

Planning Statement & Design Summary

Proposed Strategic Housing Development at
Castletreasure/Moneygurney, Douglas, Co. Cork

McCUTCHEON HALLEY on behalf of Cairn Homes Properties Ltd.



1 Introduction

This Planning & Design Summary has been prepared by McCutcheon Halley Planning Consultants (MH Planning) in conjunction with Meitheal Design Partners Architects (MDP) and AECOM Landscape Architects to accompany a planning application to An Bord Pleanála by Cairn Homes Properties Ltd. for a proposed Strategic Housing Development (SHD) at Castletreasure/Moneygurney (townlands), Carr's Hill, Douglas, Co. Cork.

The proposed development comprises 472 no. dwellings, a crèche, and all associated ancillary site development works. These works include the provision of a central spine of parkland which follows the course of the Moneygurney Stream and provides for an extension to the Ballybrack greenway, a number of linked play/amenity areas, and all associated infrastructure and services specifically vehicular and pedestrian access onto the R609 Carrigaline Road/Carr's Hill, and pedestrian and vehicular connections to the existing Temple Grove estate.

This report amalgamates the headline information contained in the Statement of Consistency by MH Planning, the Design Statement by MDP and the Green Infrastructure Landscape Strategy by AECOM into a single cohesive document which outlines the overall approach taken to the proposed development of the site, and is structured as follows:

- 1 Introduction
- 2 Site Location & Context
- 3 Zoning & Key Objectives
- 4 Existing Site Characteristics & Constraints
- 5 Landscape & Amenity
- 6 Development Principles
- 7 Proposed Layout
- 8 Detailed Design
- 9 Compliance with DMURS



Figure 1.1 - Subject Site in Context of Wider Metropolitan Area, showing defined Settlement Boundaries in Cork County Council Local Area Plans

2 Site Location & Context

- Site located within the South Environs of Cork City, approximately 1.2km south of Douglas Village town centre and 3.5km southeast of Cork City Centre.
- Access to the site is primarily from the R609 Carrigaline Road / Carr's Hill - Note the proposed access is consistent with the junction permitted as part of the Primary School planning application on lands under the ownership of Cairn immediately south of the public road but not forming part of the subject application, Cork County Council Ref. 18/5369 / ABP Ref. 302924-18.
- Site bounds the existing residential estates of the Vicarage (detached housing) and Temple Grove (apartment blocks) at the site's northwest corner.

