycling, via safe, convenient and enjoyable routes, and the retrospective implementation of walking and cycling facilities shall be undertaken where	✓ We regard the Design Manual for Urban Roads and Streets (DMURS) as an important guide to create interesting, diversified streets with a more intimate character, with the addition of shared surfaces that

Reference	Policy Objective	Policy Provision	Statement of Consistency
		practicable in existing neighbourhoods, to give competitive advantage to these movements. See DMURS (2020 or later revision) and National Cycle Manual and Permeability Best Practice Guide (NTA) for guidance.	make them safer and more valuable civic spaces usable for communal activities.
		b) All new developments are to be designed to latest DMURS standards, unless precluded by space or the constraints, to be accessible and permeable for pedestrians, cyclists and those of reduced mobility.	✓ A series of shared surfaces have been incorporated into the development. We regard the Design Manual for Urban Roads and Streets (DMURS) as an important guide to create interesting, diversified streets with a more intimate character, with the addition of shared surfaces that make them safer and more valuable civic spaces usable for communal activities.
		c) Applications for all new development are to be accompanied by a statement of how enhanced and inclusive permeability will be achieved, to include a statement of compliance with DMURS (2020 or later revision) and a quality audit (as referred to in DMURS).	✓ A DMURS Statement within the Traffic and Transport Assessment and Mobility Management Plan Report by Transport Insight is submitted with this application.
		d) Development should incorporate the retention of existing routes and linkages which contribute to permeability of an area, particularly those providing access to key services, facilities and public transport infrastructure. Loss of existing links shall not	✓ The Site is accessed from the Main Road (N25). Pedestrian connections have been proposed to the existing western development (Cúirt Na Greine) and the potential future development south of the

Reference	Policy Objective	Policy Provision	Statement of Consistency
		occur if their loss results in more circuitous trips.	proposed development; The crèche is located at the northern portion of the proposed development.
		f) Deliver settlements that offer a broad range of services as well as diverse and higher density residential development to support walking and cycling.	<ul style="list-style-type: none"> ✓ Using the developable areas, the overall density has been calculated at 37.5 units per hectare. This density is considered appropriate in this location. ✓ The proposed development includes the provision of a 68 place capacity creche which will serve the needs of the projected population as well as existing population in Castlemartyr.
		g) Support the function of the Cork Metropolitan Area Transport Strategy to achieve higher rates of modal shift to sustainable transport.	<ul style="list-style-type: none"> ✓ The proposed development places an emphasis on walking and cycling as a more appropriate mode of transport. Where appropriate, alternative routes have been introduced to ensure that every area of the development is accessible on foot and bike.
	TM 12.2-2: Active Travel	b) Support the delivery of the cycle network set out in the Metropolitan Area Cycle Network Plan subject to SEA and AA where required.	<ul style="list-style-type: none"> ✓ The provision for bicycle parking spaces are provided in the scheme to support the use of active and sustainable travel.
		c) Support delivery of cycle routes, Greenway and Blueway corridor projects subject to appropriate site selection and environmental assessment processes, having regard to the Strategy for the Future Development of National and Regional Greenways July 2018.	<ul style="list-style-type: none"> ✓ As above

Reference	Policy Objective	Policy Provision	Statement of Consistency
		d) Support the development of a safe, coherent and continuous cycling infrastructure to cater for the needs of all groups of cyclists, especially new cyclists, school children and the elderly and support safe walking and cycle routes particularly in the approach to schools.	✓ Adequate cycle parking will also be provided in the non-residential areas of the site, in line with the requirements of CDP.
		f) Where appropriate, identify alternative routes, signposted for cycling and walking, to improve the experience and uptake of active travel	✓ As above the proposed development places an emphasis on walking and cycling as a more appropriate mode of transport. Where appropriate, alternative routes have been introduced to ensure that every area of the development is accessible on foot and bike. Appropriate signage will be in place as part of the development.
		g) Promote sustainable pedestrian and cyclist greenway initiatives, maximising the potential for inter connections between greenways, and connections from residential and employment areas to greenways, subject to robust site selection processes and environmental assessment processes.	✓ As above, the scheme will encourage cycling and pedestrian and improve connections to existing residential development to the west which will enhance permeability.
		h) Seek to improve connectivity within the County and region for walking routes and commuter cycling routes and recreational amenity functions.	✓ As above.

