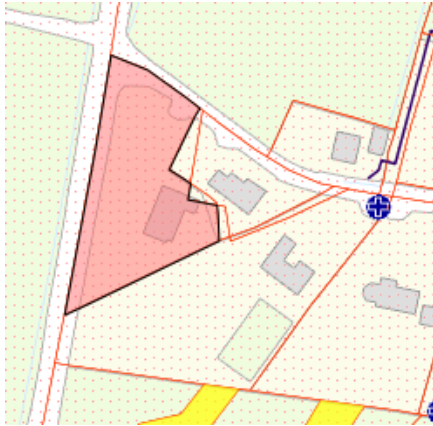
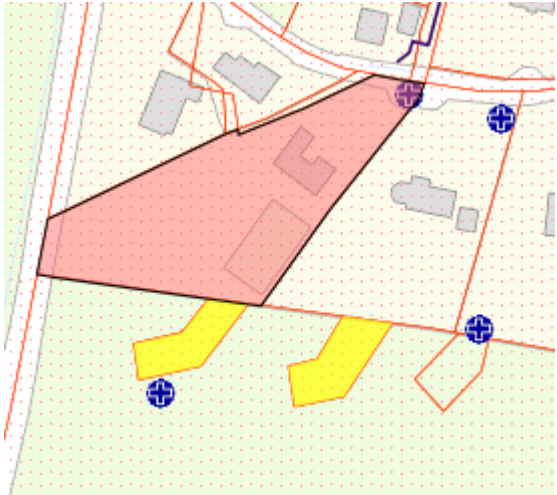




Appendix 3.1


Folio	CK2183F
Ownership	David Lane, Oakdene, Lahardane and Siobhan Carne
Location	Ballyhooly Road/ road to north of the site
Zoning	Existing built Up Area
Area	0.2 Ha
Constraints	Land is occupied by an existing house on a small landholding.
Planning Permission	Ref. 432/73 – erection of a bungalow granted 13 th July 1973
Summary	The site is too small to contribute to delivering Table 3.4.2 of the Cobh MD Local Area Plan. The site zoned as an “existing built up area” and is located north of the site on the Ballyhooly Road.
	

Folio	CK74730F
Ownership	John Foley, Meadowpark Avenue, Ballyvolane
Location	Ballyhooly Road/ road to north of the site
Zoning	Existing built up area
Area	0.4Ha
Constraints	Land is occupied by an existing house on a small landholding.
Planning Permission	Ref. 667/96 – erection of dwelling granted 5 th September 1996
Summary	The site is too small to contribute to delivering Table 3.4.2 of the Cobh MD Local Area Plan. The site zoned as an “existing built up area” and is located north of the site on the Ballyhooly Road.
	


Folio	CK39713
Ownership	Longview Estates Ltd
Location	Ballyhooly Road
Zoning	<p>Lands zoned as part of the Ballyvolane Urban Expansion Area. Lands abut the Ballyhooly Road and existing infrastructure. Section 3.4.114 of the Cobh MD Local Area Plan states that “Where capacity in existing infrastructure exists, lands benefitting from this should be developed first. In the interim, development proposals that can provide the necessary infrastructure can be considered for permission”. The phasing of delivery of lands in the Ballyvolane Urban Expansion Area is based on a “unit number” basis as opposed to the sequencing of lands. The initial phase of development in Ballyvolane is based on 0-1174 Units being delivered along with enabling infrastructure and the commencement of planning for infrastructure for various provisions such as roads and park areas.</p> <p>This site has to be developed first as the landholding and application provides the only Service / Distributor Road identified in the Local Area Plan to service the western side of the Urban Expansion Area. The land holding site also provides the only location from where the City’s Northern Inner Distributor Road (as identified in CMATS and known on the Local Area Plan as the Mayfield Kilbarry Link Road) can commence.</p> <p>The proposal constructs NE-U-03 and part of NE-U-04. These service as Distributor Roads within the landholding, are designed to service and access lands that are to be set aside for the Department of Education for schools to serve the entire area Urban Expansion Area.</p> <p>No other landholding / folios off the Ballyhooly Road are mandated to deliver east / west connectivity sought in the Local Area Plan.</p>
Area	37.5Ha
Constraints	<p>The application site is currently in agricultural use. The site has constraints as described in greater detail in the reports accompanying this planning application but nevertheless delivers the services and amenity infrastructure to support further URBAN EXPANSION AREA development. The topography is particularly challenging which requires access the route to satisfy Cobh MD Local Area Plan Objective NE-U-03, at acceptable DMURS compliant gradient, to be more circuitous than detailed in the MD Local Area Plan .</p> <p>However over the design period which commenced in 2017, the design team architects and engineers have through a series of iterations of the layout created a design solution that works with the sites constraints and opens up adjoining lands in the URBAN EXPANSION AREA through the development of a distributor road.</p> <p>The applicants have worked with Irish Water and have entered into a Project Works Services Agreement (PWSA) with Irish Water to service the area by way of a pumping station to be included on their lands in the proposed planning consent. Irish Water are satisfied that there is sufficient water supply capacity to accommodate the phased expansion of the area and that the initial planning for 1000+ units, as envisaged under the agreed PWSA for the Ballyvolane Urban Expansion Area can be carried out.</p>


	<p>The site, if planning permission is granted, is servicable, accessible directly from the Ballyhooly Road and is capable of delivery over six proposed phases.</p>
Planning Permission	No relevant planning permissions
Summary	<p>The proposed development of this site is important to the delivery of infrastructure for the Urban Expansion Area. This land forms part of the PWSA with Irish Water and the proposal funds and creates the foul services infrastructrue that enables the servicing of the entire Urban Expansion Area.</p> <p>The proposal includes distributor road from Ballyhooly Road eastwards through the site which will open up lands in the Urban Expansion Area which are currently landlocked - Cobh MD Local Area Plan Objective NE-U-03.</p> <p>The site is servicaeble, accessible and capable of delivering densities that are being promoted by national planning policies and guidance.</p>
	 <p>The map shows a large, irregularly shaped area highlighted in red, labeled 'LAHARDANE'. To the west of this area, a road is labeled 'Ballyhooly New Rd'. The map is set against a light grey background with some faint white lines representing roads or boundaries.</p>


Folio	CK54535F –
Ownership	Martin and Patrick O’Connell, Grenagh
Location	Ballyhooly Road
Zoning	Medium B Residential
Area	0.2380 Hectares
Constraints	This folio is part of a defunct plant hire / storage yard which has been quarried out of the adjoining hillside. Due to this quarrying activity the site has no natural connectivity to the lands to the east, north and south other than via the potential for a pedestrian connection along the Ballyhooly Road. By itself, the site cannot help to meet the objectives set out in Table 3.4.2 of the Local Area Plan which are required prior to commencement of development.
Planning Permission	No relevant planning permission
Summary	The site cannot deliver any Table 3.4.2 Cobh MD Local Area Plan objectives on its own other than providing for a self contained residential development.
	