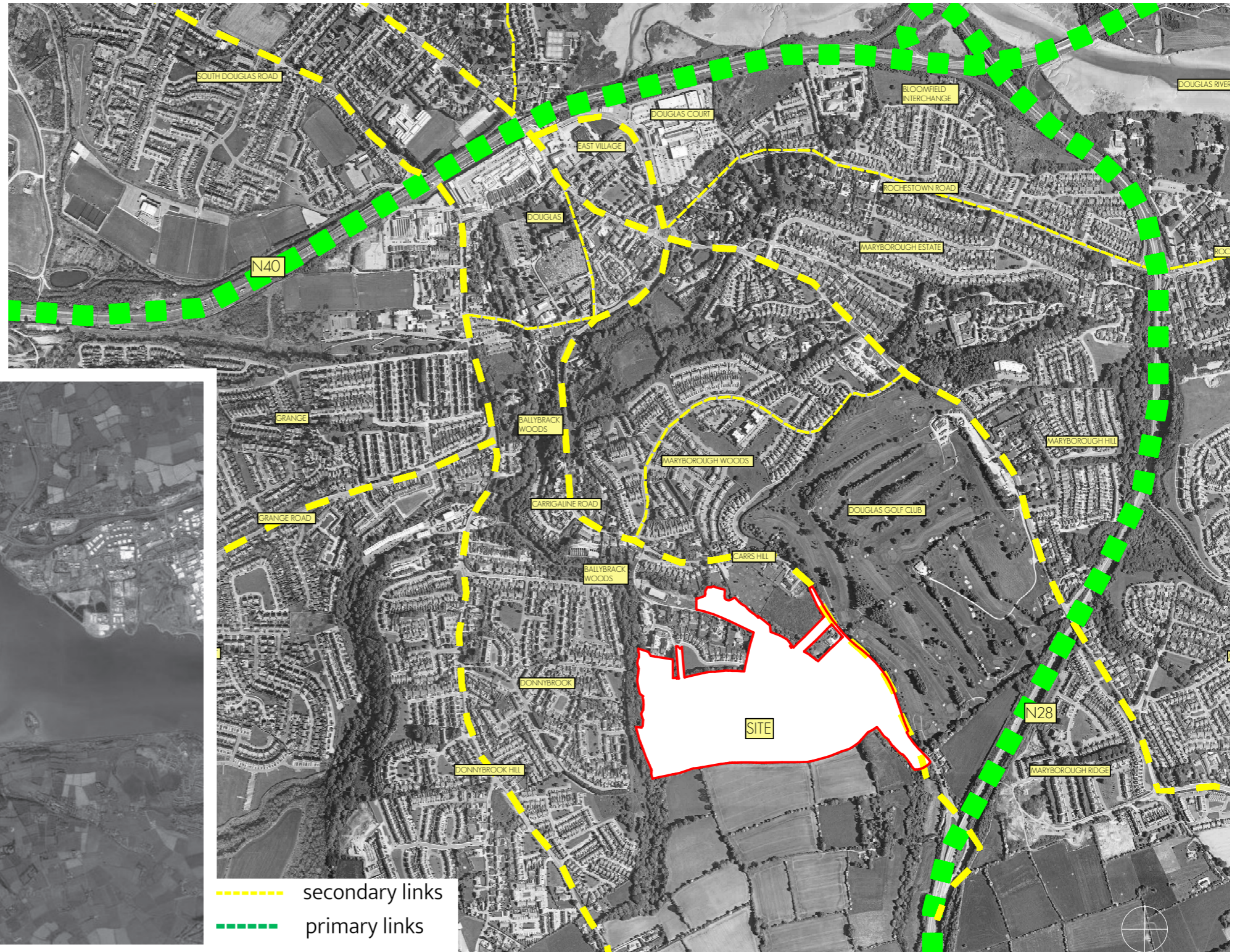


Figure 2.2 - Primary and secondary vehicular routes surrounding the site with surrounding residential areas also indicated

3 Zoning & Key Objectives

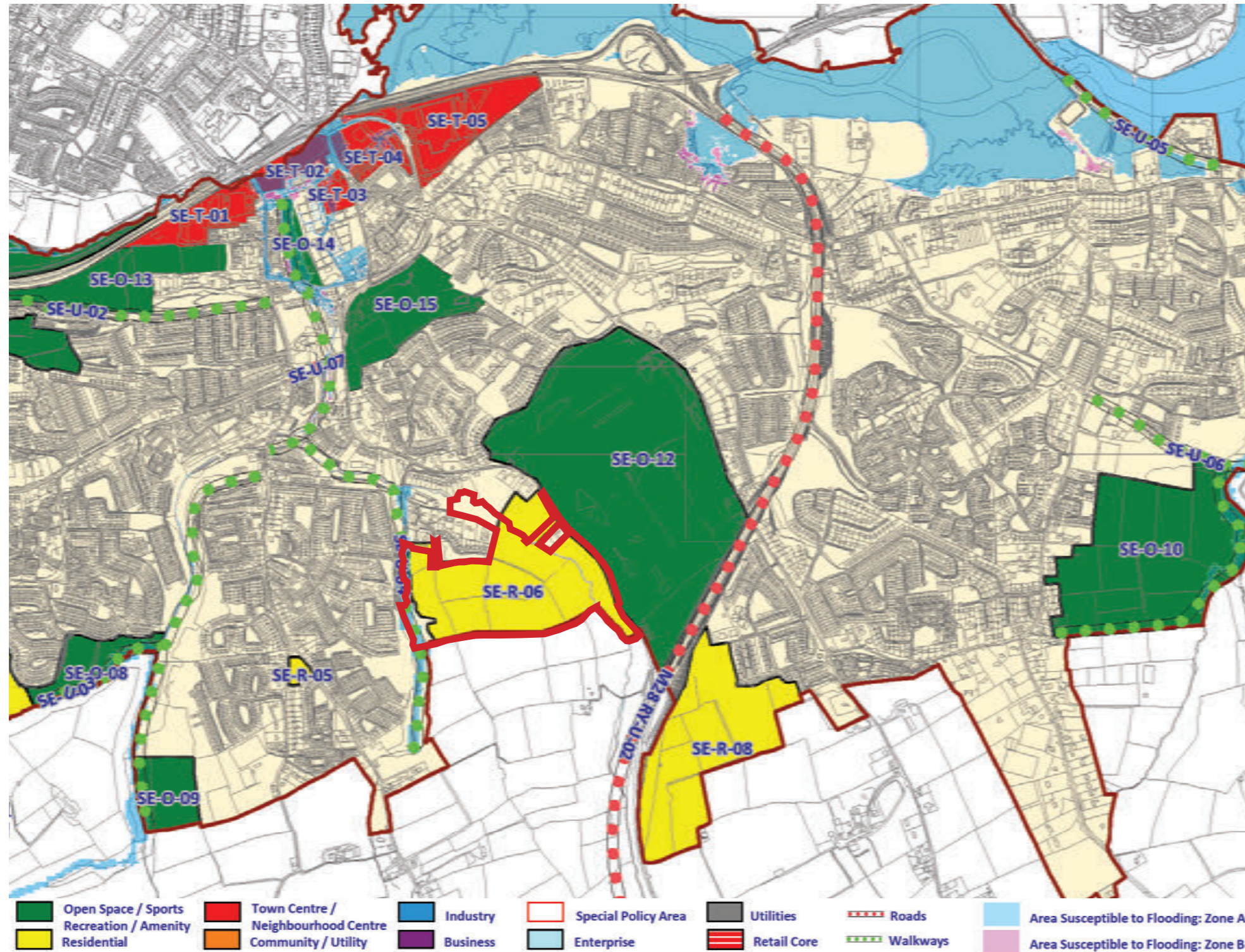


Figure 3.1 - Extract from Carrigaline EA LAP 2011 Zoning Map of South Environs with Proposed Residential Area Outlined in Blue

- The site is zoned primarily for residential development under the **SE-R-06** zoning objective in the Ballincollig Carrigaline Municipal District Local Area Plan, with part of the site also located within the **Existing Built-Up Area** (Objective ZU 3-1).