Reference	Policy Objective	Policy Provision	Statement of Consistency
Chapter 12: Transport and Mobility	TM 12.5-1: Bus Transport	<p>Large scale development proposals (over 100 residential units or employment related development likely to give rise to over 50 jobs) will be required to include a comprehensive public transport assessment to include:</p> <p>a) Assessment of how the proposal will ensure effective links to potential future bus transport.</p> <p>b) Demonstrate options for connection to existing and future transport facilities.</p> <p>c) Where appropriate, examine the potential for bus connectivity through the development.</p> <p>d) Determine where additional infrastructure e.g. lay-bys/bus stops may be required</p>	<p>✓ The site is located in close proximity to Castlemartyr Village Centre. A Mobility Management Plan by Transport Insights has been submitted as part of this application which outlines the bus improvements planned as part of CMATS and outlines the public transport initiatives.</p>
	TM12.5.2: Bus Transport	<p>Support and prioritise the following in relation to new development:</p> <p>a) Require that new developments are, as much as possible, well connected to their local bus networks;</p> <p>b) Secure the provision of appropriate bus infrastructure as an integral part of new development;</p>	<p>✓ The site benefits from connections to public transport, including the 260 Bus Route (Cork-Castlemartyr -Ardmore), the 40 Bus Route (Tralee - Cork – Castlemartyr -Waterford – Rosslare).</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		c) Secure safe, attractive and convenient walking routes from all new development to the local bus network;	
Chapter 12: Transport and Mobility	TM 12.8: Traffic / Mobility Management and Road Safety	a) Where traffic movements associated with a development proposal have the potential to have a material impact on the safety and free flow of traffic on a National, Regional or other Local Routes, the submission of a Traffic and Transport Assessment (TTA) and Road Safety Audit will be required as part of the proposal. Where a Local Transport Plan exists, it will inform any TTA.	<ul style="list-style-type: none"> ✓ The site has been designed to promote walking and cycling movements through the scheme and to connect to Castlemartyr Village Centre and easy connection to bus stops. ✓ A traffic and transport assessment (TTA) and Mobility Management Plan forms part of this application. ✓ A Stage 1A Road Safety Audit (RSA) forms part of the LRD Application.
		b) Support demand management measures to reduce car travel and promote best practice mobility management and travel planning via sustainable transport modes.	<ul style="list-style-type: none"> ✓ A Mobility Management Plan prepared by Transport Insights accompanies this application and encourages sustainable modes of transport.
		c) For developments of 50 employees or more, residential developments over 100 units, all education facilities, community facilities, health facilities, as well as major extensions to existing such uses developers will be required to prepare mobility management plans (travel plans), with a strong emphasis on sustainable travel modes consistent with published NTA guidance to promote safe, attractive and convenient, alternative sustainable modes of transport as part of the proposal. Where a	<ul style="list-style-type: none"> ✓ As above

Reference	Policy Objective	Policy Provision	Statement of Consistency
		Local Transport Plan exists, it will inform any Mobility Management Plan.	
		d) Ensure that all new vehicular accesses are designed to appropriate standards of visibility to ensure the safety of other road users	✓ The proposed public roadways have been designed to the highest standard.
		e) Improve the standards and safety of public roads and to protect the investment of public resources in the provision, improvement and maintenance of the public road network.	✓ The proposed public roadways have been designed to the highest standard.

