

Planning and Design Statement

For Development at Spa Glen, Mallow, Co. Cork

on behalf of O'Flynn Construction Co. Unlimited Company

February 2024



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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Prepared by	Cora Savage	
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CORK

6 Joyce House
Barrack Square
Ballincollig
Cork
P31 YX97

T. +353 (0)21 420 8710

DUBLIN

Kreston House
Arran Court
Arran Quay
Dublin 7
D07 K271

T. +353 (0)1 676 6971

www.mhplanning.ie

Contents

1.	Introduction	4
2.	Site Context & Development Description	6
2.1	Development Description	7
3.	Planning Context	9
3.1	Cork County Development Plan 2022	9
3.2	Planning Guidelines	11
3.2.1	Urban Design Manual	11
3.2.2	Design Manual for Urban Roads and Streets	12
4.	Planning History	13
5.	Assessment	14
5.1	Compliance with Current Planning Policy	14
5.2	Appropriate Assessment	15
5.3	Environmental Assessment	15
5.4	Part V	16
5.5	Childcare Provision	16
5.6	Recreation, Amenity, Open Space and Biodiversity	17
5.6.1	Bio-diversity & Recreation and Amenity Approach	18
5.6.2	Open Space Hierarchy	19
5.6.3	Amenity/Open Space provision	19
5.6.4	Softscape Strategy	20
5.6.5	Main Entrance - Arrival Space	20
5.6.6	Integrated Open Spaces	21
5.7	Traffic Impact, Access & Connectivity	21
5.8	Services Infrastructure	21
5.9	Phasing	22
6.	Design Approach	23
6.1	Site Context	23
6.2	Connections	23
6.3	Inclusivity	24
6.4	Variety	24
6.5	Design Approach	26
6.6	Character Areas	26
6.7	Density and House Types	27
6.8	Schedule of Accommodation	28

6.9	Proposed Social Infrastructure	28
6.10	Archaeology & Built Heritage	28
7.	Detailed Design	29
7.1	Materials Palette	29
7.2	Building Design Components.....	29
7.3	Adaptability.....	29
7.4	Home Zones	29
7.5	Compliance with DMURS	30
8.	Conclusion	31

1. Introduction

This Planning & Design Statement has been prepared by McCutcheon Halley Chartered Planning Consultants to accompany an application to Cork County Council for a Large-Scale Residential Development (LRD) consisting of the following:

- The demolition of the existing farmhouse/buildings;
- The construction of 186 no. residential units comprising of 168 no. dwelling houses (comprising a mix of 2, 3 and 4 bed semi-detached and terraced/townhouse units) and 18 no. 1 bed duplex units;
- 1 no. creche; and
- All associated ancillary development works including the signalisation of the N72/L5331 junction to provide improved sightline visibility, amendments to part of the existing hedgerow along the N72 to improve sightline visibility, 2 no. vehicular access points, 1 no. toucan and 3 no. uncontrolled pedestrian and cycle crossing points on the L5331, footpaths,, parking, drainage, landscaping/amenity areas and the undergrounding of existing 38KV overhead electricity lines at Spa Glen (townland), Mallow, Co. Cork.

A design team with extensive experience in residential applications has been appointed by the applicant including McCutcheon Halley Planning Consultants. Doyle McDonogh Nash Architects and J.B. Barry Consulting Engineers while additional expertise was also secured in relation to Ecology/Environment (Malone O'Regan Environmental), Flood Risk (Arup) and archaeology/heritage (John Cronin and Associates) to ensure a high-quality design and a robust and comprehensive application submission is made to Cork County Council.

A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application.

The proposed development will see the sustainable expansion of Mallow, in line with dwelling targets set out in the Cork County Development Plan. The design and development of the proposed scheme has been informed by detailed pre-planning discussions with Cork County Council's Planning, Architectural and Engineering Departments, as well as feedback from their subsequent Notice of Pre-Application Consultation Opinion. Key design aspects have been shaped directly by feedback and comments received from both parties, with the design and in particular the layout having been amended and altered throughout the design process.

The Planning and Design Statement report amalgamates the planning statement and the design statement into a single cohesive document which has been structured as follows:

1. Introduction

2. Site Context & Development Description
3. Planning Policy Context
4. Planning History
5. Assessment
6. Design Approach
7. Conclusion

2. Site Context & Development Description

The proposed development site of 8.142 ha is located within the townland of Spa Glen and is located to the northeast of Mallow town centre. The site is located within the defined settlement boundary of the town, as designated by the Cork County Development Plan 2022. In terms of topography the site slopes generally in a south-westerly direction. The lands are currently utilised for agricultural purposes. The site is irregular in shape, enclosed by the N72 Mallow-Fermoy Road to the south, the Spa Glen local access road to the west/north and the existing Hazel Brooke estate (under construction) forms the eastern boundary.

The site is located approximately 2.1km to the northeast of the (Mallow) town centre. The site is located 2km from Mallow Train Station and the N74 and is located within walking distance of several bus stops.

There area has a number of local services located within proximity of the site including schools, creches and medical facilities. A number of convenience stores are also located within a 5-kilometre radius of the site.

The site is in close proximity of the 243 (Cork -Mallow) bus route which runs along the N74. This bus service is frequent and operates 6-days per week between 5.55am and 5.30pm at 50 minute intervals throughout the day.