Objective SE-R-06

Development of this site is to include the following:

Medium A density residential development to cater for a variety of house types and sizes.

3 ha of additional open space over and above what is normally required in housing areas. This open space should include a fully landscaped and usable public park. Retain the existing trees and hedgerows within the overall development of the site.

A site for a primary school that could be accessed from the R609 and developed by the Department of Education in the short term.

The timing and provision of appropriate drinking water disposal services for the development including where necessary the upgrading of off-site infrastructure. Provision of a cycleway.

Consideration will need to be given to the provision of a primary school within this site at the detailed planning application stage.

Objective ZU 3-1

Normally encourage through the Local Area Plan's development that supports in general the primary land use of the surrounding existing built up area. Development that does not support, or threatens the vitality or integrity of, the primary use of these existing built up areas will be resisted

- Therefore the **key items to consider / provide for** within the site area are:

- I Provision of **residential development**, to include all necessary services including crèche.
- II Achievement of **density** between 20 and 50 units per hectare (as per Objective HOU 4-1).

Consideration must also be given to the requirements of the Sustainable Residential Development in Urban Areas Guidelines which outlines that for 'Outer Suburban / Greenfield Sites' the greatest efficiency in usage of such lands would be achieved by providing net residential densities in the range of 35 to 50 units per hectare, with net densities of less than 30 units per hectare discouraged in the interests of land efficiency.
- III Provision of significant amount of **open space** in excess of normal requirement, including landscaped park.
- IV Protection of existing **trees and hedgerows**.
- V Provision of appropriate **potable water** services, including the upgrade of existing infrastructure where necessary.
- VI Provision of land for **primary school** - an application for same was lodged by the Minister of Education within lands outside the subject redline boundary but under the ownership of Cairn. Following a third party appeal of the decision to grant permission by Cork County Council, the scheme was permitted in April 2019 by An Bord Pleanala (Ref. ABP-302924-18).



Figure 3.2 - View of the site looking south east, taken from approximately 50m south of the Vicarage cul-de-sac



Figure 3.3 - View of the existing greenway to the west of the site



Figure 3.4 - View of the existing detached houses within the Vicarage development

4 Existing Site Characteristics & Constraints

I

Access

- The site benefits from existing pedestrian access to the existing residential areas of the Vicarage, Temple Grove as well as a number of detached residential dwellings at the site's north west corner.
- Vehicular access is also currently available from Temple Grove.
- However, owing to the scale and location of these access points, there is the need to provide a main principle vehicular access point to the development along the adjacent R609 Carrigaline Road / Carr's Hill.
- Cork County Council granted permission for the construction of a primary school within the SE-R-06 lands, immediately north of the subject site, planning application ref. 18/5369. This decision was subject to a third party appeal however An Bord Pleanála further granted permission for the development in April 2019 (ref. ABP-302924-18). The proposed access will have to be consistent with the details of this application.
- A second access is provided onto the R609 Carrigaline Road/ Carr's Hill serving 98 no. apartments in Blocks B, C and D only.

II

Topography

- The topography of the site is challenging and elevated in parts.
- The site gradient falls from c.83m at the southern boundary to a minimum of c.30m at some points along the course of the Moneygurney stream over a distance of approximately 380m.
- From the stream the site gradient raises sharply to c.55m toward the R609 over a distance of approximately 170m.

III

Wayleaves

- 2 no. Irish Water wayleaves pass through the site including a 10m wayleave running east-west and 30m wayleave which connects to the pumping station just northwest of the Vicarage.
- The largest wayleave relates to the 1200mm Cork Harbour and City main which runs west to east through the site. This piece of infrastructure is categorised as a critical water main serving the large industrial area of Ringaskiddy and cannot be shut down or diverted. Therefore development within this wayleave is significantly restricted.

IV

Hedgerows & Trees

- The existing field boundaries are still in tact within the site, as well as significant copses of trees and woodland areas, located mainly along the boundary of the development site.
- The site also contains a grouping of trees along the western boundary which are protected by a Tree Protection Order.
- The site-specific zoning objective requires the protection of all hedgerows and trees and inclusion in an proposals for future development.

V

Watercourses

- The Douglas Stream runs along the western boundary of the site.
- The Moneygurney Stream runs east to west through the site, naturally bisecting the site
- The transitional riparian zones between these streams and the surrounding land should be protected to mitigate the impact on existing habitats.