<p>Chapter 12: Transport and Mobility</p>	<p>TM 12-9: Parking</p>	<p>Secure the appropriate delivery of car parking and bicycle spaces and facilities in line with the Standards set out in Section 12.24 of this document:</p> <p>a) All non-residential development proposals will be subject to maximum parking standards as a limitation to restrict parking provision to achieve greater modal shift.</p> <p>b) All residential development proposals, in Metropolitan Cork, in areas within walking distance of town centres and public transport services, will be subject to maximum parking standards as a limitation to restrict parking provision to achieve greater modal shift.</p> <p>c) Cycle parking will be appropriately designed into the urban realm and new developments at an early stage to ensure that adequate cycle parking facilities are located and designed in accordance with cycle parking design guidelines;</p> <p>d) On street car parking is to be designed such that it does not occupy unnecessary street frontage.</p> <p>e) Connectivity and accessibility between key car parking areas and primary town centre streets is to be safe and convenient.</p> <p>f) A high standard of design, layout and landscaping, including application of sustainable</p>	<p>✓ It is proposed to provide a total of 248 car parking spaces (including 2 drop off spaces for the proposed creche) within the development. In terms of cycle parking, the housing units with direct access to their private amenity space will utilise this to store their bicycles. For the central townhouses the bicycle parking facilities have been assigned as follows:</p> <ul style="list-style-type: none"> ▪ No. 2 private bike spaces per housing unit. ▪ The central townhouses have their bike spaces located in covered bike racks located nearby their entrances, plus 0.5 visitor bike spaces per mid-townhouse unit have been provided in covered bike stores located within the open spaces. <p>✓ Throughout the scheme, a total of 112 residential secure bike spaces (for mid terrace townhouse only) will be provided and 28 visitor spaces as shown in the parking schedule provided by Deady Gahan Architects. The creche will be provided with 12 secured bicycle spaces.</p>
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		<p>urban drainage systems where appropriate, is to accompany any proposal for surface car parking. Planning permission will be granted only where all the following criteria are met: • Respects the character of the streetscape/landscape; • Will not adversely affect visual amenity, and • Makes provision for security, and the direct and safe access and movement of pedestrians and cyclists within the site.</p> <p>g) Car parking provision is to comply with Sustainable Urban Drainage practices and other climate change adaptation and mitigation measures are to be considered, including considering the potential for landscaping to provide shade, shelter and enhancement of biodiversity.</p> <p>h) Measures to facilitate the complementary use of private car, through appropriate local traffic management including the siting of destination car-parking, is central to achieving the correct balance of modal use</p> <p>i) The provision of multimodal facilities including carpooling spaces, secure bicycle lockers, public bicycle sharing, etc. are to be considered in the provision of parking for all non-residential developments or multi-unit residential developments where appropriate.</p>	
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Reference	Policy Objective	Policy Provision		Statement of Consistency
Chapter 12: Transport and Mobility	TM 12-12: EV Charging	a)	Infrastructure for Electric Vehicles will be integrated into developments in line with national requirements	✓ Provision is made for EV parking spaces. Where houses are provided with private off street parking, the houses will include ducting to allow home owners to instal EV charging points as required.
		b)	New applications for non-residential development with more than 10 parking spaces are to provide for the installation of at least one EV recharging points (or as required by national policy should such requirement specify a higher provision).	✓ N/A
		c)	All residential development should be constructed to be capable of accommodating future charging points as required within the curtilage of the dwelling where possible	✓ Ducting is to be provided to enable future charging points.
Chapter 12: Transport and Mobility	Table 12.6: Car Parking Requirements for New Development (Maximum per sqm)	Creches	1 space per 3 staff + 1 space per 10 children	✓ It is proposed to provide a total of 248 parking spaces (including 2 no. drop of spaces for the proposed creche) within the development. These parking facilities include disabled parking spaces. Provision is also made for EV parking spaces. ✓ Adequate cycle parking will also be provided in the non-residential areas of the site, in line with the requirements of CDP.
		Community Use	1 space per 25sqm	