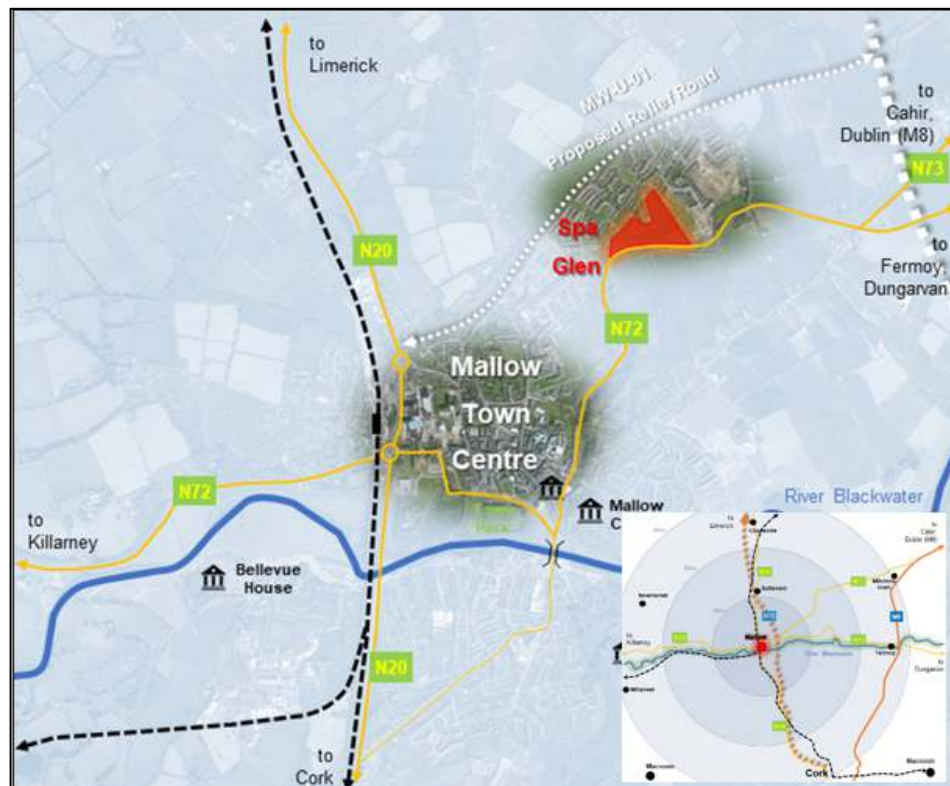


Figure 1: Site location – site outlined in red.

2.1 Development Description

The proposed development will function as a natural extension to the town by consolidating development in the area and ensuring the retention of a compact settlement.

Permission is sought for the following development:

- The demolition of the existing farmhouse/buildings;
- The construction of 186 no. residential units comprising of 168 no. dwelling houses (comprising a mix of 2, 3 and 4 bed semi-detached and terraced/townhouse units) and 18 no. 1 bed duplex units;
- 1 no. creche; and
- All associated ancillary development works the signalisation of the N72/L5331 junction to provide improved sightline visibility, amendments to part of the existing hedgerow along the N72 to improve sightline visibility, 2 no. vehicular access points, 1 no. toucan and 3 no. uncontrolled pedestrian and cycle crossing points on the L5331, footpaths, parking, drainage, landscaping/amenity areas and the undergrounding of existing 38KV overhead electricity lines at Spa Glen (townland), Mallow, Co. Cork.

The proposed development will see the extension of the Mallow residential area and will promote compact growth in a location where the existing urban footprint/town has already extended beyond the site and where it can be served by public transport, walking and cycling.

The design of the proposed scheme has been informed by detailed pre-planning discussions with Cork County Councils Planning, Architectural, Engineering and Environmental Departments, as well as the relevant planning policy documents at national and local levels, including in particular the National Planning Framework (NPF), The Regional Spatial Economic Strategy (RSES) for the Southern Region, the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), the Urban Design Manual – A Best Practice Guide and the Design Manual for Urban Roads and Streets at a national level, and the 2022 Cork County Development Plan at a Local Planning Policy level. The proposed site layout designed Doyle McDonogh Nash Architects proposes a density of 31.21 units per hectare, which is considered suitable for the subject site and consistent with national policy which seeks higher densities on residential sites. The proposed density is also compliant with the objectives outlined for the site in the Cork County Development Plan 2022.



Figure 2: Proposed Layout by DMN Architects.

The proposed development has been designed to provide high-quality homes that will contribute positively to Mallow where demand for housing has been consistent. The proposed Site Layout focuses on the creation of two new distinct residential neighbourhoods that will enhance and integrate with the wider Spa Glen area. 2 no. new entrances to the site are proposed as part of the layout for the proposed development, with pedestrian links provided to the west and east ensuring that the scheme integrates in a cohesive manner with the adjacent permitted and proposed developments located to the east and makes a positive contribution to the Spa Glen area. To ensure the visual integration of the site, the proposed development will promote the protection and enhancement of areas of biodiversity value where possible, including hedgerows, and tree lines, particularly those located along the boundaries of the site.

3. Planning Context

The following outlines the relevant planning policy context for the proposed development. For a comprehensive analysis of the development compliance/accordance with the relevant policy documents, at a national/regional/local scale, please see the submitted Statement of Consistency by McCutcheon Halley Planning. The proposed development is subject to the following policy documents, as set out by Cork County Council.

3.1 Cork County Development Plan 2022

The 2022 Cork County Development Plan (CDP 2022) includes a number of objectives which are particularly relevant to Mallow. Objective HOU3-1b states that it's an objective of the CDP to promote development which prioritises public transport including rail:

Promote development which prioritises and facilitates walking, cycling and public transport use, both within individual developments and in the wider context of linking developments together and providing connections to the wider area, existing facilities and public transport nodes such as bus and rail stops.

In the CDP Mallow is located within the Greater Cork Ring Strategic Planning Area. Objective CS2-4 sets out the key objectives for the Greater Cork Ring Strategic Planning Area, which includes the following:

a) Recognise the importance of the role to be played by Mallow as a 'Key' town in the implementation of the National Planning Framework and RSES for the Southern Region to focus growth in North Cork and; to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities; and to provide the necessary infrastructure to ensure that the expansion of Mallow can be achieved without having adverse impacts on the receiving environment.

Section 3 of the CDP provides guidance on densities achievable in County Cork and indicates that the achievement of higher densities is primarily dependent on the provision of quality public transport services. In light of the absence of quality public transport services throughout much of the County, the CDP correctly indicates that the majority of locations in Cork County do not meet the requirements for supporting higher densities.