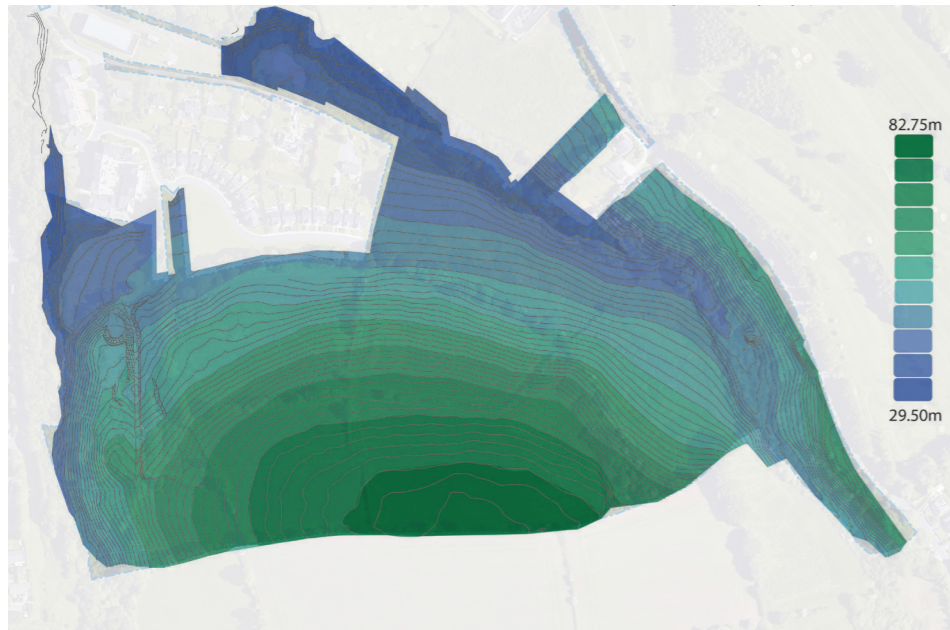


Figure 4.1 - Extract from AECOM's Landscape Design Statement outlining the topography of the site