Reference	Policy Objective	Policy Provision		Statement of Consistency
		Residential	2 spaces per dwelling 1.25 spaces per apartment	
Chapter 12: Transport and Mobility	Table 12.8 – Cycle Parking Requirements for New Development (Minimum per sqm)	Creches	1 long-stay per 5 staff and 1 short-stay per 10 children	✓ Adequate cycle parking will also be provided in the non-residential areas of the site, in line with the requirements of CDP.
		Residential	1 long-stay per housing unit and 1 short-stay for every 5 housing units and 1 long-stay per bedroom for apartments and 1 short stay for every 2 apartment units.	
		Community use	1 long stay parking space per 5 staff and 1 short stay per 100m2 GFA	✓ Adequate cycle parking will also be provided in the non-residential areas of the site, in line with the requirements of CDP.
Chapter 14 Green Infrastructure	GI 14-1: Green and Blue Infrastructure Objectives	a) Create an integrated and coherent green infrastructure for the County by encouraging the retention and strengthening of substantial networks of green space in urban,		✓ A Green Infrastructure Strategy has been prepared for the site as part of the

Reference	Policy Objective	Policy Provision	Statement of Consistency
and Environment		<p>urban fringe and the wider countryside to serve the needs of communities now and in the future and as a key contributor to climate mitigation and climate adaptation.</p> <p>b) Develop the green infrastructure network (including green corridors) to ensure the conservation and enhancement of biodiversity, including the protection of Natura 2000 European Sites, the provision of accessible parks, open spaces and recreational facilities (particularly within settlements), the sustainable management of water, the maintenance of landscape character and the protection and enhancement of architectural and archaeological heritage.</p> <p>c) Capitalise on and highlight the multifunctional benefits/opportunities (ecosystem services) that green and blue infrastructure can present. Seek to advance the use of nature based solutions as an alternative to traditional infrastructure. Seek to advance an ecosystem services approach and ecosystem services valuation as a decision-making tool in plans and projects.</p> <p>d) Recognise rivers and streams (and their wider riparian corridors) as one of the natural foundations for multi-functional</p>	<p>Landscape Design Rationale by BS Landscape Architects.</p> <p>✓ As above</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>green and blue infrastructure corridors. Seek to strengthen ecological linkages which watercourses have with other water dependent habitats as well as with hedges/treelines, woodland and scrub in the wider landscape.</p> <p>e) Ensure that all settlements have an adequate level of quality green and recreational infrastructure (active and passive) taking into account existing deficits, planned population growth as well as the need to serve their surrounding hinterlands.</p> <p>f) Achieve a net gain in green infrastructure through the protection and enhancement of existing assets and through the provision of new green infrastructure as an integral part of the planning process. Encourage the provision of different green infrastructure elements, such as trees in urban areas and green roofs in town centres, so that a net gain in green infrastructure is achieved over the lifetime of this Development Plan.</p> <p>g) Seek to increase investment in green infrastructure provision and maintenance by accessing relevant EU funding mechanisms and national funding opportunities including tourism related funding.</p>	

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> h) Integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting biodiversity and other landscape resources. i) Support initiatives and programmes which seek to strengthen the green and blue infrastructure and work with communities and other stakeholders in furthering the green and blue infrastructure concept 	
Chapter 14: Green Infrastructure and Environment	14-2: Green Infrastructure Objectives for Main Towns and Settlements	<ul style="list-style-type: none"> a) Ensure that all main towns have an adequate level of quality green and recreational infrastructure (active and passive) taking account of existing deficits, planned population growth as well as the need to serve their surrounding hinterlands. To ensure where possible that this green and blue infrastructure maximises its multifunctional capacity (ecosystem services). b) Promote the corridor concept, in particular using rivers and streams as one of the natural foundations for multi-functional green and blue infrastructure corridors. c) Seek to create new and improved connections (physical/ecological corridors) between open spaces/ green infrastructure 	<ul style="list-style-type: none"> ✓ Interspersed open spaces, ranging from gardens to public open spaces, encourage an invaluable sense of community. Safe environments to play and interact are created by orientating houses to allow passive surveillance, creating a sense of community and ownership. Good quality paving with inviting urban furniture transforms play areas and green pockets into socially interactive hubs, creating active and vibrant neighbourhoods ✓ The landscape strategy for the site is based on the accommodation of space within the development area to facilitate a comprehensive tree planting programme that ties into the existing open space already provided. The tree planting will provide