Section 3.4.1 of the CDP states that:

"The general thrust of Government Policy in recent years has been towards the application of higher densities in order to encourage more efficient land use and infrastructure investment patterns and particularly to create conditions more favourable to the increased use of public transport."

Section 3.4.5 of the plan goes on to state that the Plan includes policies for housing density that respects the Governments wish to deliver a sound return on infrastructure investment, particularly in relation to public transport, and to provide flexibility for developers to adapt to market conditions.

“This County Development Plan, therefore include policies for housing density that respects the Governments wish to deliver a sound return on infrastructure investment, particularly in relation to public transport, but provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned lands so that, in future, more households will be attracted to locate in the County’s towns, especially in the County Metropolitan Area.”

The CDP states that Medium ‘A’ (i.e. 20-50 dwellings per hectare) will be applicable in ‘city suburbs, larger towns over 5,000 populations and rail corridor locations.’

Further. Policy HOU 3-3 aims to secure residential development which provides a mix of house types and sizes to meet the needs of a range of households and to provide for mixed communities and tenures:

a) Secure the development of a mix of house types and sizes throughout the county to meet the needs of the likely future population.

In relation to car parking, Table 1a in Appendix D of the County Development Plan outlines the car parking requirements for new developments. It is stated that in the case of residential developments a maximum provision of 2 spaces per dwelling is acceptable county wide.

In the 2022 Cork County Development Plan (CDP) the vision for Mallow is to:

to sustainably strengthen the employment-led growth and town centre-led regeneration of Mallow as a regional economic driver, leverage its strategic location and accessibility on inter-regional road and rail networks to build upon inherent strengths, in particular food production and tourism potential, while protecting and enhancing the natural environment of the Blackwater Valley. It aims to ensure new development delivers enhanced quality of life for all, based on high quality residential, working and recreational environments, respectful of the unique character and heritage of the town and supported by a good range of services and community facilities.

In the 2022 CDP the lands are zoned for residential use. The lands have two separate objectives as follows:

MW-R-03 - Medium A Density Residential Development. Development Proposals should provide for pedestrian/cycle link connectivity to adjoining developments and green infrastructure.

To the east lies the MW-RAP-4 zoning as follows:

Medium A Density Residential Development. Development Proposals should provide for pedestrian/cycle link connectivity to adjoining developments and green infrastructure.

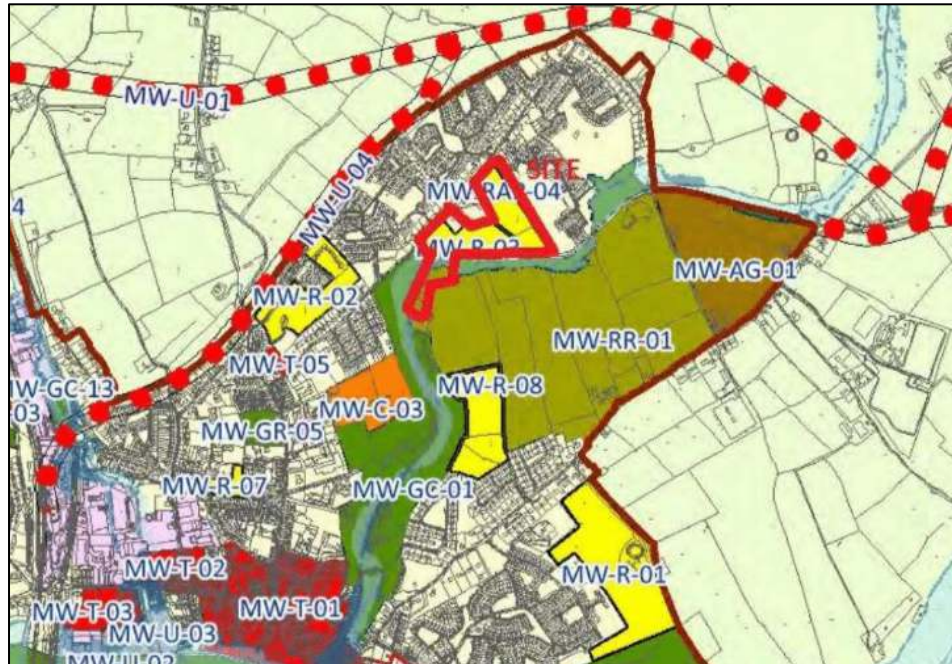


Figure 3: Extract from 2022 CDP.

The existing planning policy context is supportive of residential use on the land.

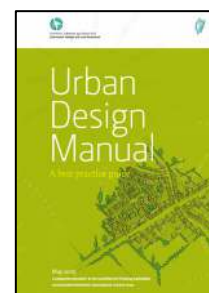
3.2 Planning Guidelines

3.2.1 Urban Design Manual

The Urban Design Manual is a key document of the guidelines published under Section 28 of the Planning and Development Act and has informed the design of the proposed scheme.

The core of the documents are the 12 criteria which have been both a helpful guidance and checklist since their publication, its structure leading from the wider context referring to the neighbourhood, towards site specific matters and detailed design represent master planning principles.

Therefore, this document has adopted the structure and refers to the 12 criteria in detail.





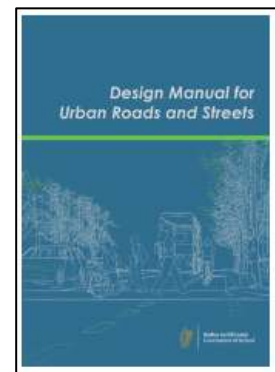
3.2.2 Design Manual for Urban Roads and Streets

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

The four design principles of DMURS are:

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

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



4. Planning History

There have been no recent/relevant planning applications within the subject lands at Spa Glen, Mallow. On the adjoining lands to the east permission was granted by both Cork County Council and An Bord Pleanála for a residential development comprising 210 no. dwellinghouses under Cork County Council Ref. 03/166 / ABP Ref. PL 04.205927. This development was partially completed under this permission¹ and was subject to a subsequent grant of planning permission for 149 no. residential units, creche, realignment and improvement of the Spa Road junction and associated works under Case reference: TA04.301429 in July 2018 under the Strategic Housing Development (SHD) process.