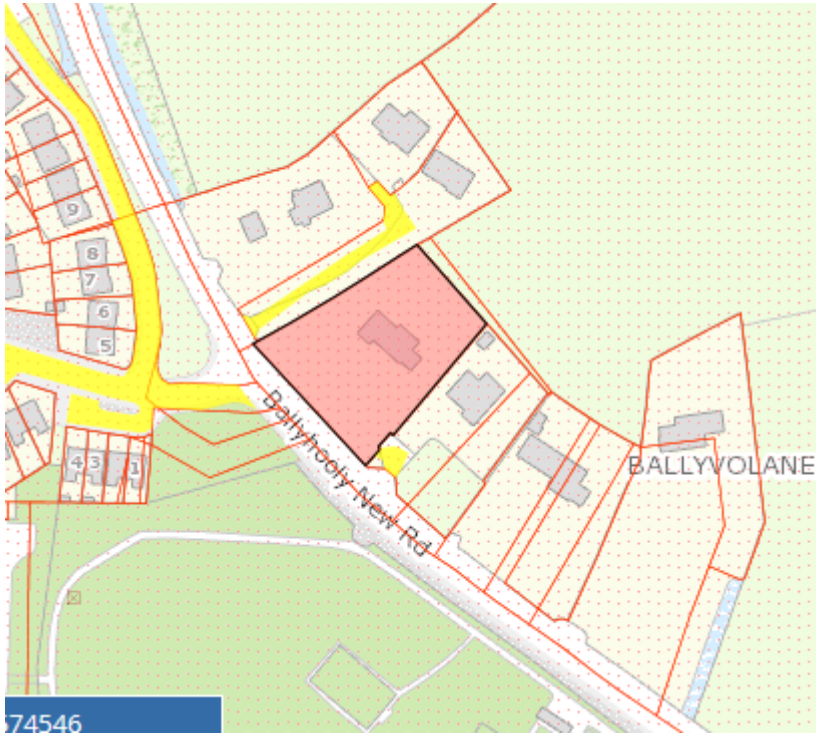
Folio	CK57524F
Ownership	Martin, Michael and Patrick O'Connell, Grenagh
Location	Ballyhooly Road
Zoning	Medium B residential
Area	0.4400 Hectares
Constraints	This folio is part of a defunct plant hire / storage yard which has been quarried out of the adjoining hillside. Due to this quarrying activity the site has no natural connectivity to the lands to the east, north and south other than via the potential for a pedestrian connection along the Ballyhooly Road. By itself, the site cannot help to meet the objectives set out in Table 3.4.2 of the Local Area Plan which are required prior to commencement of development.
Planning Permission	No relevant planning permission
Summary	The site cannot deliver any Table 3.4.2 Cobh MD Local Area Plan objectives on its own other than providing for a self contained residential development.
	


Folio	CK12755F
Ownership	Waterrock View Ltd
Location	Ballyhooly Road
Zoning	Medium B residential, open space for public recreation as an urban park and proposed link road between Ballhooley Road and northern relief road in Mayfield
Area	Plot 1 Area – 26.06 Hectares Plot 2 Area – 5.94 Hectares
Constraints	<p>These lands are within the applicant’s control. They were purchased to enhance pedestrian and cyclist linkages from the proposed development to Ballyvolane and onwards to the City Centre whilst also providing the natural location for the provision of the IW Foul Pumping Station to service the overall Urban Expansion Area.</p> <p>The lands are challenged by factors including:</p> <ul style="list-style-type: none"> Topography – steeply sloping. 110 KV lines (two no. and associated 50 m wayleaves). <p>The proposed alignment of the Mayfield Kilbarry Link Road</p> <p>These lands are, in particular the southern portion, are essentially sterilised by services corridors that travers the parcel.</p> <p>They are being reserved free from development as a commitment to Cork City Council (by the applicant) until the final route and design of the Mayfield Kilbarry Link Road has been determined; the route’s alignment is currently indicated on these lands travelling in a south eastern direction from the junction of Lower Dubluin Hill to the Banduff Road and onto the North Ring Road. The exact alignmebt will be dependinet on a route selection process that will adress gradient, cut / fill and interaction with the 110KV Pylon locaitons.</p> <p>The route is identified within the Cobh Local Area Plan as something that the Council must ‘plan and provide’ for in the intial phase of the Ballyvolane Urban Expansion Area.</p> <p>On its own the lands cannot deliver the volume of development that is needed to fund the IW infrastructure that opens up the area for residential devleopment.</p> <p>Lands zoned as part of the Ballyvolane Urban Expansion Area. Lands abut the Ballyhooly Road and exisatign infrastrucutre. Section 3.4.114 of the Cobh MD Local Area Plan states that “Where capacity in existing infrastructure exists, lands benefitting from this should be developed first. In the interim, development proposals that can provide the necessary infrastructure can be considered for permission”. The phasing of delivery of land sin the Ballyvolane URBAN EXPANSION AREA is based on a “unit number” basis as opposed to the sequencing of lands. The initial phase of development in Ballyvolane is based on 0-1174 Units being delivered along with enabling</p>


	infrastructure and the commencement of planning for infrastructure for various provisions such as roads and park areas.
Planning Permission	No relevant planning permission
Summary	These lands facilitate pedestrian and cyclist connections from the site to Ballyvolane and the City Centre. The lands have been reserved free of development for now to accommodate the future provision of the Mayfield Link Road, the alignment of which has yet to be finalised.
	 <p>The map displays a red-shaded area in Ballyvolane, Dublin. The area is bounded by Brookwood to the west and Meelick Park to the south. To the east, the area borders Rathcooney Rd and Arderrow. The map also shows other local streets such as Linn, Cre, and Meelick Pk. The red shading highlights a specific plot of land within the Ballyvolane area.</p>