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>and other important destinations as part of the enhancement of the overall network.</p> <p>d) Where other statutory plans/masterplans are being prepared it will be a requirement that they include detailed and integrated green and blue infrastructure proposals with a particular focus on nature based solutions to significant infrastructure and climate change challenges</p>	<p>green infrastructure and a natural framework to soften the built environment. The tree planting will occur along streets, back gardens and open space areas</p>
Chapter 14: Green Infrastructure and Environment	14-3: Green Infrastructure and Development	<p>a) Require new development and redevelopment proposals, where considered appropriate, to contribute to the protection, management and enhancement of the existing green and blue infrastructure of the local area in terms of the design, layout and landscaping of development proposals.</p> <p>b) Require all development to submit a green infrastructure statement outlining how the proposal contributes to green and blue infrastructure both within its environs as well as within the wider settlement. Larger developments (multiple residential developments including Part 8 applications, retail, industrial, mineral extraction, etc) will be expected to prepare a Landscape/Green (and Blue) Infrastructure Plan including a</p>	<p>✓ A Green Infrastructure Strategy has been prepared for the site as part of the Landscape Proposal by BS Landscaping, refer to landscaping report for details.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		Landscape Design Rationale. This Plan should identify environmental assets and include proposals which protect, manage and develop green infrastructure resources in a sustainable manner.	
Chapter 14: Green Infrastructure and Environment	GI 14-4: Recreation and Amenity	<p>a) support the provision of recreation and amenity facilities in new developments and ensure that the widest range of facilities is provided at locations which can serve the wider community and intergenerational activities, which are accessible to members of the community of all ages and abilities, through initiatives in partnership with community groups and sporting organisations.</p> <p>b) Seek opportunities to improve the quality and capacity of existing recreation and amenity facilities, through initiatives with both public and private sector (sports governing bodies, local community partnerships and private development proposals) and where appropriate the Council will use its powers under Section 48 of the Planning and Development Act 2000 to require development levies to achieve the enhancement of these facilities.</p>	<p>✓ The creation of well-designed, high quality and coherent open spaces is essential for the delivery of a sustainable residential development. The proposed scheme is therefore designed to create a series of public open spaces linked together with pedestrian friendly routes. Pedestrian connectivity between areas are formalised with footpaths and enhanced with pocket green areas, planting, trees and seating; and through shared surface.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		c) Ensure the protection, and seek the enhancement and wise management of existing recreational facilities and public open space, and ensure that all new developments make adequate provision for recreational and amenity facilities in accordance with the requirements of the Councils Recreation and Amenity Policy (Interim) and any successor policy and having regard to the Councils policy regarding the management of Green Infrastructure assets.	
Chapter 14: Green Infrastructure and Environment	GI 14-6: Public/private open space provision	<p>a) Public Open Space within Residential Development shall be provided in accordance with the standards contained in Cork County Councils Interim Recreation & Amenity Policy (2019) and any successor policy , the “Guidelines on Sustainable Residential Development in Urban Areas” and “Making Places : a design guide for residential estate development. Cork County Council Planning Guidance and Standards Series Number 2”.</p> <p>b) Promote the provision of high quality, accessible and suitably proportioned areas of public open space and promote linking of new open spaces with existing spaces to form a green infrastructure network.</p>	<p>✓ The provision of public open space is consistent with the relevant planning policy documents. The layout ensures an appropriate balance between private and public open space. Public open space is easy to maintain and is well overlooked to ensure passive surveillance, avoiding anti-social behaviour, littering or vandalism.