Figure 4.2 - Photography of the Moneygurney Stream which bisects the site

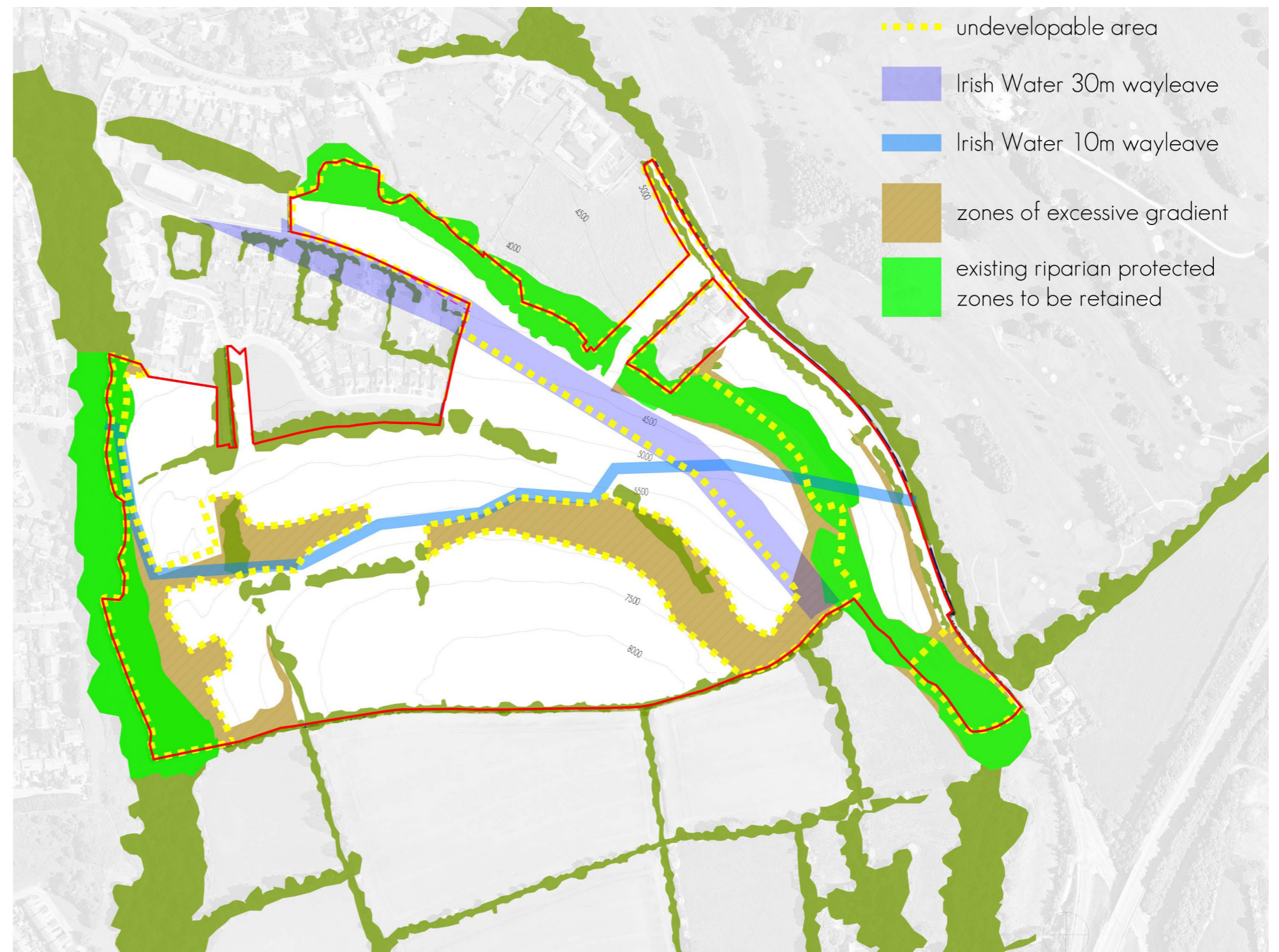


Figure 4.3 - Extract from MDP's Design Statement outlining the site-specific characteristics and constraints

5 Landscape & Amenity



Figure 5.1 - Aerial Image of Proposed Site

The natural features of the site form the framework for the proposed development, specifically the:

- topography of the site
- trees, woodland and hedgerows
- streams and riparian buffer zones

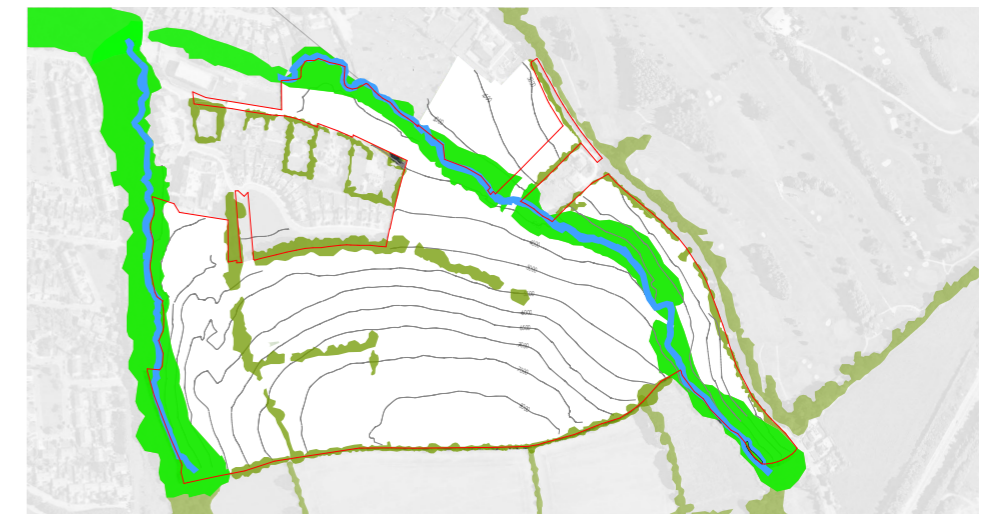


Figure 5.2 (top) - Location of trees, hedgerows and streams to be retained
 Figure 5.3 (below) - Areas of building footprint identified, minus undevelopable areas, open space areas, roads, etc.

6 Development Principles

The proposed development has had regard to the surrounding context and site-specific characteristics to provide a development which:

- Works with the site gradient wherever possible to minimise the requirement for cut & fill;
- Respects and retains the existing woodland, trees, hedgerows and streams, using them as the framework for the proposed development;
- Provides vehicular and pedestrian connections to the existing adjacent residential areas of the Vicarage and Temple Grove, while also providing a new primary access point from the R609 Carrigaline Road / Carr's Hill to serve the majority of traffic generated by the proposed development. The proposed footpath network will also connect to the existing footpaths along this roadway, increasing connectivity at this location;
- Delivery of an access bridge and pedestrian footbridge across the Moneygurney Stream to ensure the protection of the watercourse and its respective biodiversity corridor;
- Provides adequate connections for vehicular traffic but also ensures a wide network of streets, footpaths and trails which prioritise pedestrians and cyclists;
- Provide a significant amount of open space and play areas including a linear parkland along the corridor of the Moneygurney Stream as well as an extension of the existing Ballybrack Greenway through the site;
- Create a variety of residential character areas which reflect the landscape character of the site and the surrounding context, provide a mix of units, while also ensuring legibility across the development for future residents
- Provides important community services including a school (Cork County Council Ref. 18/5369 / ABP-302924-18), crèche, greenway, parkland, active amenity space and play areas.