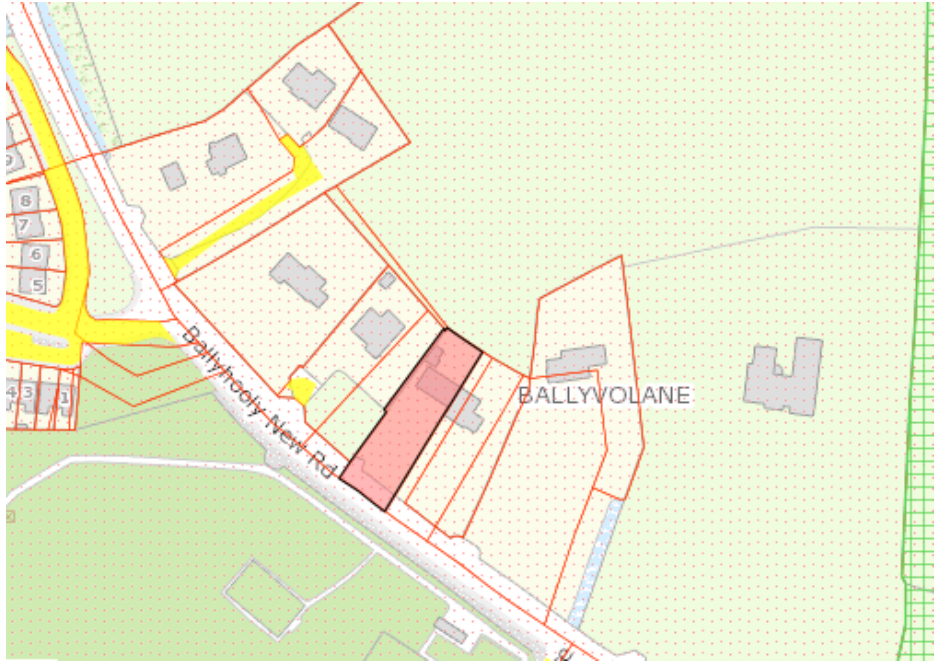
Folio	CK34123
Ownership	Ann Morgan, Ballyvolane Road
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	0.4400 Ha
Constraints	The site is occupied by an existing house. The landholding due to its size would not be able to accommodate the required densities or number of units to help to meet the objectives set out in Table 3.4.2 of the Local Area Plan.
Planning Permission	Ref. 01/1463 - 2 no. dwellings granted 29/11/2001
Summary	The site is too small
	

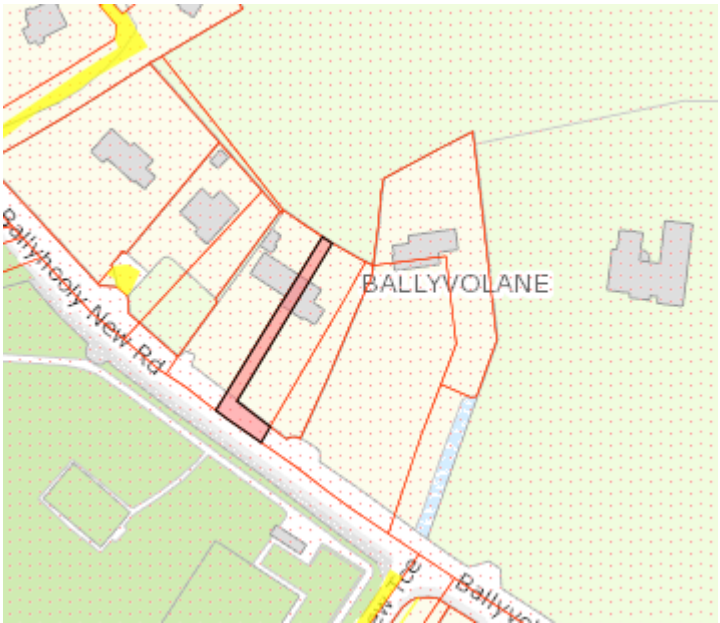
Folio	CK100576F
Ownership	Anne Morgan and Patrick Cronin, Ballyvolane Road
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	0.2Ha
Constraints	The site is occupied by an existing house. The landholding due to its size would not be able to accommodate the required densities or number of units to help to meet the objectives set out in Table 3.4.2 of the Local Area Plan.
Planning Permission	<p>ref 04/6371 – permission for a dwelling granted</p> <p>Condition - entrance shall be recessed a minimum of 4.5m from existing front boundary fence and side wall shall be splayed at an angle of 45 drgs and walls and piers shall not exceed a height of 1m over the level of the adjoining public road (sight distance for emerging traffic)</p> <p>Before development commences, the exact set back line of the existing road boundary and details of the construction of fence shall be agreed on site with the Councils Road Engineer.</p>
Summary	The site is too small
	

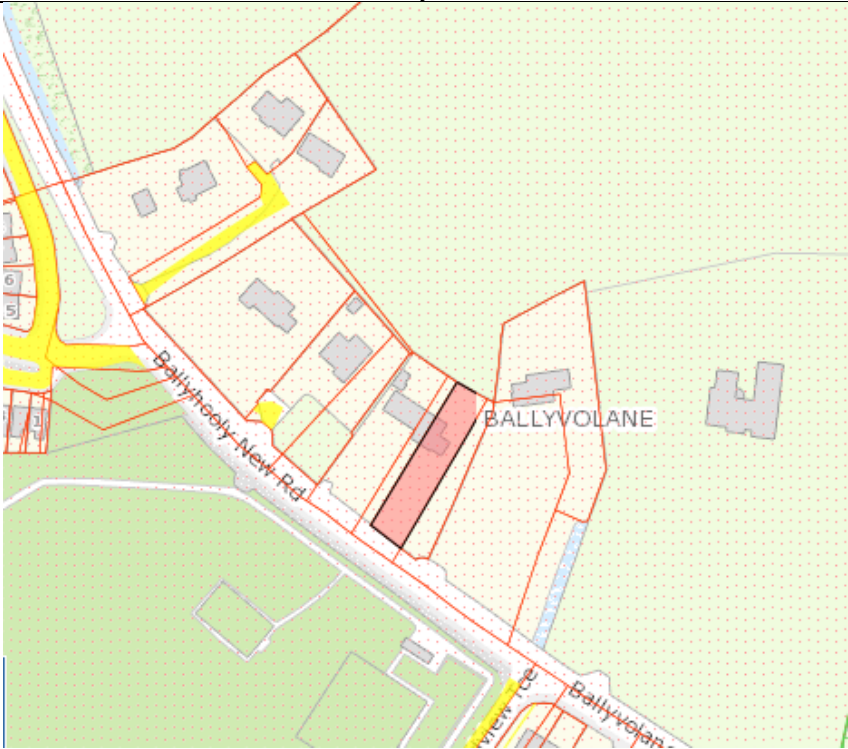
Folio	CK130863F
Ownership	Simon Reddy, Ballyhooly Road
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	0.3Ha
Constraints	The site is occupied by an existing house. The landholding due to its size would not be able to accommodate the required densities or number of units to help to meet the objectives set out in Table 3.4.2 of the Local Area Plan.
Planning Permission	<p>Ref. 04/3713 for demolition of bungalow andf construction of 2 no. dwellinghouses and revised entrance granted 24/11/2004</p> <p>Condition - Existing Road Boundary fence shall be set back in accordance with the plans submitted on 22/09/2004 and to the satisfaction of the Council's Area Engineer</p> <p>Condition - Entrance shall be recessed a minimum of 4.5m from the existing boundary fence and side walls shall be splayed at an angle of 45 drgs and walls and pillars shall not exceed a height of over 1m over the level of the road.</p>
Summary	The site is too small
	