¹ The parent permission was modified under a number of subsequent planning permissions including Cork County Council Ref.s 05/2837, 06/11672, 06/5271, 07/5997 and 08/7989.

5. Assessment

The proposed development comprises the development of the demolition of the existing farmhouse/buildings and the construction of 186 no. residential units, 1 no. creche; and all associated ancillary development at Spa Glen (townland), Mallow, Co. Cork.

The proposal will form a sustainable residential extension to the settlement, seeking to consolidate development in the area (which has already extended beyond the site) and retain and reinforce Mallows compact form. It will provide residential development which is appropriate to its setting and of high-quality architectural value and quality, which is viable in development terms and will be attractive to buyers seeking quality family homes in the area.

The format and design of the subject planning application has been developed in consultation with the relevant departments of Cork County Council. The following are the key issues we consider relevant in the assessment of this planning application.

- Design and Layout
- Compliance with Current Planning Policy
- Appropriate Assessment
- Environmental Assessment (including and Nis and EIA screening)
- Part V Proposal
- Childcare Provision
- Recreation, Amenity and Open Space
- Traffic Impact, Access & Connectivity
- Service Infrastructure
- Phasing

5.1 Compliance with Current Planning Policy

A Statement of Consistency by McCutcheon Halley Planning is submitted in support of the subject planning application. This report provides a comprehensive assessment of the proposed developments consistency with the relevant planning policy documents at national, regional and local levels. The main body of the report provides both a narrative outlining how the proposed development is in compliance with the relevant planning policies, while the attached appendix provides an individual breakdown of each of the relevant planning policies/objectives and guidance. The following are covered in the report:

- Context and Principle of the Development
- Density and Housing Mix

- Layout
- Landscape and Amenity
- Sustainability

This report concludes that the proposed development is consistent with the general objectives of the CDP for the town of Mallow. The density of the proposed development is in line with that identified for towns served by good public transport links in the Guidelines on Sustainable Residential Development. This is in line with the guidance received by Cork County Council. The scheme is also in full accordance with the other policies of the CDP 2022 as well as the relevant departmental guidance. At a strategic level, the proposed development will contribute to the realisation of the housing targets for Mallow and the maintenance of Mallow's compact form, while also delivering much needed high-quality dwellings to meet existing market demand in the short to medium term.

5.2 Appropriate Assessment

Article 6.3 of the Habitats Directive 92/43/EEC requires that an Appropriate Assessment (AA) should be carried out where plans or projects may have a significant effect on the conservation objectives that would ultimately affect the integrity of Natura 2000 sites. A Stage One AA Screening Report and Natura Impact Assessment for the proposed development has been prepared for the subject development by Malone O'Regan Environmental and is submitted in support of this application to Cork County Council.

The report concludes that no significant effects arising from the development works are likely to occur in relation to the Natura 2000 sites; Blackwater River (Cork/Waterford) SAC.

5.3 Environmental Assessment

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

Having regard to the nature, extent, and the characteristics of the likely impacts we consider that when screened in accordance with EU Screening Guidelines that the proposed development is not a project defined by Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations 2001 as requiring an EIAR and would not warrant a sub threshold EIAR in accordance with Article 10 of the Regulations.

With regard to EIA requirements, the proposal is well below the mandatory EIAR threshold for residential developments of 500 no. units (which is the statutory test in this regard) and is also below the 10 hectare EIAR threshold for development within a built-up area. Any potential impact on the environment is likely to be confined to the immediate site area, is likely to be limited in magnitude and the site is not one of special environmental sensitivity.

As part of the LRD application, a formal EIA screening report has been prepared by Malone O'Regan Environmental.

5.4 Part V

Part V, s.96 of the Planning and Development Act (PDA) 2000 (as amended) applies to this application. As highlighted above the proposed development will result in an overall development of 186 no. residential units and the applicant proposes to provide 18 no. units (10%) to meet the requirements of Part V (site was purchased in October 2015 – see attached confirmation by PJ O'Driscoll Solicitors).

In relation to **Part V** the applicant proposes to meet the site-specific Part V obligation through the transfer of 18 no. dwellings on site, specifically 6 no. 2-bed houses and 12 no. 1 bed duplex units. These units have been agreed in principle with the Council's Housing Dept. and are dispersed in clusters throughout the proposed development.

Please refer to Dwg. No. 1013 by DMNA Architects for further information.



Figure 4: Location of Part V units outlined in blue

5.5 Childcare Provision

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 refer). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The guidance acknowledges that other case specific assumptions may lead to an increase or decrease in this requirement.

The proposed development consists of 186 no. residential units and makes provision for a 50-child place creche of 417.9 sqm. This facility is located on the northern part of the site adjacent to the site entrance.

This facility is considered to be of adequate size to cater for the needs of the proposed development.

As part of the LRD application submission a Childcare Demand Report has been prepared by MH Planning which assesses the current and future capacity of existing and proposed childcare facilities in the area and the demand for places likely to be generated by the proposed development.

The Report concluded that based on the 'highest-case' scenario, the development may generate an additional 37 no. childcare places, however based on the national average of children that attend creches, this is likely to be much lower i.e. less than 10. The proposed development includes a 50-place childcare facility which is more than sufficient to cater for the proposed development.

5.6 Recreation, Amenity, Open Space and Biodiversity

The site is currently in agricultural use with the boundary defined by mature hedgerows, trees and hedgerows. The landscape design has, where possible been guided and influenced by the topography, the Ecology and Aboricultural appraisal of the lands and surrounding environment.

Native plant material shall be considered for the scheme, in part, to improve the overall biodiversity of the site. the inclusion of pollinator plants as part of the species mix will be a focused element of the planting palette.

The provision of permeability and improved overall pedestrian movement is one of the core principles of the site layout design. This core principle is coupled with the design objective to provide designed landscape amenity areas which offer comfort, passive supervision, ease of access in terms of the varying age groups and levels of mobility and a safe amenity space for all end users.

Second to the core principle of design is the development of a palette of materials for both hard and soft landscaping to both the amenity lands and the streetscape.



Figure 5: Open space layout by DMN Architects.

5.6.1 Bio-diversity & Recreation and Amenity Approach

Objective BE 15-6(b) and (c) relates to Biodiversity and New Development and encourages the retention and integration of existing trees, hedgerows and other features of high natural value within new developments and the use of native trees and particularly pollinator friendly species in the landscaping of new developments.

In accordance with this objective and as shown on the landscape plan/material by DMN Architects the existing hedgerows and trees on-site and along the site boundaries will be retained and protected as far as possible. Where trees/hedgerows have been removed (i.e. along the N72 and along the northern boundary to facilitate sightlines), new hedgerows will be replanted with new native trees so that there is a net gain and so that any existing biodiversity corridors are maintained. All trees that are being retained will be protected appropriately during the construction and operational phases of the development.

A Green Infrastructure Statement by DMN Architects and a Natura Impact Statement and Ecological Impact Assessment has been prepared by Malone O'Regan Consulting Engineers which assessed any existing habitats and includes the implementation of appropriate mitigation to ensure that there is no net biodiversity loss. These reports have been used to inform the landscape and amenity strategy for the development.

5.6.2 Open Space Hierarchy

The following key elements have been considered as part of the open space detailed design and the protection and overall reinforcement of the sites "Green Infrastructure".

- Create a pedestrian & cycle path network through the site which can be extended over time;
- Provide open space that is overlooked and framed by the residential units providing an attractive setting and passive surveillance;
- Incorporate the objectives of planning policies for the area, in particular, 'Cork County Council Recreation & Amenity Policy';
- Public open spaces with high amenity and visual values, to facilitate both active & passive recreation
- Promote ecology & biodiversity through the retention and enhancement of existing natural features;
- Respond to both the existing landscape and potential future development by retaining the existing landscape features where appropriate and facilitating linkages through the proposed development



5.6.3 Amenity/Open Space provision

In total, 1.12 ha of public open space is provided within the development, equating to 18.79% of the overall site area and 1.12 ha useable open space. As part of the amenity provision, it is proposed to provide a series of open spaces, a 3m pedestrian and bicycle trail and a biodiversity reservation area.

5.6.4 Softscape Strategy

The softscape strategy for the scheme has aimed to provide a landscape structure of specimen trees, robust ornamental shrubs and hedge planting to soften and compliment the appearance of the built elements whilst also enhancing the setting of the residential units.

The design approach has been to retain the existing site assets where possible, including the existing hedgerows and trees. Due to the nature of their function, as agricultural field boundaries, there has been minimal maintenance during their lifetime to date. With consideration to their future use as prominent landscape features for a new community, appropriate tree works will take place to ensure successful progression of the hedgerow takes place.

In accordance with Objective BE 15-6 the proposed softscape strategy includes indigenous and pollinator friendly plant species and the retention of existing hedgerows/trees as far as possible. Where trees/hedgerows have been removed, new hedgerows will be replanted with new native trees so that there is a net gain and so that any existing biodiversity corridors are maintained.

There are generous active/useable and passive open spaces included in the proposed scheme. Each dwelling house is also provided with a generous private garden space to the rear of the dwellings and each duplex unit will have a private amenity space in the form of a balcony/patio area.

5.6.5 Main Entrance - Arrival Space

The 2 no. Main Entrances – Arrival Space are located to the north of the subject site. It is proposed to retain the existing hedgerows along this boundary where possible and manage same to maximise their ecological values.

The following is also proposed as part of the access and circulation to the site:

- Shared surfaces / raised tables to enhance the amenity value of the public open space, regulate traffic speed and facilitate pedestrian friendly corridors through the proposed development;
- Discernible road hierarchy through the proposed scheme;
- Design concept to provide a flexible path network which can be extended over time;
- Formal entrance & associated boundary treatments to make a positive contribution to the aesthetic value of the Proposed Spine Road and provide a sense of place & arrival at the access point to the proposed development; and
- Neighbourhood and local play areas located throughout the scheme for ease of access for future residents.

5.6.6 Integrated Open Spaces

There are a series of open spaces interwoven throughout the proposed scheme. The recreational infrastructure required in a proposed scheme of this size, was carefully considered during the design and layout of the open spaces associated with the proposed development. The open spaces are defined and overlooked by the built elements to provide passive surveillance, whilst shared surface access roads and raised tables facilitate safe and convenient access for future residents.

Other landscape elements such as tree and shrub planting, together with robust seating and lighting have been incorporated throughout the development to ensure that the recreational infrastructure which forms an integral part of the proposals is aesthetically pleasing, functional and welcoming for children of all groups in a safe and stimulating environment.

5.7 Traffic Impact, Access & Connectivity

2 no. vehicular access points will be provided off the L-5331-0 to the north of the site. This will include the provision of a footpath and cycleway to tie into the permitted facilities for the area.

Vehicular routes through the site will be calmed through various design measures including alignment, to reduce traffic speeds, with horizontal and vertical deflections introduced as required.

A design speed limit of 30 km/hour has been applied throughout the development in accordance with the Design Manual for Urban Roads and Streets (function – local road, context – neighbourhood, pedestrian priority).

A Traffic and Transport Assessment has been prepared by J.B. Barry & Partners Consulting Engineers. The scope of the TTA was agreed with Cork County Council's Traffic and Transport Department.

The site layout has been informed by the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport & Department of Environment, Community and Local Government, 2013, and in accordance with DMURS, provides a network of streets, pedestrian priority areas and traffic calming

5.8 Services Infrastructure

The proposed application is accompanied by a pre-connection enquiry. This correspondence letter highlights that both wastewater (foul) and potable water supply connections are feasible for the proposed development pending upgrade works to the wastewater system (see Appendix 1 of J.B. Barry's Report).

In terms of **wastewater (foul) treatment**, Irish Water drainage records show that there is an existing 225mmØ foul sewer located in the N72 road, south-west of the site and it is proposed to connect foul drainage from the proposed development to this existing sewer at two locations as shown on Drawing No's. 22201-JBB-XX-XX-DR-CD-00024, 00025, 00026& 00027

In relation to **water supply**, Irish Water distribution records show that there is an existing 150mmØu PVC watermain located in the public road L5331, known as the Spa Glen, immediately to the north of the site. To serve the development a connection will be made to the existing 150mmØ uPVC water main and a network of 150mmØ and 100mmØ diameter watermains will be provided to serve the 186 units.

In relation to **surface water drainage**, the proposed surface water network will include a storm drainage pipe network, attenuation storage structures and several SuDS features, including nature-based features, which will aid the reduction of runoff volumes by slowing surface water flows, providing the opportunity for evapotranspiration and providing the opportunity for infiltration to ground. Both the interception and attenuation storage requirements of the Greater Dublin Strategic Drainage Strategy (GSDSDS) will be sufficiently met.

5.9 Phasing

The proposed development comprises the construction of 186 no. residential units and a creche. It is proposed to construct the development over two phases. Phase 1 will consist of 60 no. dwellings, creche, 2 no. large amenity areas, 1 no. vehicular access and the N72 works to provide improved sightlines. Phase 2 will comprise 126 residential, the remaining amenity areas and 1 no. vehicular access

A Phasing Drawing along with a breakdown of the units included in each Phase is included on drawing ref. 1011 by DMN Architects.

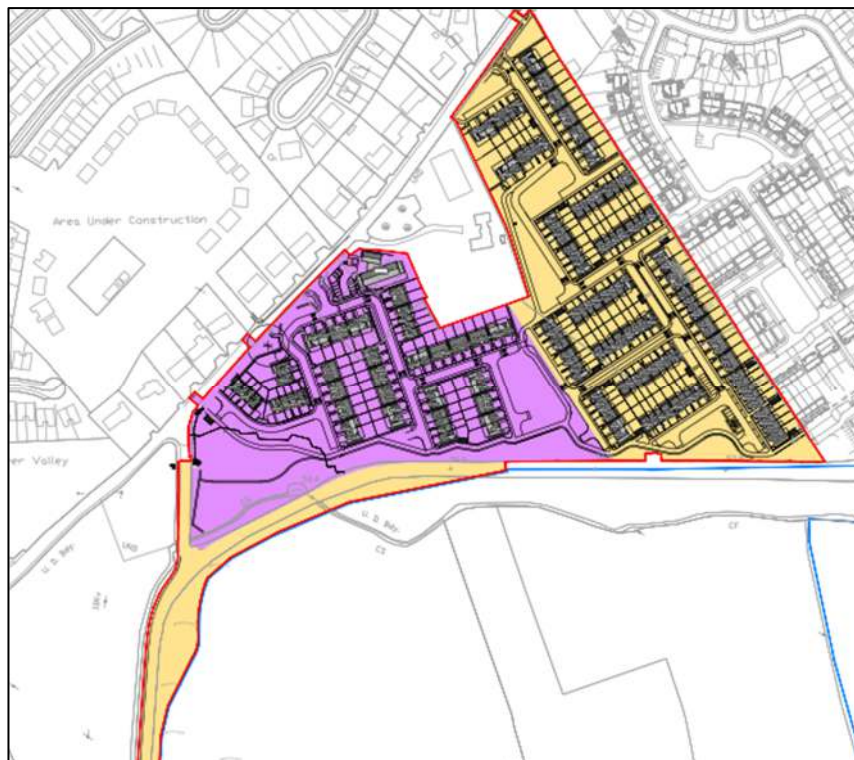


Figure 6: Proposed phasing.

6. Design Approach

6.1 Site Context

The 8.142ha site gently slopes south to west. The site is irregular in shape, enclosed by the N72 Mallow-Fermoy Road to the south, the Spa Glen local access road to the west/north, the existing Hazel Brooke estate (under construction) forms the eastern boundary.

As outlined in section 2 above, the site is within easy walking distance of a number of commercial and community facilities including local shops, churches and schools. The native hedgerows which define the existing field boundaries and are part of the local green infrastructure network will be retained where possible. The site will be accessed via 2 no. new entrances to the north. it is also proposed to include a pedestrian/cycle facility to the south of the site. Pedestrian connections are facilitated on all boundaries to allow immediate pedestrian access to the wider area and adjoining lands.

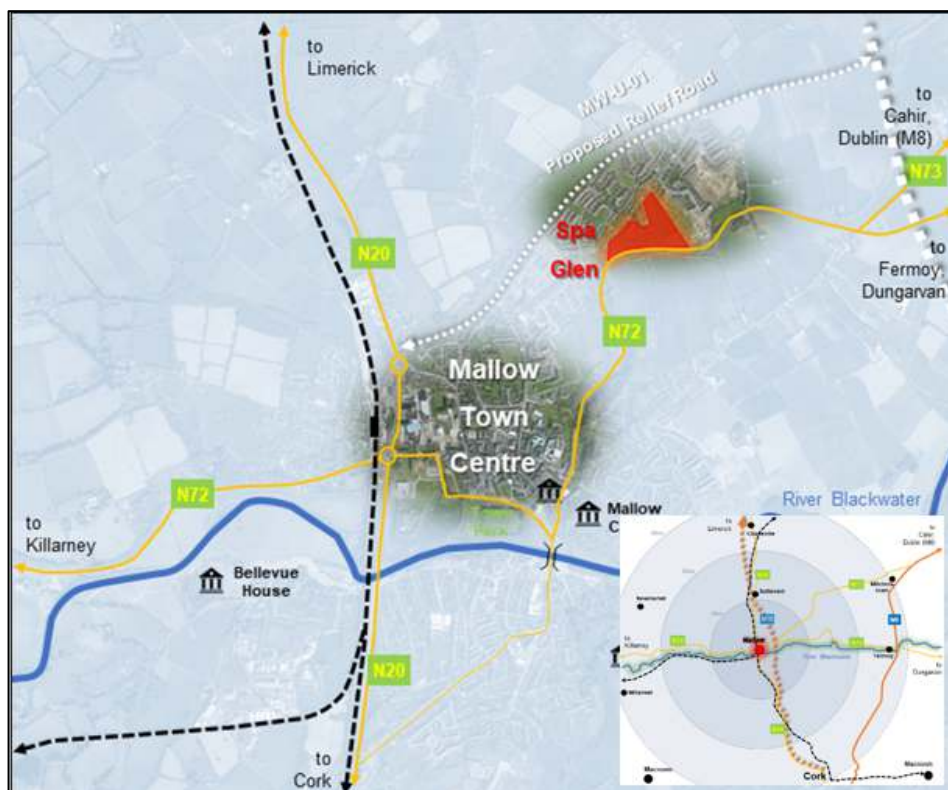


Figure 7: Proposed site in the context of the wider area.

6.2 Connections

Connectivity is a core design principle for the proposed scheme.

In the wider urban context, connectivity focuses on the accessibility to the wider Mallow area. The site also benefits from connections to public transport including the 243-bus route and Mallow Train Station. The

proposed development allows for pedestrian and cycle connection to the west, east and south of the subject site.

6.3 Inclusivity

The proposed dwellings offer a broad range of accommodation choice, in terms of both unit size and configuration. Open spaces are designed to provide facilities for all age groups and support outdoor activities.



The predominant form of development in the vicinity of the site is detached, semi-detached and townhouse units. It is proposed as part of this application to introduce a wider range of dwelling types and sizes to encourage a more varied population and permit a greater level of mobility within the local area, for example first time buyers, traders-down, persons with disabilities, etc. A number of step-down 1 bed duplex units are also provided for older residents.

This will be achieved through the provision of 1 bed duplex units and two, three and four-bedroom housing units comprising of terrace and semi-detached units.

The proposed development will also contain a range of public and private amenity space. This will include passive open space evenly distributed through the scheme and active spaces with a range of age-appropriate equipment.

All duplex units will be provided with a patio and/or balcony space, with each unit having a private amenity space. The design and layout of the proposed development will meet the requirements of all relevant documents, in particular Part M of the Technical Guidance Documents which deal with accessibility and inclusivity. In this regard, the design of the proposed development is also guided by the principles of universal 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, ability or desirability.













All buildings are designed and sited to provide passive surveillance of the public realm, including streets, paths and open spaces.

6.4 Variety

In accordance with the zoning the proposed use is primarily residential with the provision of a creche. The focus therefore is to provide a variety of homes for all age groups to allow all-day activity in the neighbourhood.

All open spaces are designed to support social interaction to create active neighbourhoods. Play Areas are also distributed throughout the site to cater for various needs.

The breakdown and schedule of accommodation for each Phase is included in Figure 8 below.

SCHEDULE OF UNITS - PHASE 2						
TOTAL 126 UNITS						
UNIT TYPE	AREA/ NOS. OF BEDROOMS	TERRACED	SEMI - DET	DUPLEX	APART.	TOTAL NO.
A	 4 BED 140.6 sq.m.	0	6			6
A1	 3 BED 115.2 sq.m.	0	6			6
A2	 4 BED 152.0 sq.m.	0	0			0
B	 3 BED 114.5 sq.m.	0	16			16
C	 3 BED 110.1 sq.m.	11	0			11
D	 3 BED 103.4 sq.m.	0	0			0
D1	 3 BED 104.4 sq.m.	29	0			29
E	 2 BED 82.2 sq.m.	40	0			40
F	 1 BED 52.1 sq.m.	0	0	5		5
F1	 1 BED 60.9 sq.m.	0	0	5		5
G	 1 BED 53.5 sq.m.	0	0	1		1
G1	 1 BED 60.5 sq.m.	0	0	1		1
TOTALS		80	28	18	0	126








SCHEDULE OF UNITS - PHASE 1						
TOTAL 60 UNITS						
UNIT TYPE	AREA/ NOS. OF BEDROOMS	TERRACED	SEMI - DET	DUPLEX	APART.	TOTAL NO.
A	 4 BED 140.6 sq.m.	0	9			9
A1	 3 BED 115.2 sq.m.	0	10			10
A2	 4 BED 152.0 sq.m.	0	1			1
B	 3 BED 114.5 sq.m.	0	24			24
C	 3 BED 110.1 sq.m.	5	0			5
D	 3 BED 103.4 sq.m.	3	0			3
E	 2 BED 82.2 sq.m.	0	0			0
TOTALS		16	44	0	0	60

Figure 8: Breakdown and schedule of accommodation for each Phase

6.5 Design Approach

The layout responds to the natural features that exist on site with the hedgerows and trees retained and integrated into the scheme where feasible.

While the site is ideally located within the Mallow Area and will add much needed variety to the existing housing mix in Mallow, there are site constraints which inform how the site can be developed. A key principle to the design was ensuring that all parts of the site were included in the overall masterplan for the site including the internal roadways and the pedestrian pathway/cycleways. These areas will be appropriately landscaped to allow for extra pedestrian activity throughout the site to ensure that there is a viable, active use in these areas. For this reason, these areas are included in the net developable area of the site even though their use within the overall scheme is restricted.

The proposed dwellings are orientated to overlook the open spaces and create passive surveillance for these areas. The duplex units are scattered throughout the site and will complement the overall development.