</p> <p>✓ The creation of well-designed, high quality and coherent open spaces is essential for the delivery of a sustainable residential development. The proposed scheme is therefore designed to create a series of public open spaces linked together with pedestrian friendly routes. Pedestrian connectivity between areas clearly delineated with footpaths and enhanced with pocket green areas, planting, trees and seating; and through shared surfaces.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		c) Apply the standards for private open space provision contained in the Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2009) and Cork County Council's Design Guidelines for Residential Estate Development. With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments will apply.	<p>These open spaces collectively function as node points to the development and will contribute positively to the quality of life of the future residents.</p> <p>✓ Private rear gardens have been allocated for all units on site. The houses have a private back garden, and the majority are placed back to back with a minimum distance of 8m (16m overall) to guarantee privacy.</p>
Chapter 14: Green Infrastructure and Environment	GI 14-9: Landscape	<p>a) Protect the visual and scenic amenities of County Cork's built and natural environment.</p> <p>b) Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while protecting the environment and heritage generally in line with the principle of sustainability.</p> <p>C) Ensure that new development meets high standards of siting and design.</p> <p>d) Protect skylines and ridgelines from development.</p> <p>e) Discourage proposals necessitating the removal of extensive amounts of trees,</p>	<p>✓ The proposed development has been designed to minimise any adverse impact on the visual and scenic amenities of the local environment. This has been achieved through considered design and siting, the incorporation of appropriate landscaping and the protection of existing landscape features including hedgerows and heritage features.</p> <p>✓ All homes will be constructed to prevent acoustic transfer and have been sited to prevent overlooking into adjacent private gardens.</p> <p>✓ Existing vegetation is retained where possible and protected with new planting.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		hedgerows and historic walls or other distinctive boundary treatments.	
Chapter 14: Green Infrastructure and Environment	GI 14-10: Draft Landscape Strategy	Ensure that the management of development throughout the County will have regard for the value of the landscape, its character, distinctiveness and sensitivity as recognised in the Cork County Draft Landscape Strategy and its recommendations, in order to minimize the visual and environmental impact of development, particularly in areas designated as High Value Landscapes where higher development standards (layout, design, landscaping, materials used) will be required.	✓ As Above
Chapter 14: Green Infrastructure and Environment	GI 14-12: General Views and Prospects	Preserve the character of all important views and prospects, particularly sea views, river or lake views, views of unspoilt mountains, upland or coastal landscapes, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty as recognized in the Draft Landscape Strategy.	✓ As above.
Chapter 14: Green Infrastructure and Environment	GI 14-13: Scenic Routes	Protect the character of those views and prospects obtainable from scenic routes and in particular stretches of scenic routes that have very special views and prospects identified in this Plan. The scenic routes identified in this Plan are shown on the scenic amenity maps in the CDP	✓ As above.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		Map Browser and are listed in Volume 2 Heritage and Amenity Chapter 5 Scenic Routes of this Plan.	
Chapter 14: Green Infrastructure and Environment	GI 14-14: Development on Scenic Routes	<p>a) Require those seeking to carry out development in the environs of a scenic route and/or an area with important views and prospects, to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas, the appropriateness of the design, site layout, and landscaping of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area.</p> <p>b) Encourage appropriate landscaping and screen planting of developments along scenic routes (See Chapter 16 Built and Cultural Heritage)</p>	✓ As above
Chapter 14: Green Infrastructure and environment	GI 14-15: Development on the Approaches to Towns and Villages	Ensure that the approach roads to towns and villages are protected from inappropriate development, which would detract from the setting and historic character of these settlements.	✓ The proposed development will provide much needed housing in the area and as such is an appropriate form of development in the setting and context.