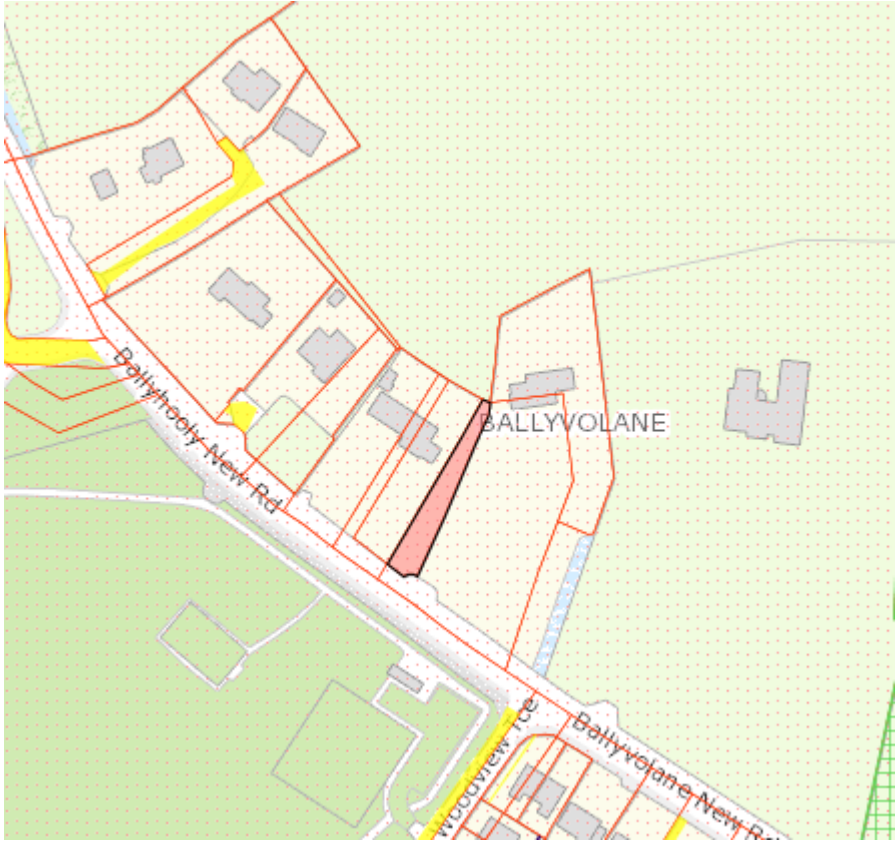
Folio	CK130842F
Ownership	Kevin Reddy and Marie Reddy, Ballyhooly Road
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	Just over 0.1Ha
Constraints	The site is occupied by an existing house. The landholding due to its size would not be able to accommodate the required densities or number of units to help to meet the objectives set out in Table 3.4.2 of the Local Area Plan.
Planning Permission	<p>Ref. 04/3713 for demolition of bungalow andf construction of 2 no. dwellinghouses and revised entrance granted 24/11/2004</p> <p>Condition - Existing Road Boundary fence shall be set back in accordance with the plans submitted on 22/09/2004 and to the satisfaction of the councils Area Engineer</p> <p>Condition - Entrance shall be recessed a minimum of 4.5m from the existing boundary fence and side walls shall be splayed at an angle of 45 dgs and walls and pillars shall not exceed a height of over 1m over the level of the road.</p>
Summary	The site is too small
	

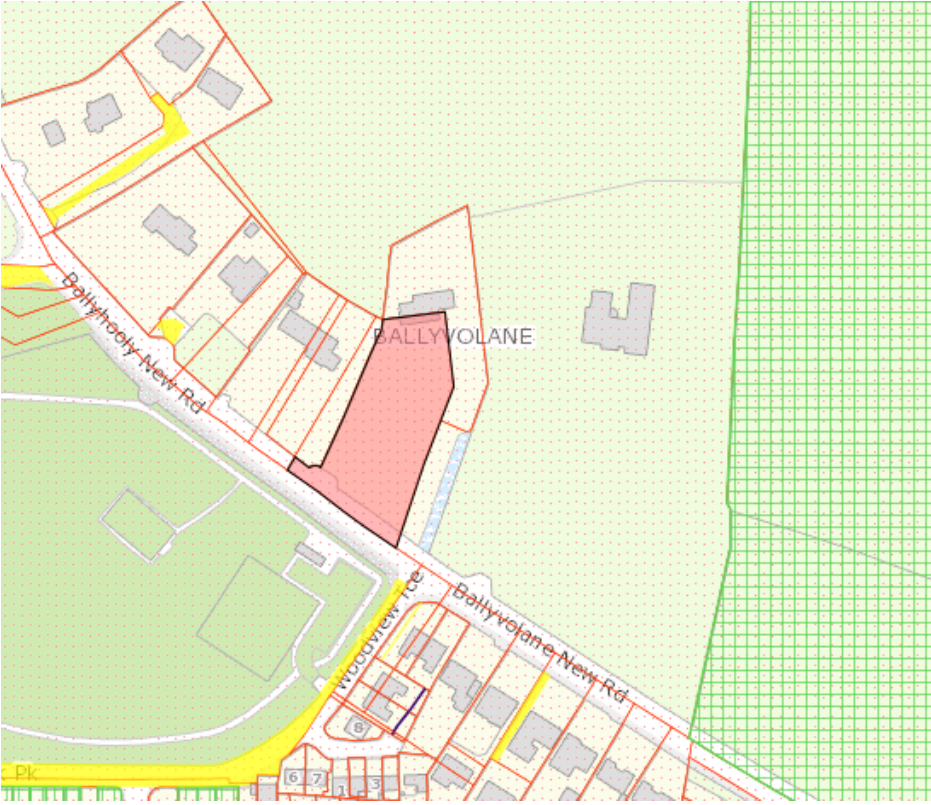
Folio	CK130842F
Ownership	Kevin Reddy and Marie Reddy, Ballyhooly Road
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	0.1Ha
Constraints	The site is occupied by an existing house. The landholding due to its size would not be able to accommodate the required densities or number of units to help to meet the objectives set out in Table 3.4.2 of the Local Area Plan.
Planning Permission	<p>Ref. 04/3713 for demolition of bungalow andf construction of 2 no. dwellinghouses and revised entrance granted 24/11/2004</p> <p>Condition - Existing Road Boundary fence shall be set back in accordance with the plans submitted on 22/09/2004 and to the satisfaction of the councils Area Engineer</p> <p>Condition - Entrance shall be recessed a minimum of 4.5m from the existing boundary fence and side walls shall be splayed at an angle of 45 dgs and walls and pillars shall not exceed a height of over 1m over the level of the road.</p>
Summary	 <p>The map shows a residential area with several plots numbered 1 through 9. A road labeled 'Ballyhooly New Rd' runs through the center. To the right, the area is labeled 'BALLYVOLANE'. A specific plot is highlighted in red, indicating the subject site. The map also shows various buildings, green spaces, and a water feature on the left side.</p>