The open spaces vary with a mix of soft and hard landscaping to further enhance the quality of life in the area. Distinct corner units with individual features address the main corners along the main streets and on the open spaces to provide distinctiveness to the site.

The proposed layout includes 186 no. residential units comprising a mixture of 168 no. 2, 3 and 4 bed dwelling houses and 18 no. 1 bed duplex units. The net density is 31.21 units/ha which is in accordance with local and national guidelines.

6.6 Character Areas

The development includes two principal Character areas, which have evolved naturally around the primary open spaces and combined with different house typologies, create neighbourhoods with their own distinctiveness.



Figure 9: Proposed Character areas.

6.7 Density and House Types

A range of dwelling types and sizes and provided in the scheme at densities appropriate to the location of the site. These densities are in accordance with the relevant Ministerial Guidelines.

The proposed development comprises the construction of 186 no. residential units, a creche and all associated site development works with a density of 31.21 units per hectare which demonstrates an efficient use of the site. The scheme, which will act as a natural extension to the surrounding area, will provide a varied housing mix that will contribute positively to the urban fabric of Mallow.

Residential Uses - Houses and Duplex							
House type	No. of Storeys	No. of beds	Gross Floor Area (sq.m.)	No of units			Total No of Units
				Terraced	Semi-Det	Duplex	
A	2	4	140.6		15		15
A1	2	3	115.2		16		16
A2	2	4	152		1		1
B	2	3	114.5		40		40
C	2	3	110.1	16			16
D	2	3	103.4	3			3
D1	2	3	104.38	29			29
E	2	2	82.2	48			48
F	1	1	52.1			8	8
F1	1	1	60 (inc Stairs) 51.4 Net			8	8
G	1	1	53.5			1	1
G1	1	1	60.5 (inc Stairs) 52.8 Net			1	1
Total				96	72	18	186
Percentage Mix				51.61%	38.71%	9.68%	100%

Figure 10: Schedule of units.

6.8 Schedule of Accommodation

A summary of the range of dwelling types and sizes proposed is located in the Housing Quality Assessment prepared by DMN Architects as part of this preapplication.

6.9 Proposed Social Infrastructure

The proposed development makes provision for a crèche of approximately 417.9 sqm which will facilitate approximately 50 no. childcare places. This facility is located to the north of the site, in close proximity of the main entrance which will allow for convenient accessibility. The proposal includes parking for both staff and visitors as well as a drop off area.

The location of the site, within 2.1km of the main street of Mallow town centre, ensures an adequate provision of essential services and amenities.

6.10 Archaeology & Built Heritage

There are no protected structures or national monuments located on the subject site. The proposed development will not have any impact on any national monuments or protected structures. As part of the LRD application submission, a Historic Building Appraisal and Archaeological Impact Assessment has been prepared by John Cronin & Associates.

7. Detailed Design

7.1 Materials Palette

The buildings will use materials, proportions, and features that respect and enhance the existing local setting but express it in a more contemporary way. Careful consideration will be given to the individual housing clusters and neighbourhood areas, balancing a palette of materials comprising a mix of render, zinc cladding and blue/black slate that will offer a cohesive and mixed layout, whilst respecting the existing houses within the locality.

Variations in roof profile, fenestration and elevational treatments will ensure interest and variety throughout the development. Materials have been selected with a view to longevity, durability and low maintenance in line with Building Regulations and include reference to BS 7543:2015 'Guide to Durability of Buildings and Buildings Elements, Products and Components'.

7.2 Building Design Components

The external materials of the units were selected to have a positive contribution to the locality. A proposed mix of render, zinc cladding and blue/black slate will provide for a contemporary development whilst respecting the existing buildings adjacent to the site. The buildings will be constructed of traditional construction methods, with external materials selected for their durability. The placement of materials (i.e. zinc location), elevational treatment and feature treatment will differ in various locations throughout the site to create distinct character areas. Generous open space with landscaping will enhance the overall design of the estate. The design of the buildings and public space will facilitate easy maintenance.

There is a variation of unit type designs for this site. These units are dispersed across the site to offer interesting elevation treatment and avoid a monotonous 'copy and paste' approach.

7.3 Adaptability

All houses are designed in accordance with the "Quality Housing for Sustainable communities" document. Houses in the development can be easily adapted to the future needs of occupants.

Provision has been made to extend in the attic or in the back garden of properties.

7.4 Home Zones

A number of shared spaces are provided throughout the development site. The shared spaces allow pedestrians and cyclists to have priority over vehicles. Different surface material treatments will be applied to the full length of the homezones combined with no kerbing to further indicate pedestrian and cyclist priority.

7.5 Compliance with DMURS

The site layout has been designed to calm traffic naturally and ensure low driving speeds within the development minimising noise and air pollution. In addition, a range of physiological and physical measures including varying building lines, boundary treatments, street trees, frequent crossing points and junctions, horizontal deflections, tighter corner radii and shared surfaces have been adopted to ensure appropriate traffic speeds within the proposed development.

Changes of surface materials will inform drivers of a change in the hierarchy and notify the drivers of shared surfaces, and raised tables are provided as pedestrian crossings. Shared surfaces have been located on some streets to promote more liveable streets. Reduced corner radii and carriage widths promote lower speeds on the shared surfaces. The pedestrian / cycle paths provided offer the most direct routes through the proposed development.

As part of the LRD application a DMURS Compliance Statement has been prepared by Doyle McDonogh Nash Architects.

8. Conclusion

This Planning and Design Statement provides an assessment of the design approach of the proposed scheme having regard to the relevant planning policy documents at national and local levels, including in particular the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), the Urban Design Manual – A Best Practice Guide and the Design Manual for Urban Roads and Streets at a national level, and the 2022 Cork County Development at a Local Planning Policy level. It is submitted that the proposed LRD is consistent with each of these documents and will provide a positive and significant contribution to the housing supply at Mallow, Co. Cork.