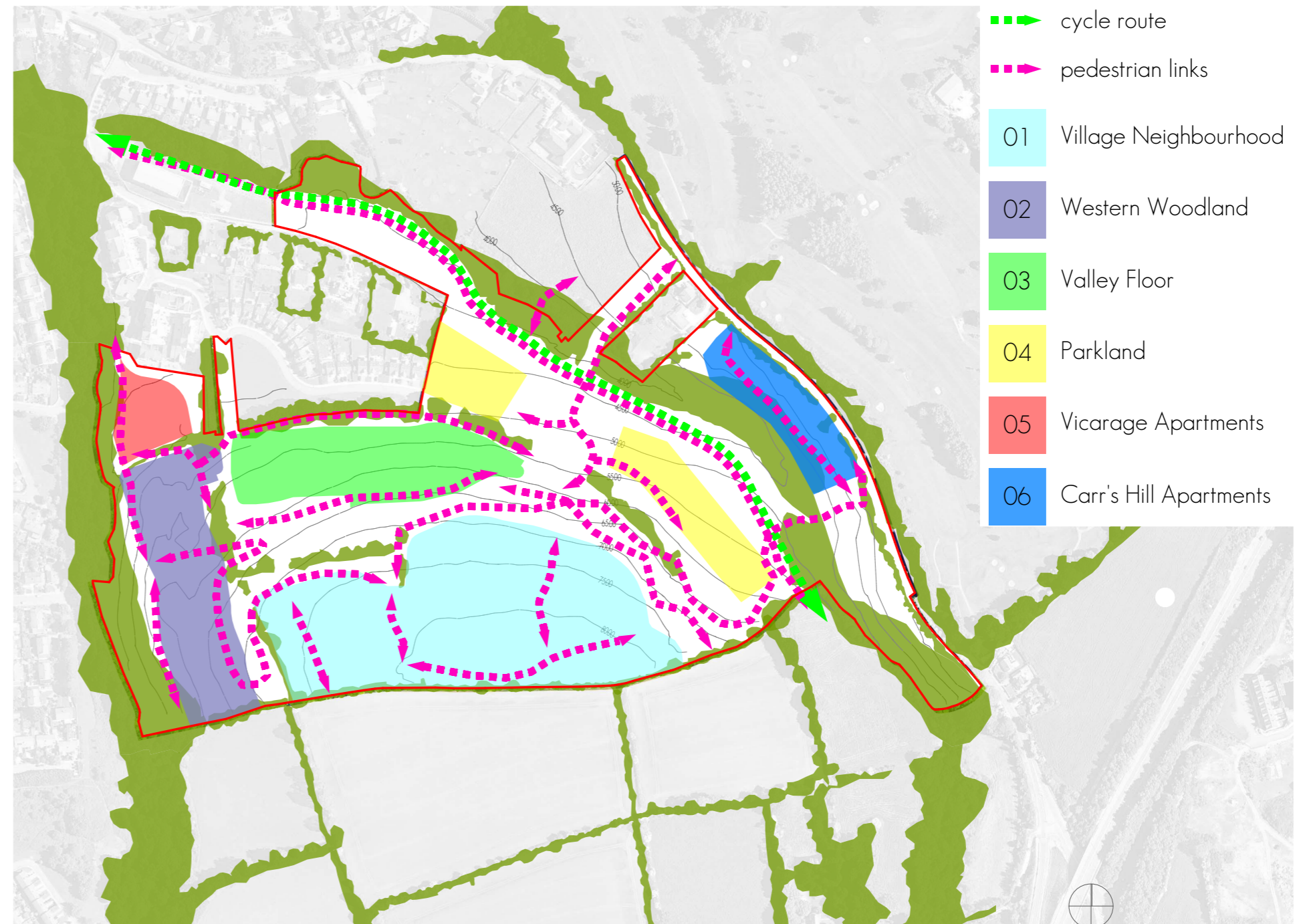


Figure 6.1 - Proposed Development Strategy

7 Proposed Layout



Figure 7.1 - Proposed Site Layout

The proposed **layout** provides for:

- 472 no. residential units
- Crèche providing 75 no. childcare places;
- Play areas / amenity areas;
- Central spine of parkland c. 4.4ha in area, which includes an extension to the Ballybrack Greenway from the sites western boundary with the existing Irish Water Pumping Station that will increase connectivity to the wider area including Douglas Village to the northwest and Maryborough to the east;
- All associated infrastructure and services including access onto the R609/Carr's Hill, pedestrian and vehicular connections to the existing Vicarage and Temple Grove estates and all other associated ancillary development works including the provision of a vehicular bridge and footbridge across the Moneygurney Stream;
- A 24 classroom Educate Together Primary School is also provided subject to a separate planning application permitted by An Bord Pleanála (Cork County Council ref. 18/5369 / ABP ref. 302924-18).

The proposed **housing mix** provides:

- 234 no. houses in a mix of semi-detached and terraced, 2 and 3 storey typologies;
- 238 no. apartments/duplexes including 145 no. apartments in 4 no. apartment blocks (one located south of Temple Grove and three bounding the R609 Carr's Hill Road); and
- Unit mix across the site comprises 16% 1-bed units, 26% 2-bed units, 44% 3-bed units and 14% 4-bed units (see below tables for further details).