Folio	CK55994
Ownership	Mary Joe Hennigan, Ballyvolane
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	0.1188 Ha
Constraints	The site is occupied by an existing house. The landholding due to its size would not be able to accommodate the required densities or number of units to help to meet the objectives set out in Table 3.4.2 of the Local Area Plan.
Planning Permission	Ref. 02/1551 – one and a half storey extension granted 23/07/2002. No record of parent application.
Summary	The site is too small.
	 A site plan map showing a residential area. A road labeled 'Ballyhooly New Rd' runs diagonally from the bottom left towards the top right. To the left of the road, there are several numbered plots (1-8) outlined in red. To the right of the road, there are several grey building footprints and a larger red-outlined area. The word 'BALLYVOLANE' is written in the center-right of the map. The background is a light green stippled pattern, and there are some blue lines representing water or drainage.

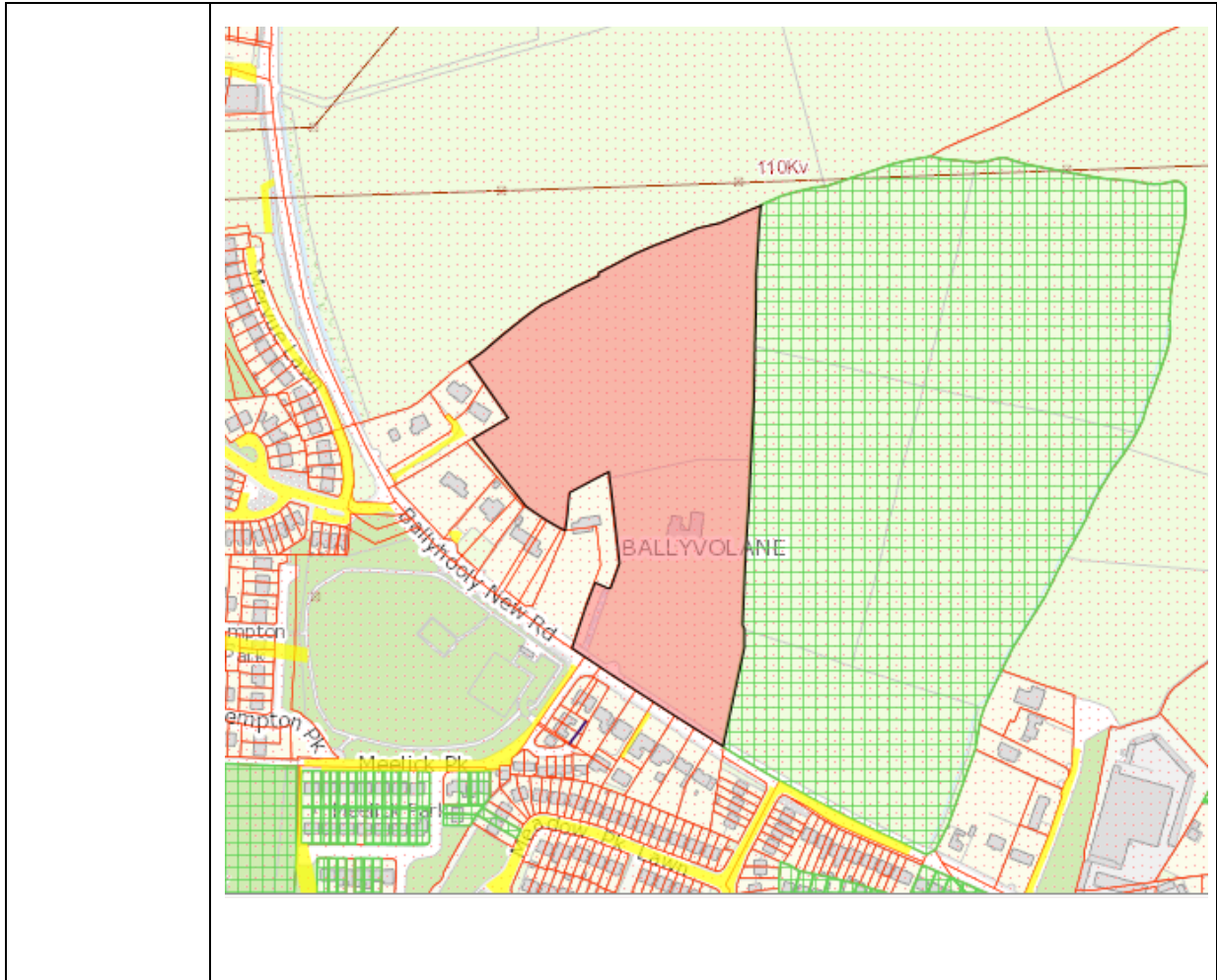
Folio	CK39773
Ownership	Rosemary Dale, Ballyvolane
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	Just under 0.1Ha
Constraints	The site is occupied by an existing house. The landholding due to its size would not be able to accommodate the required densities or number of units to help to meet the objectives set out in Table 3.4.2 of the Local Area Plan.
Planning Permission	Ref. 02/1551 – one and a half storey extension granted 23/07/2002. No record of parent application.
Summary	The site is too small.
	

Folio	CK142969F
Ownership	Dennis Hennigan, Ballyvolane
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	Jusdt over 0.1Ha
Constraints	The site is occupied by an existing house. The landholding due to its size would not be able to accommodate the required densities or number of units to help to meet the objectives set out in Table 3.4.2 of the Local Area Plan.
Planning Permission	Ref. 02/1551 – one and a half storey extension granted 23/07/2002. No record of parent application.
Summary	The site is too small to achieve objectives of the Local Area Plan.
	