Reference	Policy Objective	Policy Provision	Statement of Consistency
Chapter 15: Biodiversity and environment	BE 15-6: Biodiversity and New Development	<p>Provide for the protection and enhancement of biodiversity in the development management process and when licensing or permitting other activities by;</p> <p>a) Providing ongoing support and guidance to developers on incorporating biodiversity considerations into new development through pre-planning communication and Council Guidelines: Biodiversity and the Planning Process and any updated versions of this advice;</p> <p>b) Encouraging the retention and integration of existing trees, hedgerows and other features of high natural value within new developments;</p> <p>c) Requiring the incorporation of primarily native tree and other plant species, particularly pollinator friendly species in the landscaping of new developments;</p> <p>d) Fulfilling Appropriate Assessment and Environmental Impact Assessment obligations and carrying out Ecological Impact Assessment in relation to development and activities, as appropriate;</p> <p>e) Ensuring that an appropriate level of assessment is completed in relation to wetland habitats subject to proposals which would</p>	<ul style="list-style-type: none"> ✓ The biodiversity potential of the site will be enhanced by the following measure: <ul style="list-style-type: none"> ▪ Retain existing trees as possible; ▪ Retain existing scrub hedge as possible; ▪ Create habitat pockets designed to increase pollinator offering and habitat biodiversity including meadows and SUDS features. ✓ The emphasis will be on the use of native tree species while ensuring that selected trees are suitable for each location in respect of ultimate size and crown spread. Otherwise, the selection of any non-native trees, shrubs and groundwater species will aim to maximise their contribution towards biodiversity on the site. ✓ A NIS has been prepared by Doherty Environmental as part of this application. An Ecological Impact Assessment has also been prepared for the LRD application.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		involve drainage or reclamation. This includes lakes and ponds, watercourses, springs and swamps, marshes, heath, peatlands, some woodlands as well as some coastal and marine habitats. f) Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such development would result in unavoidable impacts on biodiversity - supporting the principle of biodiversity net gain.	
	BE 15-8: Trees and Woodlands	a) Protect trees the subject of Tree Preservation Orders; d) Preserve and enhance the general level of tree cover in both town and country. Ensure that development proposals do not compromise important trees and include an appropriate level of new tree planting. e) Where appropriate, to protect mature trees/groups of mature trees and mature hedgerows that are not formally protected under Tree Preservation Orders	<ul style="list-style-type: none"> ✓ There are no trees subject of Tree Preservation Orders on site. ✓ The proposed development seeks to retain all trees where possible. Further details regarding Tree Classifications and constraints are provided by Charles McCorkell as part of this application.