Residential Housing Mix		
Unit Type	No. Units	%
3-Bed Dwelling House	167	71
4-Bed Dwelling House	67	29
Total	234	100.00%

Residential Apartment / Duplex Mix		
Unit Type	No. Units	%
1-Bed Apartment Unit	76	32
2-Bed Apartment/Duplex Unit	123	52
3-Bed Apartment/Duplex Unit	39	16
Total	238	100.00%

Overall Residential Housing Mix		
Unit Type	No. Units	%
1-Bed Unit	76	16%
2-Bed Unit	123	26%
3-Bed Unit	206	44%
4-Bed Unit	67	14%
Total	472	100.00%



Figure 7.2 - Proposed Unit Mix

8 Detailed Design



Five neighbourhood areas are provided, as identified in Figure 7.3, each with their own distinct character to aid legibility through the site. This will reinforce a sense of place and attachment for future residents within their own neighbourhood.

The difference in **character areas** is achieved through the variation of design, materiality and density of the proposed dwellings.

This is illustrated for three of the neighbourhoods, the Village Neighbourhood, Valley Floor and Vicarage Apartments, as well as the crèche on page 13.

Figure 7.3 - Proposed Character Areas

Village Neighbourhood



Village Neighbourhood



Carr's Hill Apartments



Valley Floor



Valley Floor



Crèche



Parkland



Western Woodland



Vicarage Apartments



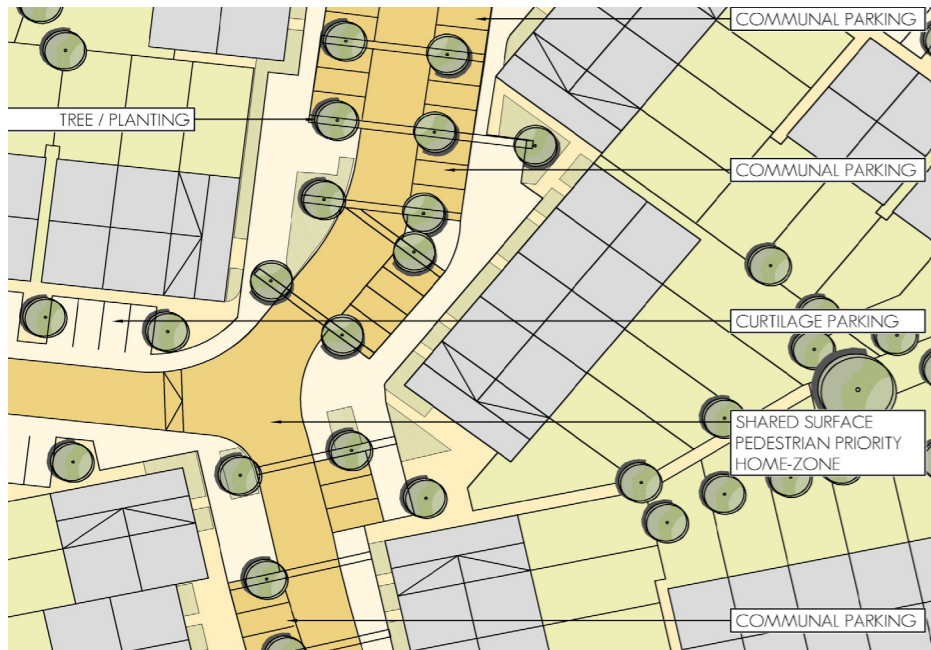
9 Compliance with DMURS



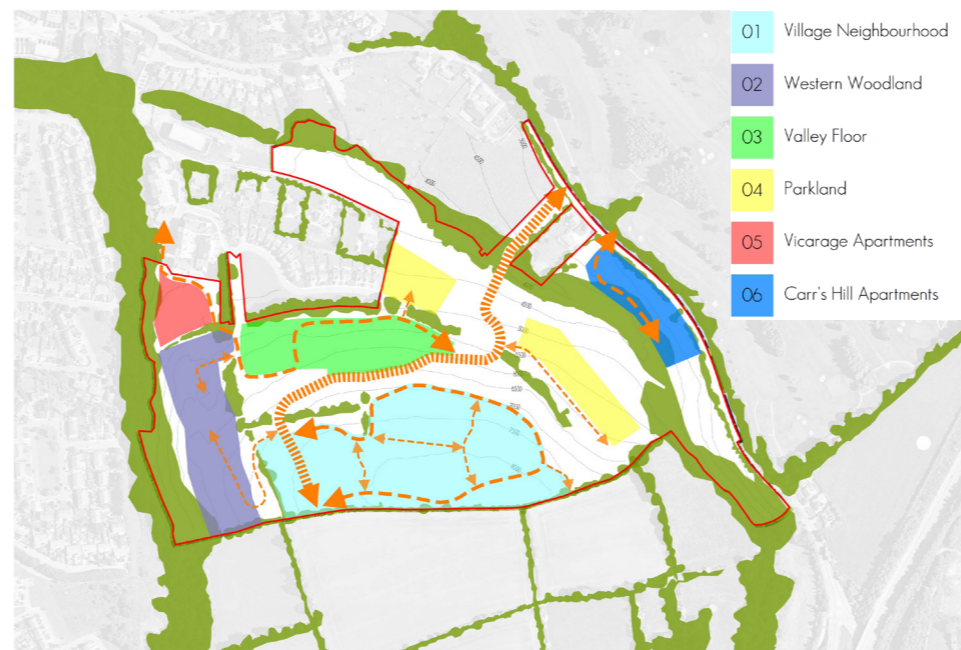
Integrated hierarchy of streets & open spaces