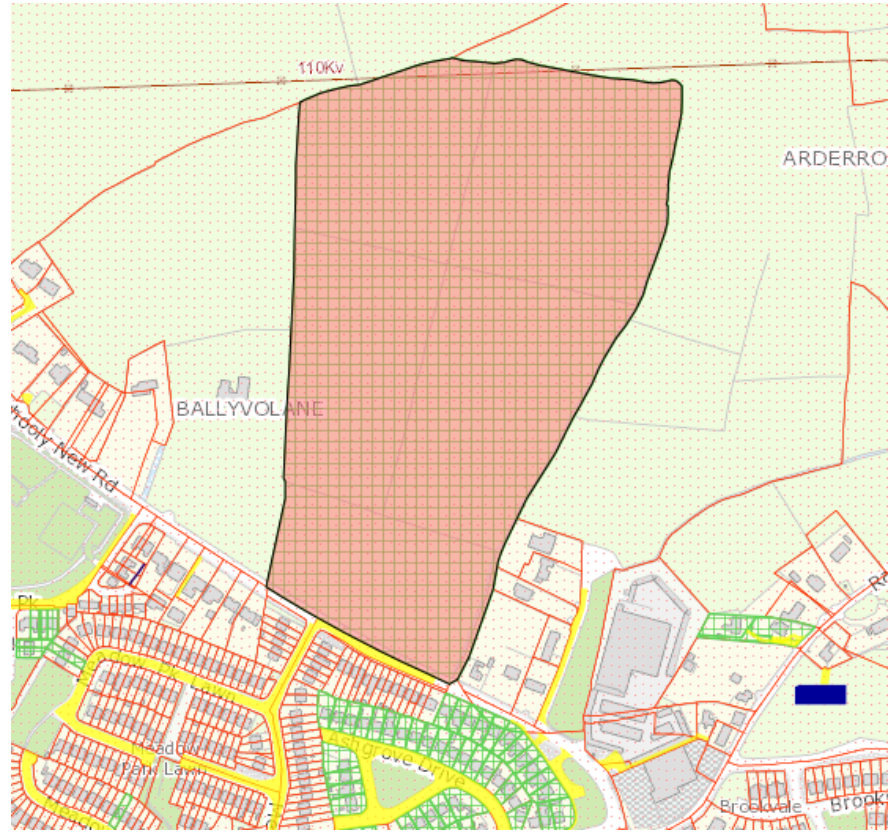
Folio	CK142969F
Ownership	Dennis Hennigan, Ballyvolane
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	Approx 0.1Ha
Constraints	The site is occupied by an existing house. The landholding due to its size would not be able to accommodate the required densities or number of units to help to meet the objectives set out in Table 3.4.2 of the Local Area Plan.
Planning Permission	Strip of land forms boundary associated with above planning application ref. 02/1551
Summary	The site is too small to achieve objectives of the Local Area Plan.
	 A site plan map showing a residential area. A road labeled 'Ballyhooly New Rd' runs diagonally from the bottom left towards the top right. To the right of this road, a small rectangular area is highlighted in red, representing the subject site. The surrounding area is labeled 'BALLYVOLANE' and contains several grey building footprints. Other roads shown include 'Woodview Ct' and 'Ballyvolane New Rd'. The map uses a light green background with a dotted pattern, and various colored lines (red, yellow, blue) delineate property boundaries and features.

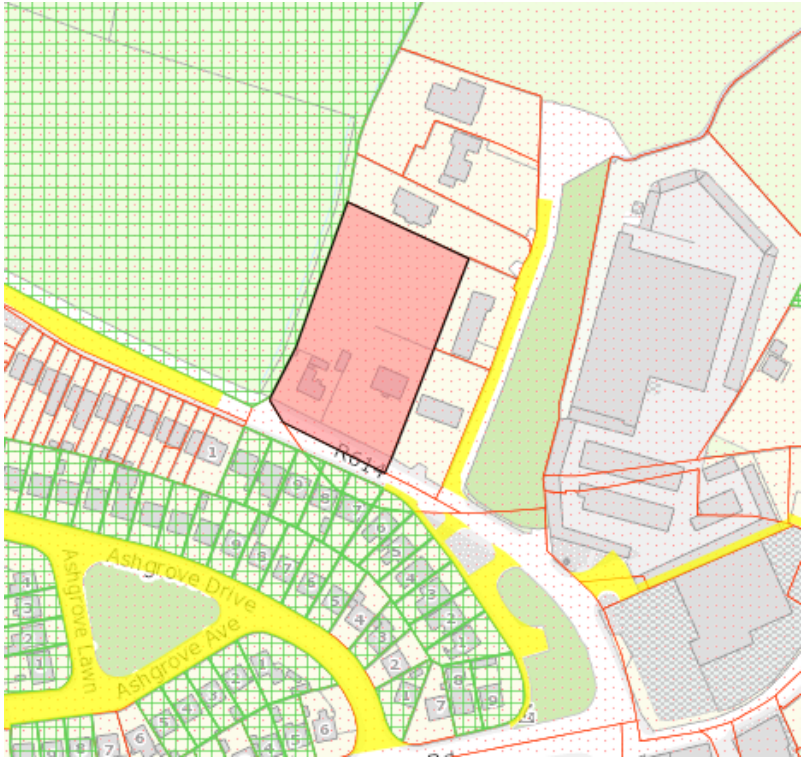
Folio	CK53643
Ownership	Frederick James Kenneth Dale and Rosemary A Dale, Ballyvolane
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	0.328 Ha
Constraints	There is an existing hosue on site. This is a small landholding in the existing built up area that would not be capable of achieving the ibjectives of the Local Area Plan.
Planning Permission	No known planning history.
Summary	The site is too small to achieve objectives of the Local Area Plan.
	

Folio	CK56102F
Ownership	Michael and Carmel Murphy, 47 Meelick Park, Ballyvolane
Location	Ballyhooly Road
Zoning	Existing Built Up Area/ NE-R-16 Medium B Residential
Area	5.18 Ha
Constraints	The site is partially within the the medium B residential zoning. Howvere there is an existing house on site with a recent permission for another one. Acces to the residentially zoned land could therefore be a an issue from the Ballyhooly Road. This part of the site is landlocked without access from the Ballyhooly Road
Planning Permission	No record of planning permisison for original house (family home) on site. Ref. 17/5783 – construction of a two storey dwelling Condition - Entrance shall be recessed a minimum of 3m behind new fence line and side walls shall be splayed at an angle of 45 drgs. and walls and piers shall not exceed a height of 1m over the level of the adjoining public road.
Summary	The part of the site closest the Ballyhooly Road is developed with an existing house and permission for an additional one. While the rear portion of the site is zoned for medium B residential, access from the Ballyhooly Road is a constraint and this part of the site may only come forward as lands to the north or south / south east of it are developed. The site is not required to provide any access to the lands to the north nor is it proposed to be develeped at a scale that will contribute to Irish Water infrastructure solutions.



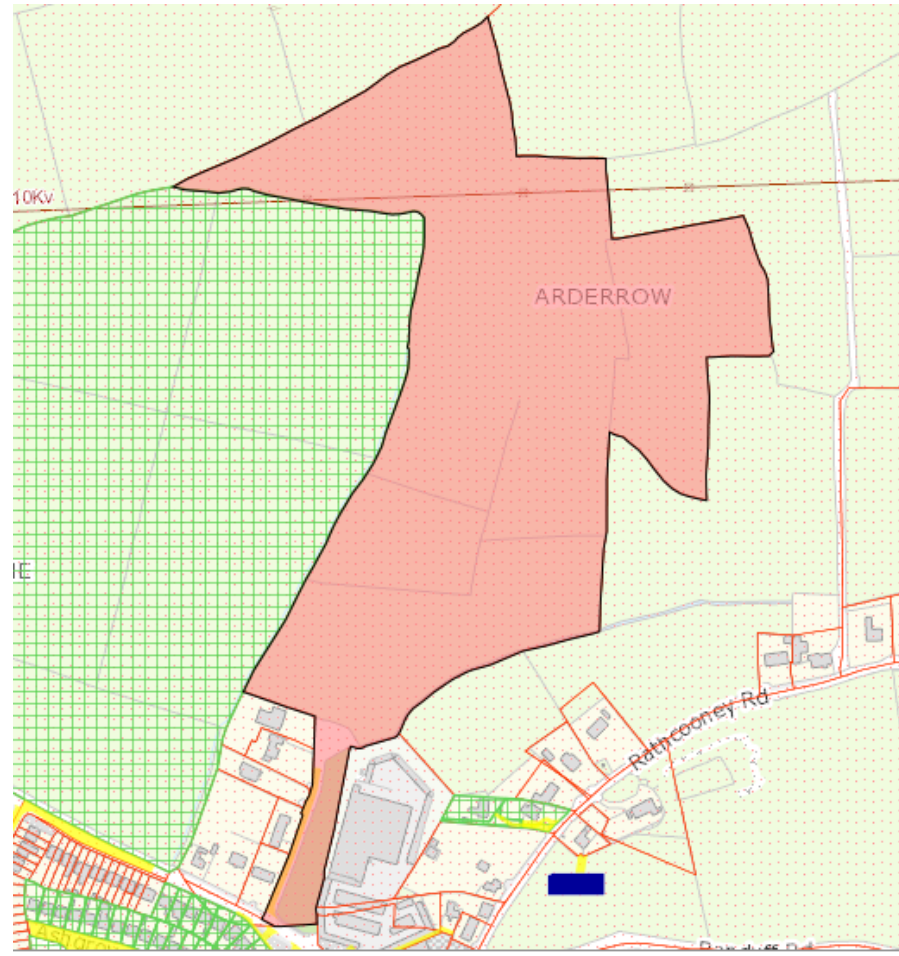
Folio	CK29725
Ownership	Patrick and David Kiely
Location	Ballyhooly Road
Area	12.54 Hectares
Zoning	NE-R-05 – High and Medium A Residential Development
Constraints	<p>Land in Agricultural Use.</p> <p>Potentially constrained by the proposed alignment of the Mayfield Kilbarry Link Road which will run across the north of the landholding depending on detail design of alignment.</p> <p>No public plan to develop the site, potentially constrained by access arrangements and circulation routes leading to constraints on nett density.</p> <p>Not part of PWSA with IW for the delivery of infrastructure in the area.</p> <p>Per unit cost attributable to the delivery of IW infrastructure if dependent on this site alone would be very high and would compromise viability if sequential development of lands out from Fox and Hounds is advocated.</p> <p>PWSA lands will deliver services upgrades to benefit this area.</p> <p>Impacted by 110 kv wayleaves.</p> <p>Small land holding unable to deliver or provide for any other objectives / targets of the Table 3.4.2 Cobh MD Local Area Plan.</p>
Planning Permission	None
Summary	<p>PWSA lands will deliver services upgrades to benefit this area.</p> <p>Site cannot deliver Table 3.4.2 Cobh MD Local Area Plan Phase 1 objectives on its own.</p> <p>The site will benefit from the Ballyhooly Road upgrades generated by the applicant's proposal.</p>



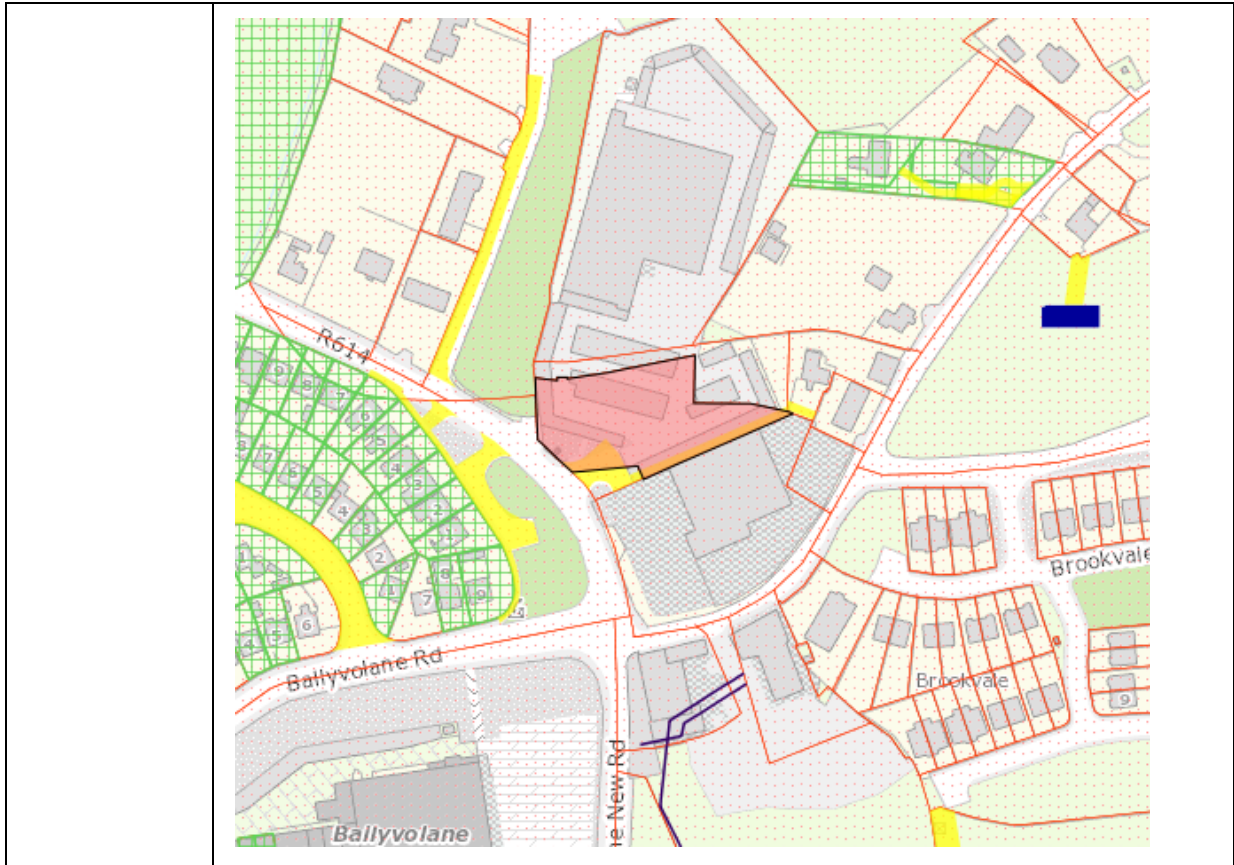
Folio	CK34116
Ownership	Kate Kinnier, Arderrow
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	0.4Ha
Constraints	The site is occupied by existing houses. Site is too small to help deliver the objectives set out in Table 3.4.2 Cobh MD Local Area Plan.
Planning Permission	No known planning history
Summary	The site is too small to help achieve the objectives of the Local Area Plan.
	

Folio	CK9577F
Ownership	Gerrard Reynolds, 8 Audley Place, Patricks Hill, Catherine O'Shea, Arderrow, Ballyvolane
Location	Ballyhooly Road
Zoning	Existing Built Up Area
Area	0.1Ha
Constraints	The site is occupied by an existing house. Site is too small to help deliver the objectives set out in Table 3.4.2 Cobh MD Local Area Plan.
Planning Permission	No known planning history
Summary	The site is too small to help deliver objectives of the Local Area Plan.

Folio	CK5083
Ownership	Sheila Beecher of 3 Margaret Street, Liam O'Shea of Arderrow, Ballyvolane, Timothy O'Shea of Knickboy, Carrignavar, John O'Shea of Arderrow, Ballyvolane, Mary Cronin of Arderrow, Ballyvolane and Catherine Reynolds of Arderrow, Ballyvolane (Full owners as tenants in common)
Location	Ballyhooly Road
Zoning	<p>NE-T-01 –</p> <p>Provide a district centre with provision for an appropriate range and scale of retail and commercial facilities to support the new population and taking into consideration the existing retail developments at Fox and Hounds, Dunnes Store and Lidl. The site should also allow for the development of a health centre and community hall/facility for the new residents. The existing neighbourhood centre at the Fox and Hounds will form part of the district retail Centre subject to the resolution of a number of issues.</p> <p>NE-O-04 - Open Space for public recreation as an Urban Park. The amenity parkland should provide passive amenity for residents of the North Eastern suburbs and the site. It should also contain the necessary walkways and cycleways for accessibility between residential, business, retail and community uses.</p> <p>NE-C-02 - Proposed primary school.</p>
Area	Approx. 11.5Ha
Constraints	<p>The site is impacted by the potential alignment of the Mayfield Kilbarry Link Road and impacted by 110 kv wayleaves. Any residential development as part of the district centre would be limited as Local Area Plan sees the district centre as mainly retail and commercial to support the new population.</p> <p>The land is in multiple ownerships.</p>
Planning Permission	No recent relevant planning history
Summary	The site is not zoned for residential development and any residential development as part of the district centre zoning is likely to be limited. The site is constrained by the Mayfield Kilbarry Link Road alignment and 110 kv wayleaves.



Folio	CK97930F
Ownership	Lidl Ireland GMBH, Great Connell Road, Newbridge, Kildare
Location	Ballyhooly Road
Zoning	NE-T-01 – Provide a district centre with provision for an appropriate range and scale of retail and commercial facilities to support the new population and taking into consideration the existing retail developments at Fox and Hounds, Dunnes Store and Lidl. The site should also allow for the development of a health centre and community hall/facility for the new residents. The existing neighbourhood centre at the Fox and Hounds will form part of the district retail Centre subject to the resolution of a number of issues.
Area	0.2410 Ha
Constraints	Site already developed and built on.
Planning Permission	A number of applications by Lidl Ireland, the most recent and relevant being Cork City Council ref. 165477 - Development comprising the demolition of 1 no. building accommodating an existing Lidl Licenced Discount Foodstore (1,749 sq m Gross Floor Area with 1,391 sq m Net Retail Sales Area) and a disused retail unit formerly occupied by the New Furniture Centre (970 sq m Gross Floor Area with 776 sq m Net Retail Sales Area), and the construction of a new mono-pitched Licenced Discount Foodstore with ancillary infrastructure and associated site development works (all totalling 2,977 sq m Gross Floor Area and ranging in height equivalent from 1 to 2 storeys) granted 13/09/2016
Summary	The site is already developed as part of the Lidl store which has been redeveloped in recent years.



Folio	CK9578F
Ownership	Liam and Marion O'Regan, Montenotte
Location	Junction of Ballyhooly Road and Rathcooney Road/ Fox and Hounds Junction
Zoning	<p>NE-T-01 –</p> <p>Provide a district centre with provision for an appropriate range and scale of retail and commercial facilities to support the new population and taking into consideration the existing retail developments at Fox and Hounds, Dunnes Store and Lidl. The site should also allow for the development of a health centre and community hall/facility for the new residents. The existing neighbourhood centre at the Fox and Hounds will form part of the district retail Centre subject to the resolution of a number of issues.</p> <p>NE-U-07 Upgrade of the Rathcooney Road in tandem with the development of the Ballyvolane Urban Expansion Area.</p>
Area	0.7430 Ha
Constraints	Site is a brownfield site and has a commercial zoning.
Planning Permission	No relevant planning history
Summary	Any residential as part of the district centre would be very limited as the Local Area Plan the retention and expansion of the existing Lidl and Dunnes (Ballyvolane neighbourhood centre) as a district centre with retail and commercial uses to serve the new population in the urban expansion area.
	