Reference	Policy Objective	Policy Provision	Statement of Consistency
Chapter 16: Built Heritage	HE 16-2: Protection of Archaeological Sites and Monuments	Secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments and their setting included in the Sites and Monuments Record (SMR) (see www.archaeology.ie) and the Record of Monuments and Places (RMP) and of sites, features and objects of archaeological and historical interest generally. In securing such preservation, the planning authority will have regard to the advice and recommendations of the Development Applications Unit of the Department of Housing, Local Government and Heritage as outlined in the Frameworks and Principles for the Protection of the Archaeological Heritage policy document or any changes to the policy within the lifetime of the Plan.	✓ An Archaeological Assessment by John Cronin & Associates is submitted with this application. Refer to document for further details.

Reference	Policy Objective	Policy Provision	Statement of Consistency
	16-9: Archaeology and Infrastructure Schemes	All large scale planning applications (i.e. development of lands on 0.5 ha or more in area or 1km or more in length) and Infrastructure schemes and proposed roadworks are subjected to an archaeological assessment as part of the planning application process which should comply with the Department of Housing, Local Government and Heritage's codes of practice. It is recommended that the assessment is carried out in advance, by an appropriately experienced archaeologist to guide the design and layout of the proposed scheme/development, safeguarding the archaeological heritage in line with Development Management Guidelines and also facilitating a viable development.	✓ An Archaeological Assessment by John Cronin & Associates is submitted with this application.
Chapter 16: Built Heritage	HE 16-21: Design and Landscaping of New Buildings	<p>a) Encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.</p> <p>b) Promote sustainable approaches to housing development by encouraging new building projects to be energy efficient in their design and layout.</p> <p>c) Foster an innovative approach to design that acknowledges the diversity of suitable design</p>	<p>✓ The proposed design of the buildings are based on a modern interpretation of traditional buildings forms and materials. These have been expressed in a contemporary way which respects the character of and is complimentary to the existing built environment.</p> <p>✓ The proposed development incorporates passive sustainable design measures, maximising orientation, shelter and solar gain. It will also incorporate active measures in line with the</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design. d) Require the appropriate landscaping and screen planting of proposed developments by using predominantly indigenous/local species and groupings and protecting existing hedgerows and historic boundaries in rural areas. Protection of historical/commemorative trees will also be provided for.	requirements of Technical Guidance Document I. of the Building Regulations. ✓ The emphasis will be on the use of native tree species while ensuring that selected trees are suitable for each location in respect of ultimate size and crown spread. Otherwise, the selection of any non-native trees, shrubs and groundwater species will aim to maximise their contribution towards biodiversity on the site.
	ZU18-2: Development and Land Use Zoning	Ensure that development, during the lifetime of this Plan, proceeds in accordance with the general land use objectives and any specific zoning objectives that apply to particular areas as set out in this Plan	✓ The proposed development is consistent with the general land use objectives of the CDP.
	ZU 18-3: Development Boundaries	For any settlement, it is a general objective to locate new development within the development boundary, identified in this Plan that defines the extent to which the settlement may grow during the lifetime of the Plan.	✓ The proposed development is located within the defined development boundary of Castlemartyr, which will support the sustainable expansion of the town.
	ZU 18-9 Existing Residential/Mixed	The scale of new residential and mixed residential developments within the Existing Residential/Mixed Residential and Other Uses within the settlement network should normally	✓ The proposed development will provide much needed housing for the area. The development makes provision for 150 no. units which have been

Reference	Policy Objective	Policy Provision	Statement of Consistency
	Residential and Other Uses	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.	<p>designed in a way which takes account of the existing residential units in the area.</p> <ul style="list-style-type: none"> ✓ The density is 37.5 units per hectare. This is an appropriate density for the site and represents Medium B density as per the Cork County Development Plan ✓ The proposed development also makes provision for 1 no. creche. This is considered appropriate for the zoning objectives of the site.

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Policy Objective	Policy Objective	Policy Provision	Statement of Consistency
Chapter 3 East Cork Municipal District	CM-DB-01	Within the development boundary of Castlemartyr encourage the development of up to 122 houses during the plan period.	✓ The subject development will provide 150 no. dwelling units in the short to medium term to serve the planned growth of the settlement.
	CM-DB-02	All proposals for development within areas identified as being at risk of flooding will need to comply with relevant objectives in Chapter 11 'Water Management'.	✓ A Flood Risk Assessment has been prepared by JBA Consulting Engineers and submitted with this application.
	CM-DB-3	The green infrastructure, biodiversity and landscape assets of Castlemartyr include its river corridor, mature trees, woodlands and Clasharinka Pond pNHA. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two 'Heritage and Amenity' of this plan.	✓ The proposed development complies with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity of the CDP. Please refer to ecological report by Doherty Environmental.
	CM-R-01	Medium B density residential development. To include connectivity with adjoining development to the north and west. The site contains mature	✓ The density is 37.5 units per hectare. This is an appropriate density for the site and represents Medium B density as per the Cork County Development Plan. Connectivity is one of the central

Policy Objective	Policy Objective	Policy Provision	Statement of Consistency
		hedgerows and scattered trees which are of important local biodiversity value.	<p>design principles of the proposed scheme. The current layout is therefore crossed by several connections and potential for future links which connect to the adjacent areas.</p> <p>✓ All the existing hedgerows and trees along the site boundaries will be retained and protected where possible. All trees to be maintained will be protected appropriately during construction and operation.</p>
	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.	<p>✓ As above.</p>