Passive design measures to control speed



Incorporation of Home Zones along local streets



Pedestrian / cyclist connectivity between character areas

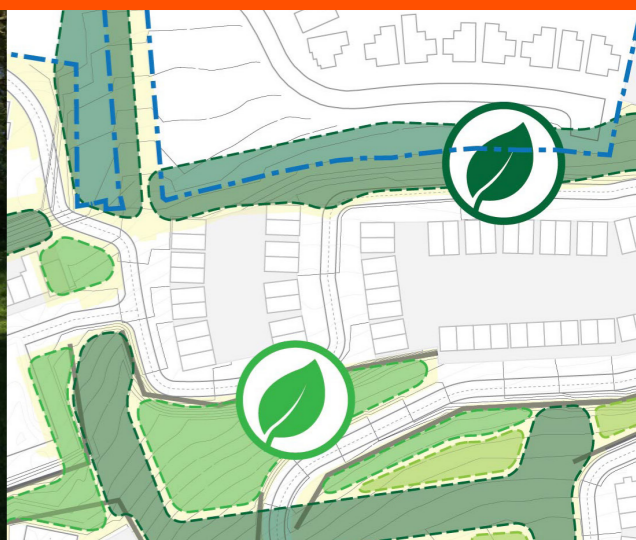
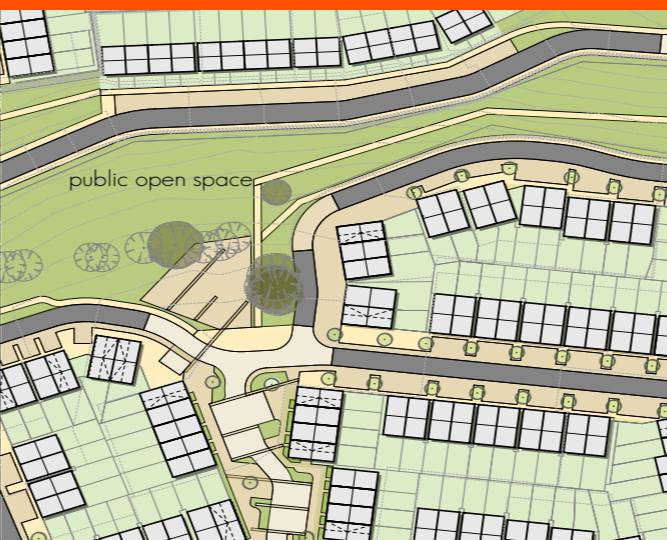
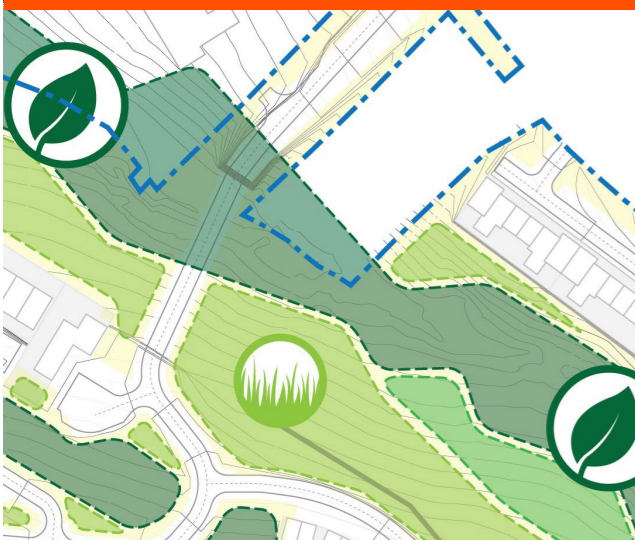
The site layout has also been informed by the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport & Department of Environment, Community and Local Government, 2013.

In accordance with DMURS, the proposed development provides a network of streets, pedestrian priority areas including home zone areas, and traffic calming where necessary. Section 2.3 of the Statement of Consistency by MH Planning provides a brief preliminary overview of how the proposed development has considered and incorporated the key design principles of DMURS where relevant. The adjacent images illustrate how some of the principles have been incorporated in the proposed development thus far.

Please see page 42 of the Design Statement by Meitheal which outlines how DMURS has been considered as part of the proposed development, including how details regarding materiality and landscaping have been incorporated.



Different materials to define public / semi-private space



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS