



Lackenroe SHD

Architectural Design Statement

SHD Planning Application

Proposed Residential Development
at Lackenroe & Johnstown (townlands)

Glounthaune, Co. Cork

December 2021



prepared by Deady Gahan Architects
on behalf of
Bluescape Limited

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01 INTRODUCTION

1.1 The Proposed Development

This Architectural Design Statement has been prepared by Deady Gahan Architects in support of a mixed-use residential development at Lackenroe and Johnstown (townlands), Glounthaune, Co Cork. The proposed development will accommodate 289no. residential units, a 67 child crèche, 1no community unit, 1no. commercial unit and all associated site development works.

The design 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 the relevant planning policy documents at national and local levels.

The proposed development has been designed to provide high quality residential units that will contribute positively to Glounthaune and deliver much needed housing to Metropolitan Cork. The proposed site layout focuses on the creation of distinctive streetscapes with different widths and parking formations that helps generate a highly efficient scheme and assists our vision of placemaking.

To ensure the visual integration of the proposed development into the existing context, the scheme promotes the protection and enhancement of areas of high biodiversity value, including existing hedgerows and trees.

The proposed scheme has been carefully considered and the layout has been organised into specific areas with a high density apartment block (containing a community/commercial element) located to the south of the site near the train station, high to medium density small efficient units in the middle and the larger detached/semi-detached units on the northern part of the site which benefit from the panoramic views to the south. Different scales and feature corner units have been used and are strategically placed to create node points along the central spine pedestrian/cycle route within the scheme and provide orientation cues for logical wayfinding.

We consider the proposed scheme provides for a wide range of housing options in the eastern suburbs of Cork City and will contribute to sustainable growth of Glounthaune into the near future.

1.2 Project Team

A Design Team with extensive experience in residential schemes has been appointed by the applicant to prepare the planning application including Harry Walsh Planning Consultants, Deady Gahan Architects, AECOM (Civil & Structural), MHL Engineers (Traffic & Transport), Cunnane Stratton Reynolds (landscaping), Kelleher Ecology and G-NET (visuals) to ensure a high quality design and a robust and comprehensive planning application submission is made to An Bord Pleanála.



01 INTRODUCTION

1.3 Site Location & Context

The development site is located in the townlands of Lackenroe and Johnstown which are to the east of Cork City Centre. The scheme occupies a greenfield site that slopes from north to south with the northern area offering panoramic views of the surrounding area. The immediate context consists of Glounthaune Village to the south, undeveloped lands to the east and residential dwellings to the north and west.

Adjacent the sites southern boundary on Johnstown Close is Glounthaune train station which offers frequent services and links the site to a number of employment centres (Cork City, Midleton, Little Island, Cobh and Mallow) as well as providing inter city connections (Dublin, Limerick, Galway, Waterford and Kerry). There are a vast array of public transport options in close proximity to the site with a number of bus stops also located along Johnstown Close. Residents will also benefit from access to the Dunkettle to Carrigtwohill Greenway/Cycleway which will run adjacent the sites southern boundary.

When considering a site for development, connectivity is an integral attribute which is vital in ensuring its successful integration into the immediate and wider context which this site successfully has. The site is within walking distance to a number of local amenities in Glounthaune Village in the form of a post office, church, hairdressers, Fitzpatricks Foodstore as well as a vast array of public transport options (train station and bus stops).

1.4 Development Description

The construction of a mixed-use residential development of 289 no. residential units consisting of 201 no. dwelling houses and 88 no. apartment/duplex units, a two storey crèche, 4 no. ESB substations and all ancillary site development works at Lackenroe and Johnstown (townlands), Glounthaune, Co. Cork. The proposed development will be constructed on lands to the north and south of the public road, L-2970, known locally as 'the Terrace'. A portion of the site to the south of 'the Terrace' was formerly within Ashbourne Garden and is considered to be within the curtilage and attendant grounds of Ashbourne House, which is a Protected Structure (Ref 00498).

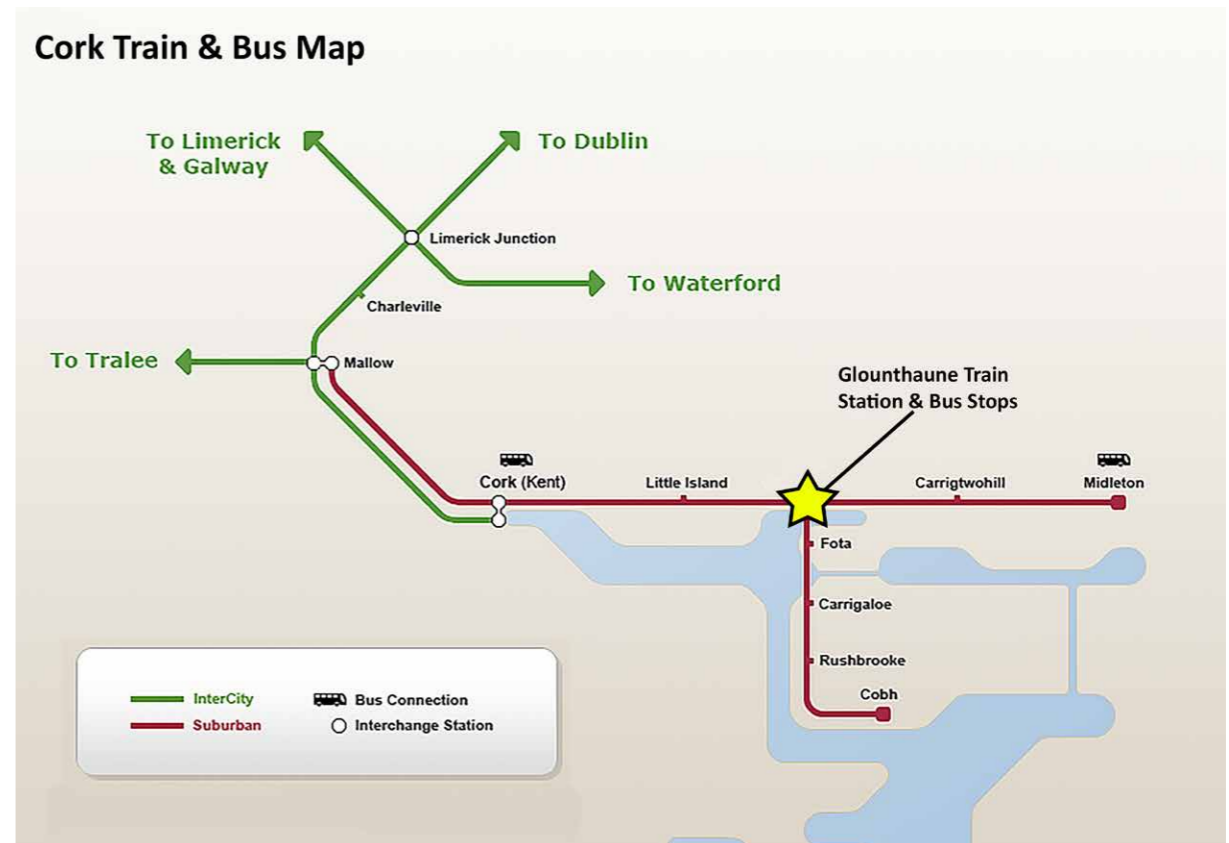
The proposed development to the north of 'the Terrace' provides for 260 no. residential units comprising of 196 no. dwelling houses, 64 no. apartment/duplex units and a two storey crèche. The 196 no. dwelling houses includes 5 no. 4 bedroom detached dwellings, 44 no. 4 bedroom semi-detached dwellings, 12 no. 4 bedroom townhouses, 2 no. 3 bedroom detached dwellings, 22 no. 3 bedroom semi-detached dwellings, 47 no. 3 bedroom townhouses and 64 no. 2 bedroom townhouses. The 64 no. apartment/duplex units contains 5 no. 3 bedroom units, 32 no. 2 bedroom units and 27 no. 1 bedroom units contained in 6 no. three storey apartment buildings, with ancillary bicycle parking and bins stores.

The proposed development to the south of 'the Terrace' provides for 29 no. residential units comprising of 5 no. dwelling houses and 24 no. apartments. The 5 no. dwellings include 1 no. 3 bedroom detached dwelling, 2 no. 3 bedroom townhouses and 2 no. 2 bedroom townhouses. The proposed apartments are provided in a four-storey mixed-use building containing a ground floor community unit and a commercial unit with apartments at ground and upper floor levels comprising 3 no. 3 bedroom units, 7 no. 2 bedroom units and 14 no. 1 bedroom units with ancillary rooftop terrace, car parking, bicycle parking and bin stores.

Vehicular access to 2 no. dwellings in the lands to the north of 'the Terrace' will be provided via an upgraded entrance from 'the Terrace' with vehicular access to the remainder of dwellings in the lands to the north of 'the Terrace' via the signalised junction from the L-2968 and internal road network permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17. A separate secondary emergency access is also proposed from the L-2969 to the north.

Vehicular access to the 5 no. dwellings to the south of the 'the Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close via 'the Terrace' which will include a signalised pedestrian crossing and associated traffic calming measures on 'the Terrace'.

Ancillary site works include the demolition of 1 no. existing derelict dwelling house and associated outbuildings, landscaping and servicing proposals including the realignment of the existing pedestrian/cycle route on Johnstown Close, the undergrounding of existing overhead lines, upgrade of the storm and foul sewer network to the south and east of the subject lands along 'the Terrace' and Johnstown Close (L-3004).

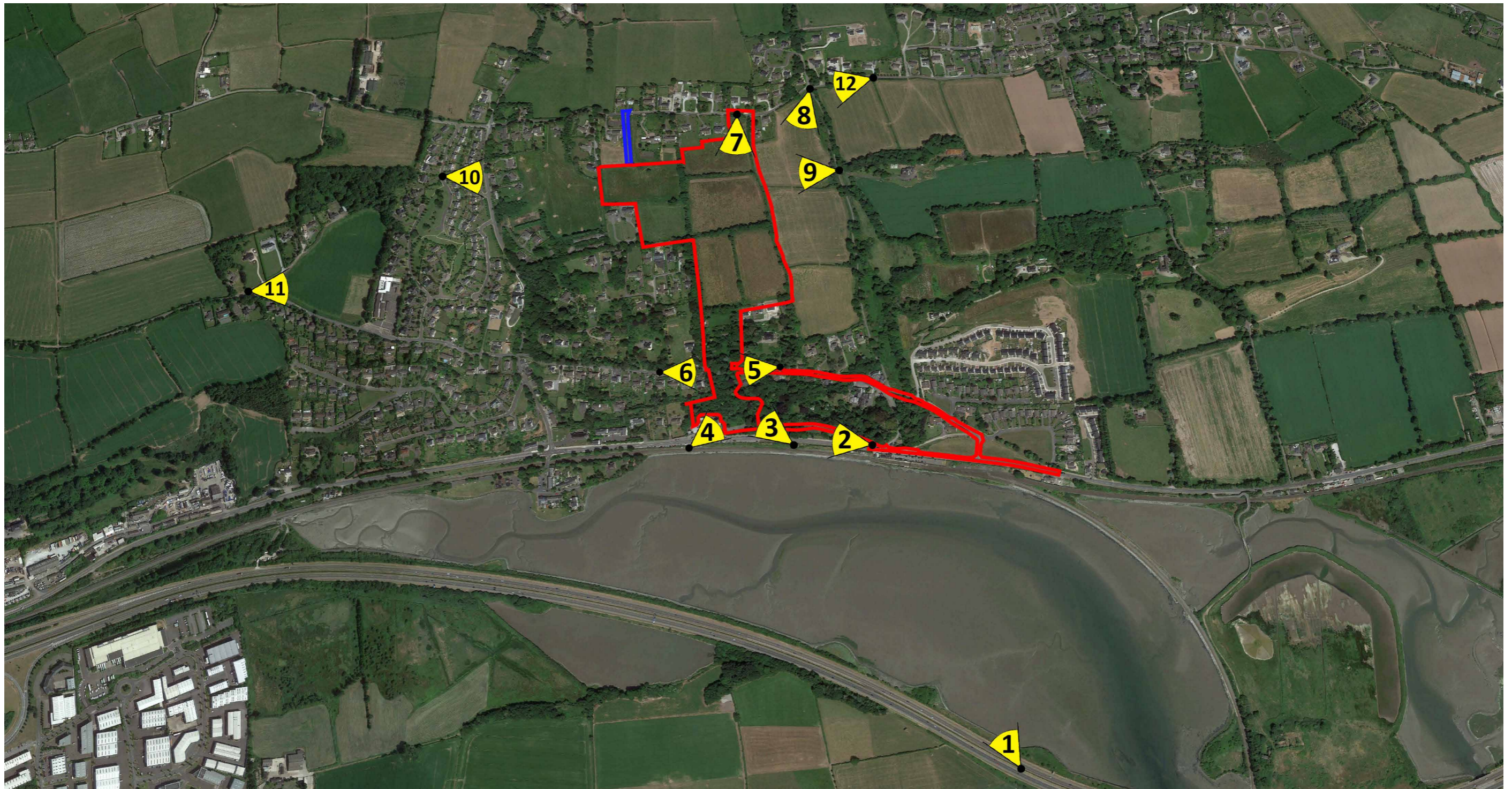


02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)



02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)

2.1 Aerial Photograph + View Points



Aerial view of site
(Not to Scale)

 Site Boundary - 13.87 Ha / 34.27 Acres

02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)

2.2 Context Images



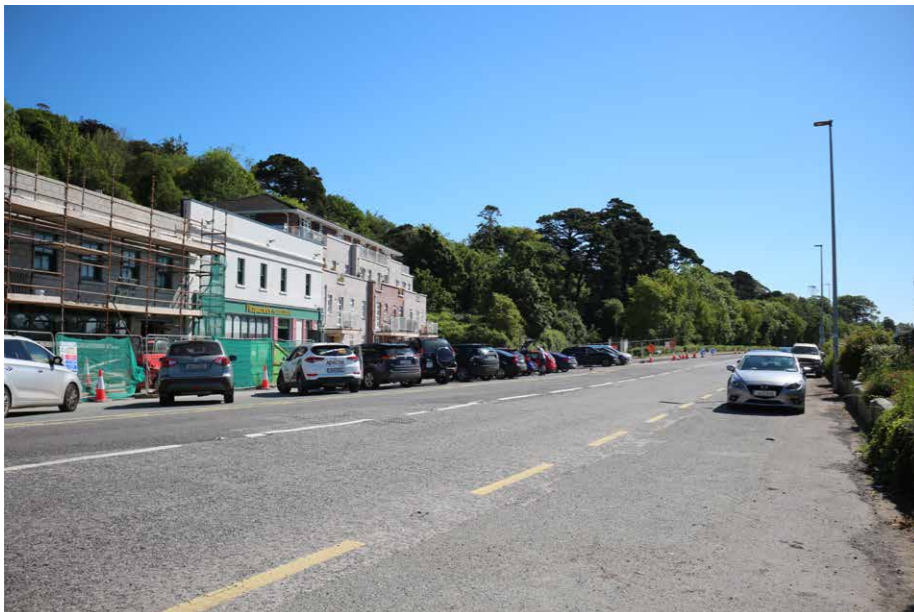
View 1 - from the N25 looking northwards at the subject site



View 2 - from Johnstown Close looking westwards (1)



View 3 - from Johnstown Close looking westwards (2)



View 4 - from Johnstown Close looking eastwards at the sites southern boundary



View 5 - from 'The Terrace' looking westwards



View 6 - from 'The Terrace' looking eastwards

02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)

2.2 Context Images



View 7 - from the L-2969 looking at the sites northern boundary



View 8 - looking towards the sites eastern boundary (1)



View 9 - looking towards the sites eastern boundary (2)



View 10 - from Cois Chuain looking towards the sites western boundary



View 11 - looking towards the sites western boundary from the Ballynaron road



View 12 - looking towards the sites eastern boundary (3)

02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)

2.3 Aerial Site Photographs



Aerial view from the north



Aerial view from the east



Aerial view from the south



Aerial view from the west

02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)

2.4 Site Photographs



Lands south of 'The Terrace' overlooking the estuary to the River Lee



Existing dwelling to be replaced on lands to the north of 'The Terrace'



Existing Hedgerow - located within the northern land parcel



View from the northern corner of the site

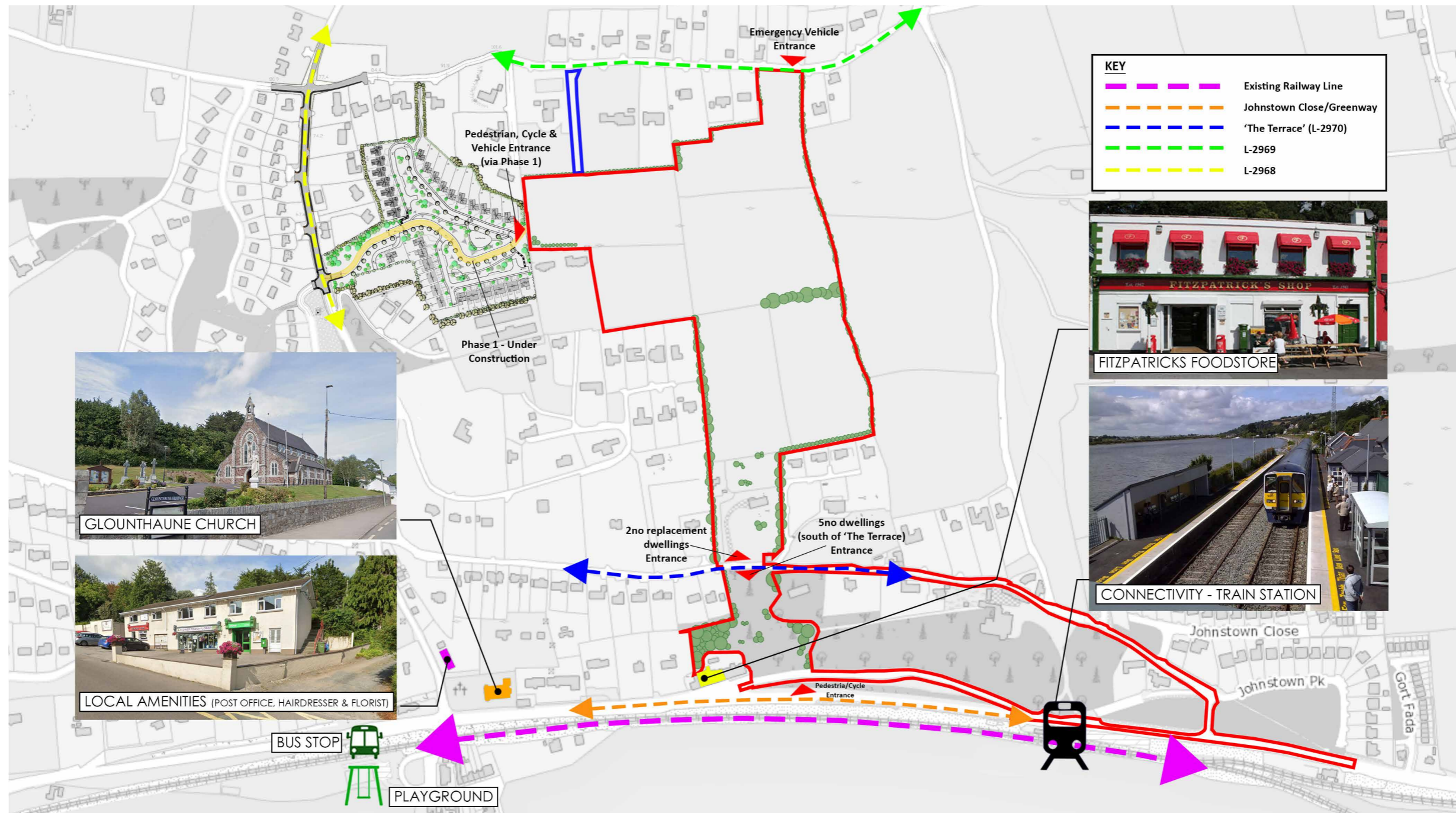


Existing Grotto - located within the lands south of 'The Terrace'

02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)

2.5 Site Access & Accessibility

With permeability at the forefront of the design strategy for the mixed-use scheme, an array of site access options are proposed which will ensure that local amenities and public transport options are easily accessible for all residents. The primary access for pedestrians, cyclists and vehicles to the lands north of 'the Terrace' will be via the signalised junction from the L-2968 and the internal street network permitted by Cork County Council (as part of Phase 1 to the west) which is currently under construction. A separate secondary emergency access is proposed to the L-2969 in the north east corner of these lands. Access to the 5 no dwellings to the south of 'the Terrace' will be via a new entrance, the 2no replacement bungalow dwellings to the north of 'The Terrace' will utilise an existing entrance and the proposed apartment building will be accessed from Johnstown Close. A link between the lands to the north and south of 'the Terrace' will be facilitated with the addition of a raised table and signalised crossing which will provide pedestrian/cycle connectivity for all residents to Johnstown Close, local amenities and the existing train station/bus stops.



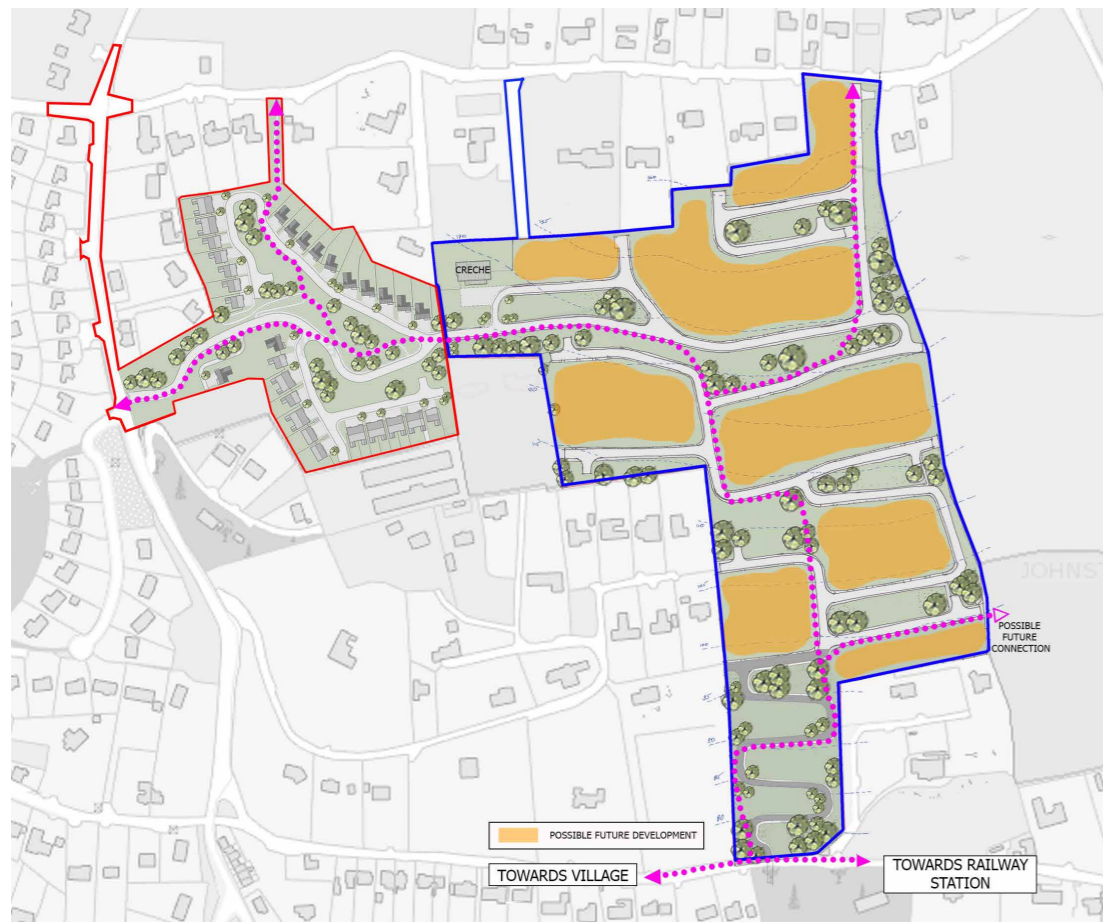
02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)

2.5 Site Access & Accessibility - Permitted Development (Phase 1) & Access to SHD Lands/Phase 2

Permitted Phase 1 (to the west of the SHD lands) consists of 38 no dwelling houses and is currently under construction. Phase 1 was permitted by Cork County Council under Planning Reference 17/ 5699 (ABP Reference 300128-17) and subsequently amended by planning references 18/6312 and 20/5864.

The development consists of a mix of large detached/semi-detached and bungalow units that are clustered around the generous central open space. The layout is a direct response to the existing topography with units positioned to take full advantage of the southern views while minimising cut/fill where possible.

A masterplan, which included the SHD lands, accompanied the Phase 1 application (see below) and illustrated the long term strategy that the internal street network was designed to serve and facilitate access to Phase 2. A dedicated central Primary Local Street was incorporated which connects the site entrance on the public road to the adjoining lands to the east and provides pedestrian/cycle/vehicle access to the SHD lands/ Phase 2.



Masterplan submitted as part of the Phase 1 permitted scheme



Phase 1 permitted scheme

02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)

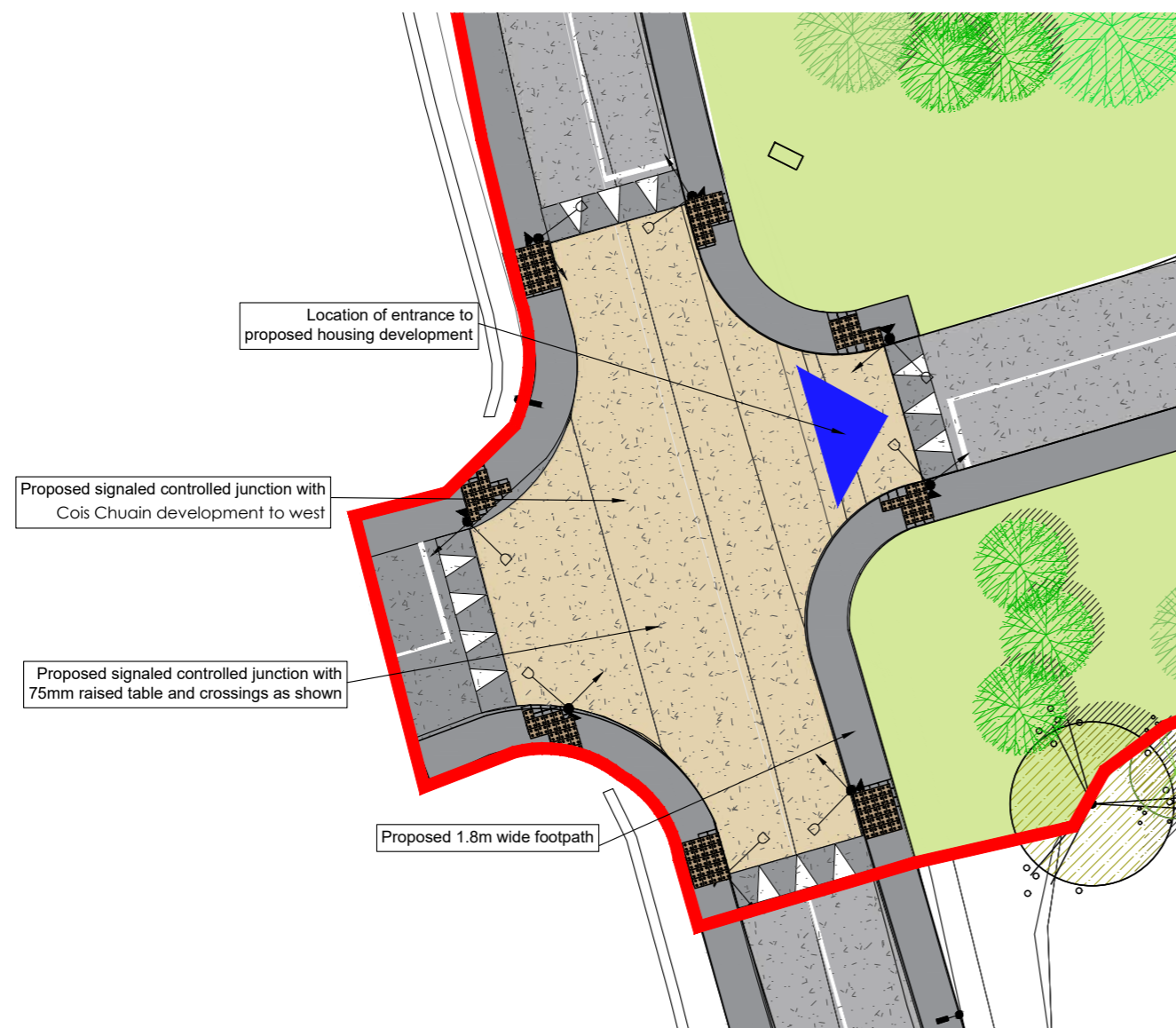
2.5 Site Access & Accessibility - Permitted Development (Phase1) & Upgrade Works to the Public Road

A Traffic & Transport Assessment (TTA) prepared by MHL & Associates Consulting Engineers accompanied the Phase 1 application and assessed the impact of the development of the overall lands (including the SHD lands to the north of 'The Terrace'). The TTA concluded that the surrounding road network is capable of accommodating a development at this scale subject to proposed improvements to the existing network.

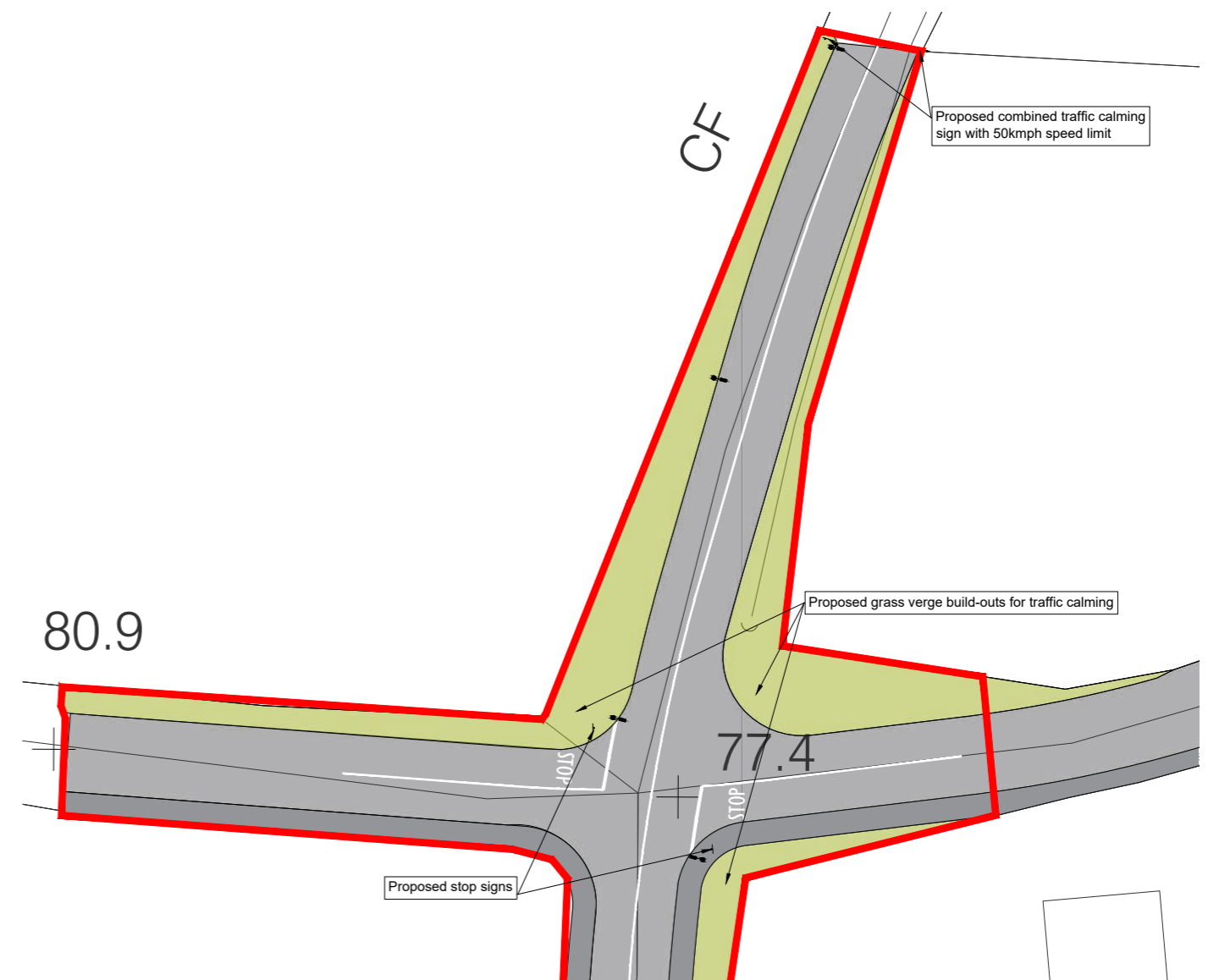
It is proposed that vehicular access to the proposed SHD development will be provided via the signalised junction with Cois Chuain as permitted under the Phase 1 application references 17/5699 and ABP 300128-17.

The permitted road improvement works consist of the following :

- Signalised controlled junction with 75mm raised table and crossings at site entrance (Extract 1)
- Footpath upgrades - 1.8m footpaths with tactile paving at entrance crossings (Extract 1)
- Introduction of signage (stop signs/speed limit signs/warning signs etc.) to create a safer environment for all road users (Extract 2)
- Build outs - grass verges introduced to reduce corner radii for traffic calming (Extract 2)



Extract 01 - Signalised junction and footpath upgrades to the public road



Extract 02 - Grass verge build-outs and signage for traffic calming

02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)

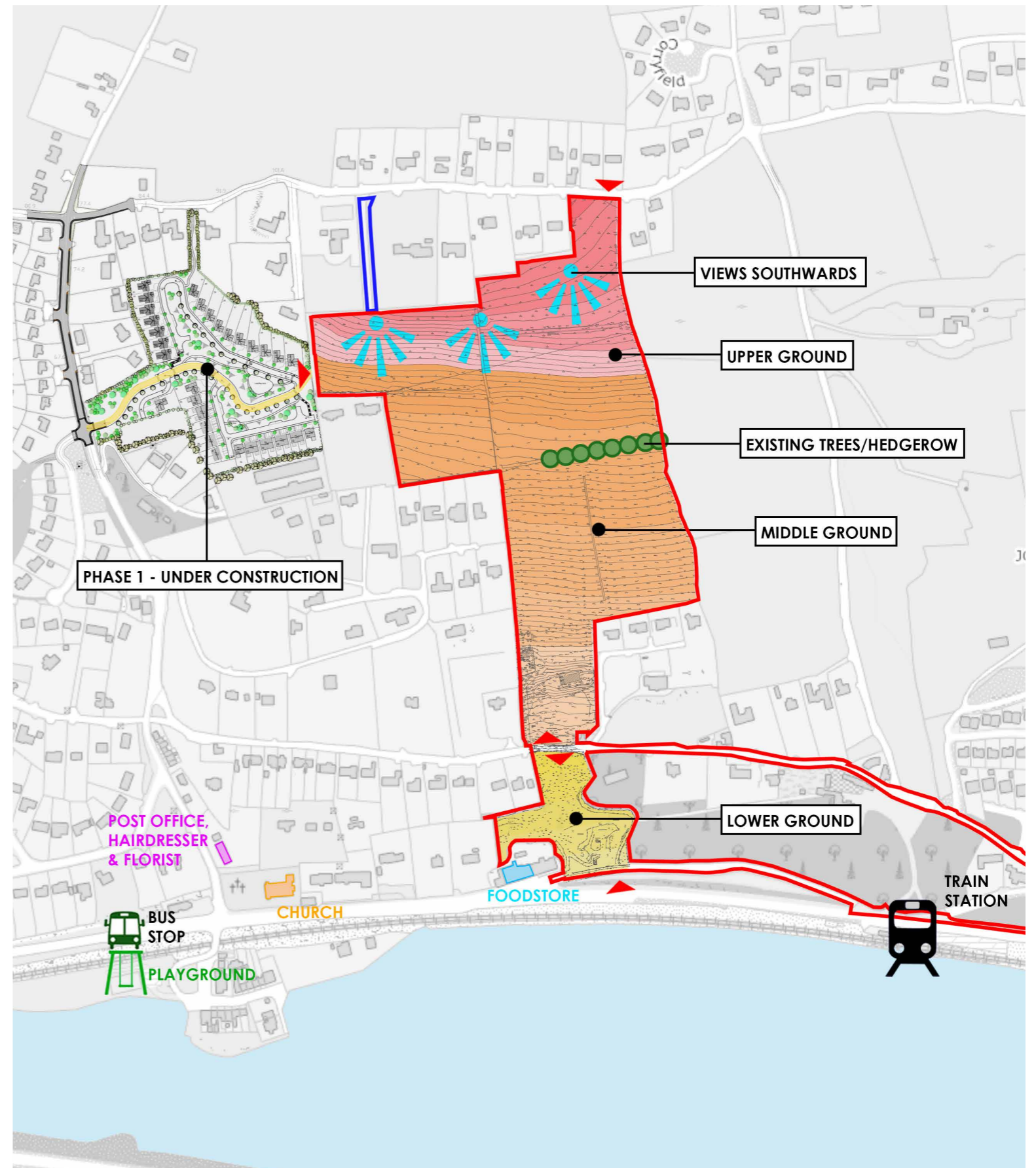
2.6 Topography & Existing Landscape Features

Our design approach directly relates to defining the existing natural features that exist on site and incorporating them into the scheme where possible to give the development a very distinctive quality that is unique to its location.

The existing topography slopes from north to south with the highest part of the site located to the north with panoramic views towards the estuary of the River Lee to the south. There are hedgerows and trees that exist on site boundaries and in a central area (running east to west) that we are proposing to retain and integrate into the scheme and these will offer valuable amenities to the residents. By incorporating these existing features they serve to create natural breaks within the build environment and help define smaller neighbourhoods within the overall scheme.

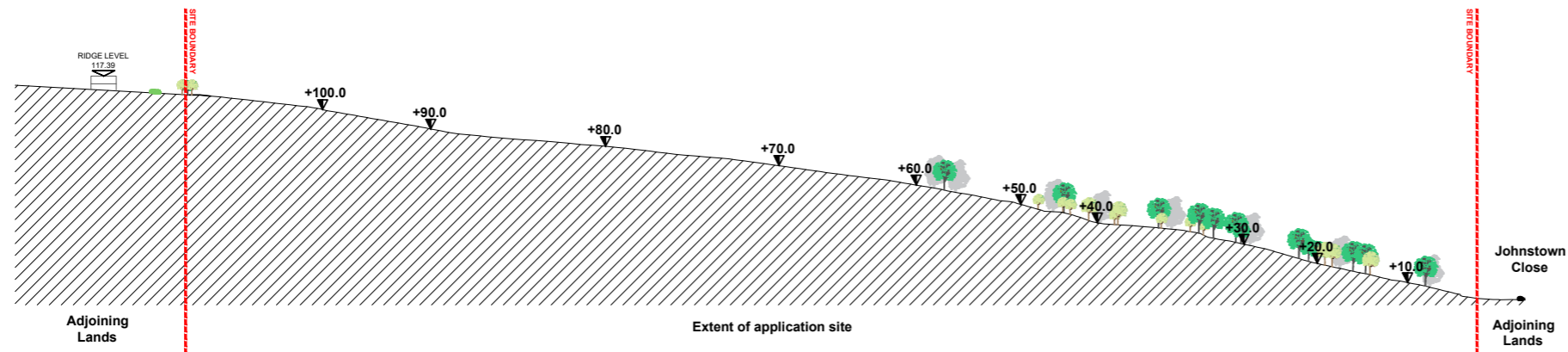
2.7 Social Infrastructure + Local Amenities

The Village of Glounthaune is located directly to the south of the proposed development site which includes social infrastructure facilities such as a post office, church, food store, hairdressers, florist and play ground. As the southern boundary of the site acts as a threshold between the development and Johnstown Close/Glounthaune village the inclusion of a dedicated route for pedestrians and cyclists that runs from north to south through the centre of the proposed scheme, ensures that all future residents will be able to easily access the local amenities that the immediate context has to offer (including the Dunkettle to Carrigtwohill cycleway/greenway)

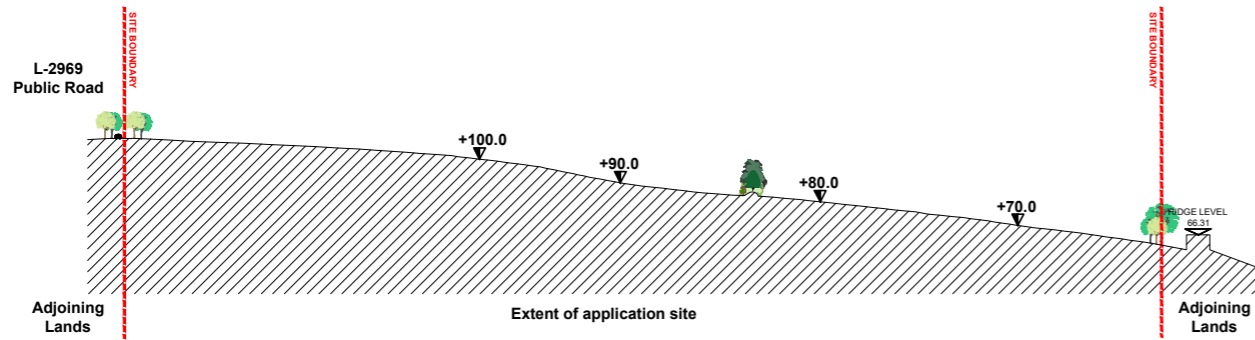


02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)

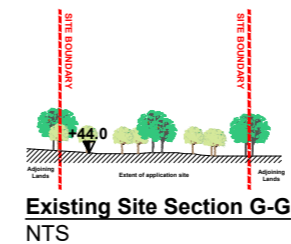
2.8 Existing Site Sections



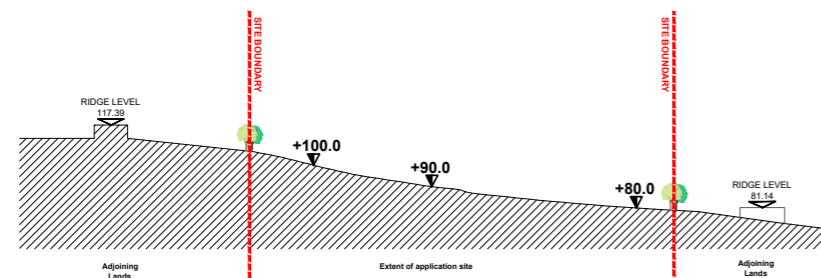
Existing Site Section A-A
NTS



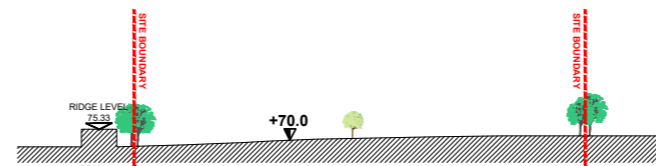
Existing Site Section B-B
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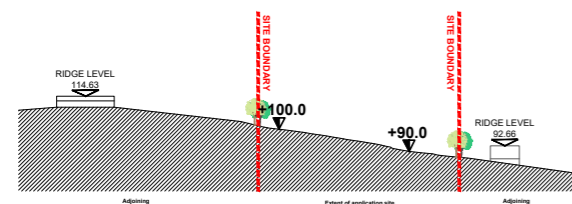
Existing Site Section G-G
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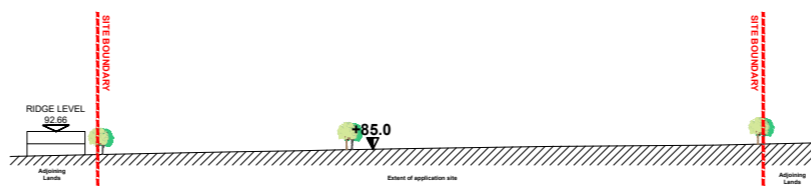
Existing Site Section C-C
NTS



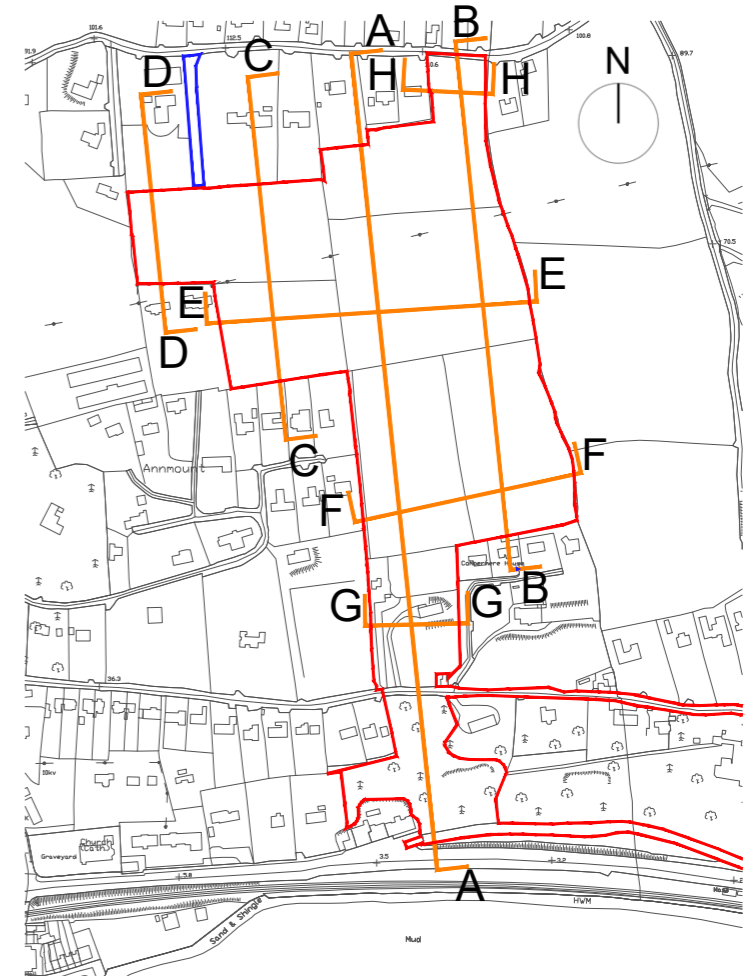
Existing Site Section F-F
NTS



Existing Site Section D-D
NTS



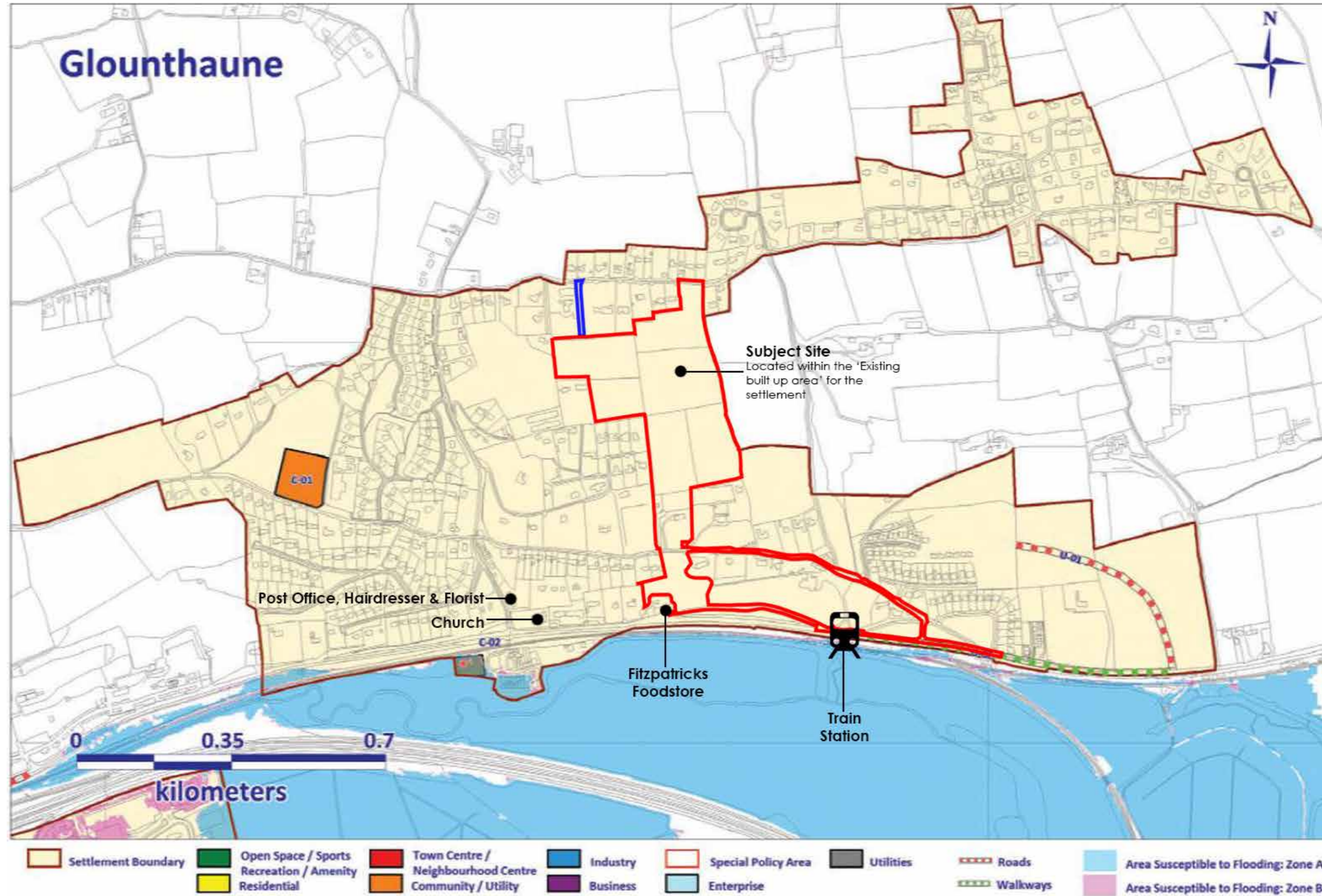
Existing Site Section E-E
NTS



The existing topography steadily rises from the southern part of the site towards the northern boundary. The most elevated northern part of the site benefits from unobstructed panoramic views southwards. The proposed scheme has been carefully considered to respond to the existing topography in order to minimise cut/fill on site and to maximise the usability of the open spaces within the public realm design strategy.

02 SITE CONTEXT, CHARACTERISTICS + CONSTRAINTS (SITE ANALYSIS)

2.9 Site Zoning



Subject site zoning map - Cobh Municipal District Local Area Plan 2017

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS



03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.1 Alternative Layouts - Consultation with Cork County Council + layout presented at the 1st S247 meeting

A S247 meeting was held on 20th September 2018 with members of Cork County Council's Planning, Architectural, Engineering Departments and the Design Team present. This site plan, along with supporting information, was presented at the meeting for comment.

Overview of the initial design strategy

- Units orientated to passively survey open space and limit overlooking into neighbouring properties
- The crèche was positioned towards the entrance of the site in order to make it easily accessible for occupants
- The permeability of the scheme was a central feature in the designing of the layout. North-South and East-West pedestrian links were created to make for an attractive circulation experience on-site
- The generous design and layout of the dwellings enabled easy access to all
- A range of dwelling types were proposed in the form of 1/2 bed apartment units, 2/3 bed townhouse units, 3/4 bed semi-detached units and 4-bed detached units
- The site layout created generous open spaces that were overlooked by adjoining dwellings. The open space was dispersed throughout the development
- Local and Neighbourhood Play areas were provided within the open spaces

Item	Statistic
Total Site Area	11.5Ha
Residential Developable Area	7.75Ha
No. of residential units	234no
Residential Density	30.2UPH
Housing Mix	210no Houses & 24no Apartments
Public Open Space (Residential Area)	12% Usable
Crèche	60no child crèche
Other Uses	N/A
Access to Residential Development	Vehicle From the west via Phase 1 and the signalised junction that was permitted under application references 17/5699 and ABP 300128-17 Pedestrian/cyclist 1) via phase 1 2) link in the north east corner onto the L-2969 3) onto The Terrace



Layout presented at the 1st S247 meeting

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.1 Alternative Layouts - Consultation with Cork County Council + layout presented at the 1st S247 meeting

Overview of the initial design strategy Continued

- The layout has 3 different character areas which vary in terms of the unit typologies and also the elevational treatments/ material palettes proposed. The grain of development on the northern part of the site is of a medium density with larger units indicated that will benefit from unobstructed views. As you move southwards the grain of development starts to tighten with smaller more efficient units proposed. The central area is categorised by a unit mix that offers a medium-high density. The proposal for apartments on the most southern part of the site forms a denser concentration of dwellings in this location which reflects its position in close proximity to the existing train station
- The design sought to retain as many original hedgerows as possible with play areas and public spaces deliberately located to maximise their potential
- Existing gradients mean it is not feasible to incorporate a vehicle access from 'The Terrace' running northwards to serve the proposed development. However, as connectivity and permeability are key aspects of the design rationale, a pedestrian/cycle path is proposed that will provide the initial link towards the train station (see below)
- A detailed engineering study of 'The Terrace' concluded that the space available is too narrow (approx. 6m) to provide a continuous footpath from the site access to connect to existing footpath network which will provide access to the train station. Potential upgrades to 'The Terrace' include adding a shared surface treatment designed to slow traffic and be pedestrian priority focused



CA01 - medium density (detached/semi-detached)



CA02 - medium/high density (townhouse units)



CA03 - high density (apartments - nearest train station)

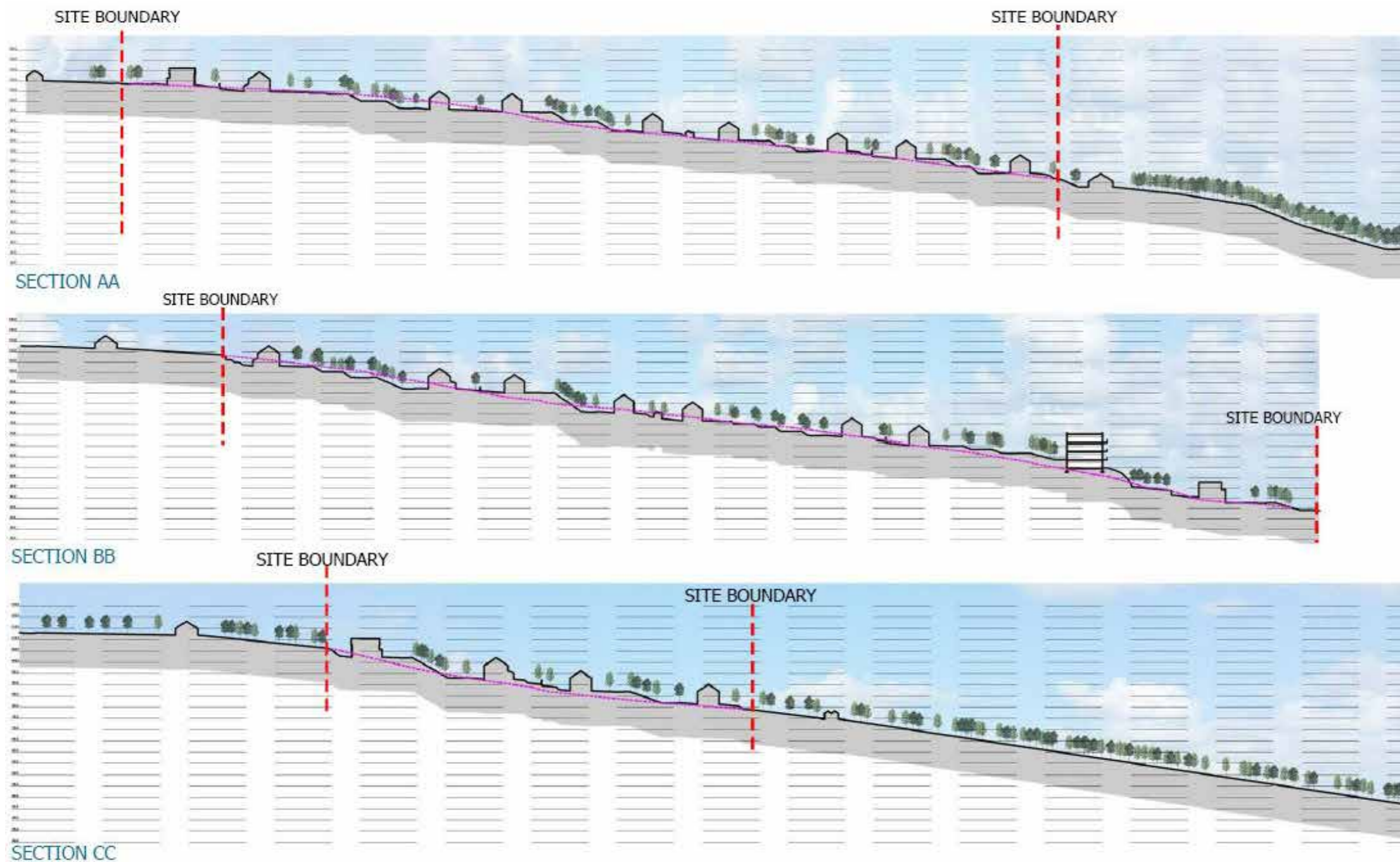


03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.1 Alternative Layouts - Consultation with Cork County Council + layout presented at the 1st S247 meeting

Overview of the initial design strategy Continued

- Due to the existing topography, a linear settlement approach has been adopted in parts to minimise as much cut, fill and split levels as possible



Site Sections A-A, B-B & C-C



Site Sections Key Plan

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.2 Alternative Layouts - Consultation with An Bord Pleanála + layout presented at the tripartite meeting

A Tripartite meeting was held on 21st June 2019 with members of Cork County Council's Planning, Architectural, Engineering Departments, members of An Bord Pleanála and the Design Team present. This site plan, along with supporting information, was presented at the meeting for comment. The input received at the previous S247 meeting resulted in changes to the following items prior to the Tripartite meeting

Site Layout

1. Pedestrian & cycle connectivity
2. Character Areas
3. Community Facilities
4. Visual Impact/ response to site topography

Connectivity

5. Upgrade works to 'The Terrace' & 'Johnstown Close' to provide connectivity to the train station

Item	Statistic
Total Site Area	12.27Ha
Residential Developable Area	9.37Ha
No. of residential units	301no
Residential Density	32.1UPH
Housing Mix	151no Houses & 150no Apartments
Public Open Space (Residential Area)	12% Usable
Crèche	60no child crèche
Other Uses	Community Hall forms part of the crèche building
Access to Residential Development	Vehicle From the west via Phase 1 and the signalised junction that was permitted under application references 17/5699 and ABP 300128-17 Pedestrian/cyclist 1) via phase 1 2) link in the north east corner onto the L-2969 3) onto The Terrace - Upgrades works proposed to The Terrace in order to provide connectivity to the existing train station



Layout presented at the Tripartite meeting

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.2 Alternative Layouts - Consultation with An Bord Pleanála + layout presented at the tripartite meeting

Site Layout

1. Pedestrian & cycle connectivity

Permeability within the development was greatly enhanced with the inclusion of a central walkway that runs north/south down the centre of the site. This route interacts with the different open spaces within the development. This ensures that an inclusive scheme is created as accessibility within the public realm has been incorporated which will promote social interaction between residence. A 2m wide ramped walkway (along with a more direct stepped route), connects the southern part of the scheme and 'The Terrace' which provides a link to the nearby train station. By focusing on pedestrian/cyclist mobility within the scheme the layout has naturally become significantly less car orientated

2. Character Areas

The proposal included 4no character areas, which evolve naturally around the primary open spaces and create neighbourhoods with their own distinctiveness. Density, scale, open space landscaping and the choice of building materials all contribute to creating distinct character areas



CA01 - medium density (detached/semi-detached)



CA02 - medium/high density (semi-detached/townhouse units)



CA03 - medium/high density (townhouse units around urban plaza)



CA04 - high density (apartments - nearest train station)

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.2 Alternative Layouts - Consultation with An Bord Pleanála + layout presented at the tripartite meeting

Site Layout

3. Community Facilities

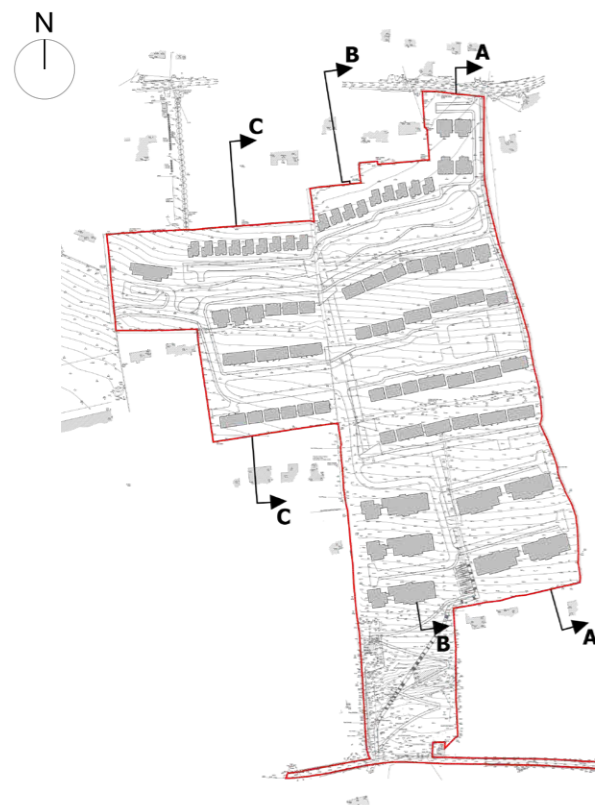
In order to provide facilities that will benefit both the proposed future residents and the existing wider community, a community hall was introduced at ground floor level of the proposed crèche located in the north-west corner of the site adjacent the site entrance

4. Visual Impact/ response to site topography

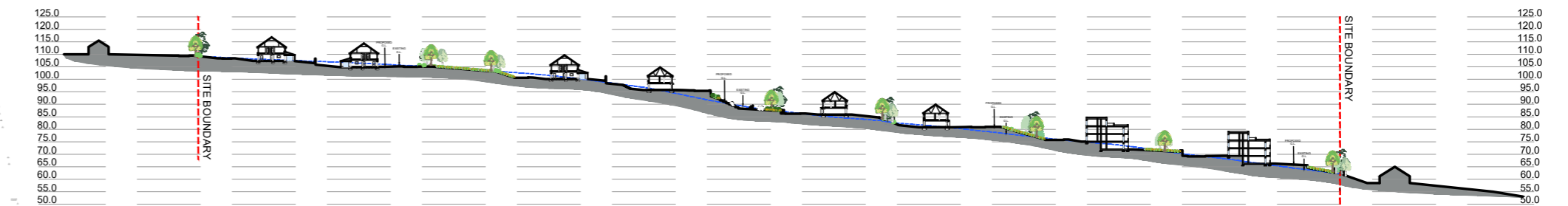
The location of buildings and a detailed landscaping proposal have been utilised to ensure that the proposed development successfully integrates into the existing context from a visual impact standpoint. We have also adjusted the positions and levels of proposed dwellings where possible to improve the relationship with the existing topography which has helped to reduce the overall cut/fill on site as much as possible from the previous layout



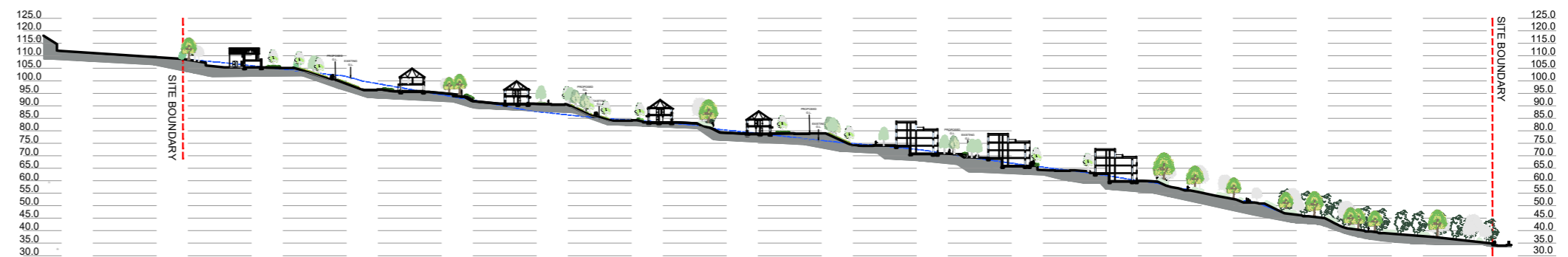
Site Plan - Crèche & Community Hall



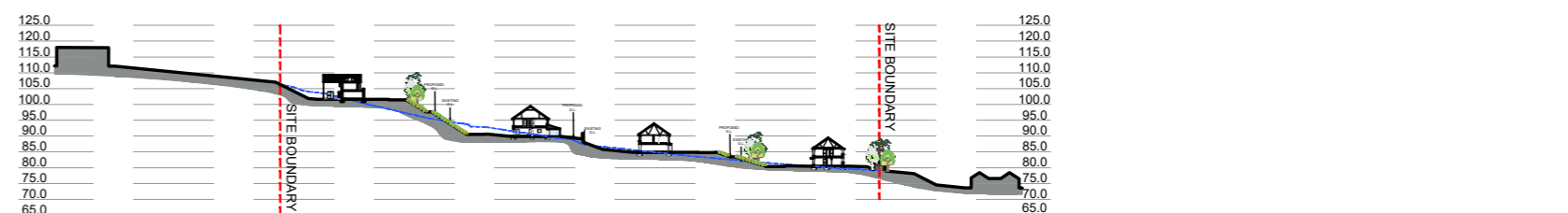
Site Sections Key Plan



Site Section A-A



Site Section B-B



Site Section C-C

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

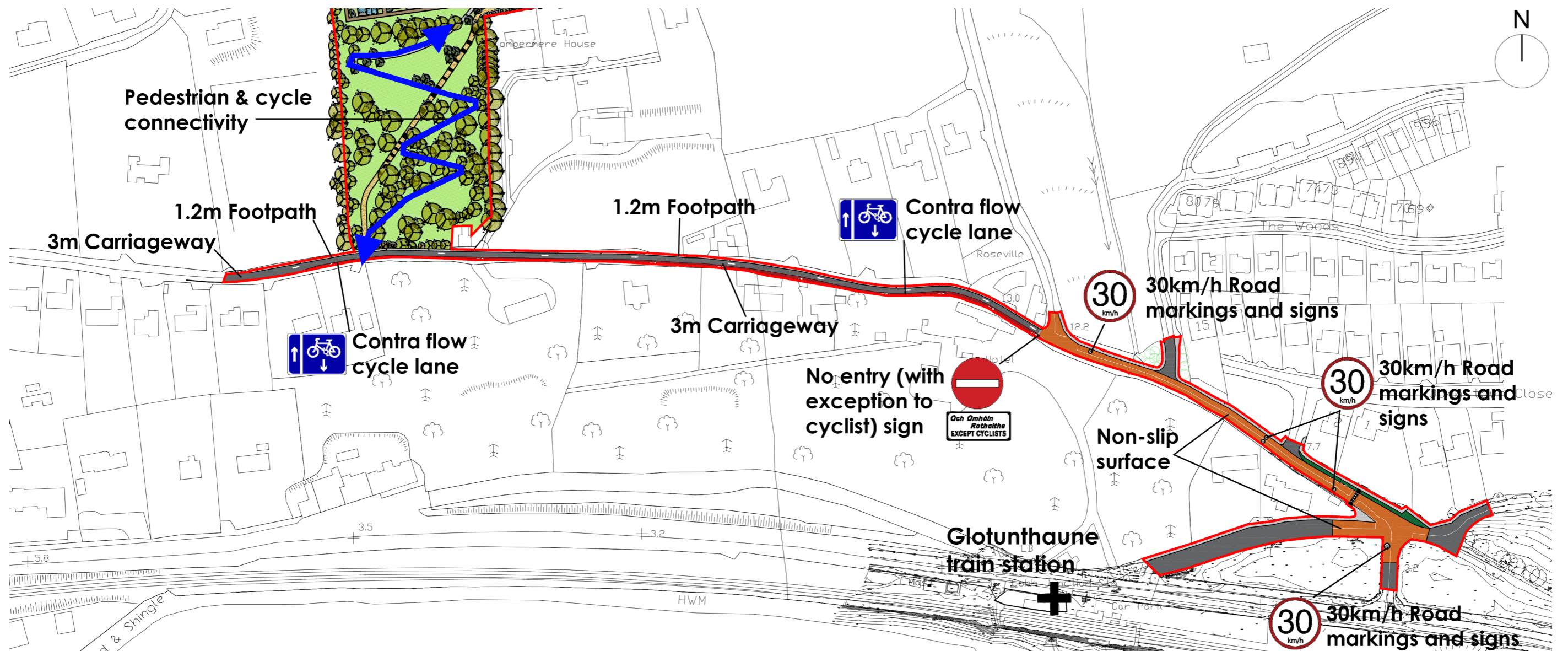
3.2 Alternative Layouts - Consultation with An Bord Pleanála + layout presented at the tripartite meeting

Connectivity

5. Upgrade works to 'The Terrace' & 'Johnstown Close' to provide connectivity to the train station

Following from the initial section 247 meeting with the Council, it was recognised that providing deliverable pedestrian/cyclist connectivity proposals to the train station/village core was a key principle of any proposal at the subject lands. It was acknowledged that any connectivity proposals would need to be within the red line boundary of any application. The proposed development included significant works to 'the Terrace' comprising the following:

- Partial one-way eastbound traffic system along the Terrace to accommodate for a continuous footpath to join with the existing footpath network at Johnstown Close
- Designated contra-flow westbound cycle lane from the junction of the L-6999-0 and L-2970-38 local roads to the southern cycle/pedestrian entrance of the site
- Speed Limit of 30km/h to be enforced
- Appropriate public lighting, signage, road marking and road surfacing treatments to prioritise cyclists and pedestrians over vehicles



Proposed upgrade works to 'The Terrace' & 'Johnstown Close'

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.3 Alternative Layouts - Consultation with Cork County Council + layout presented at the 2nd S247 meeting

A second S247 meeting was held on 20th May 2021 with members of Cork County Council's Planning, Architectural, Engineering Departments and the Design Team present. This site plan, along with supporting information, was presented at the meeting for comment. The input received at the previous Tripartite meeting resulted in changes to the following items prior to further discussions with Cork County Council.

Site Layout

1. Sustainable Communities
2. Street Hierarchy/Wayfinding
3. Crèche relocation - Central feature

Connectivity

4. Additional lands
5. Landscape strategy
6. Urban edge

Item	Statistic
Total Site Area	12.69Ha
Residential Developable Area	8.7Ha
No. of residential units	306no
Residential Density	35.1UPH (306÷8.7)
Housing Mix	222no Houses & 84no Apartments
Public Open Space (Residential Area)	10% Usable
Crèche	67no child crèche
Other Uses	N/A
Access to Residential Development	Vehicle From the west via Phase 1 and the signalised junction that was permitted under application references 17/5699 and ABP 300128-17 Pedestrian/cyclist 1) via phase 1 2) link in the north east corner onto the L-2969 3) from Johnstown Close/The Terrace with a link to the existing train station



Layout presented at the 2nd S247 meeting

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

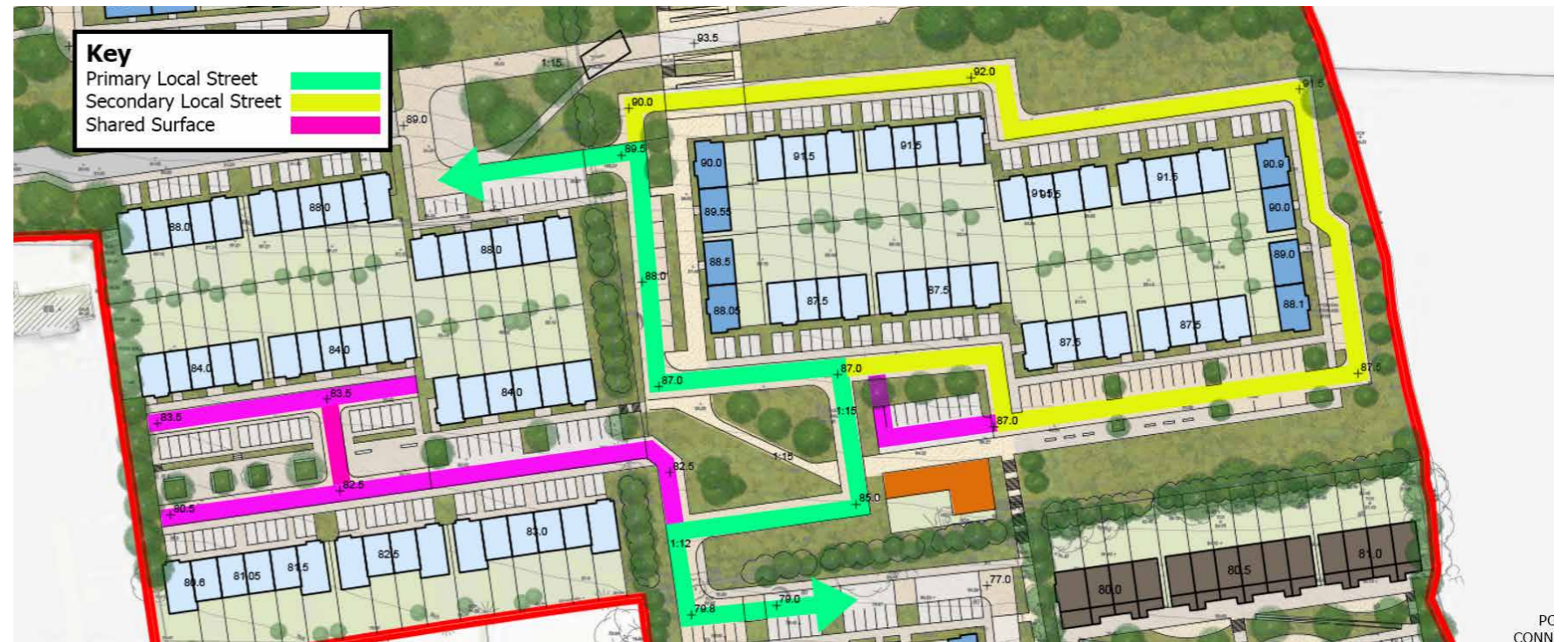
3.3 Alternative Layouts - Consultation with Cork County Council + layout presented at the 2nd S247 meeting

1. Sustainable Communities

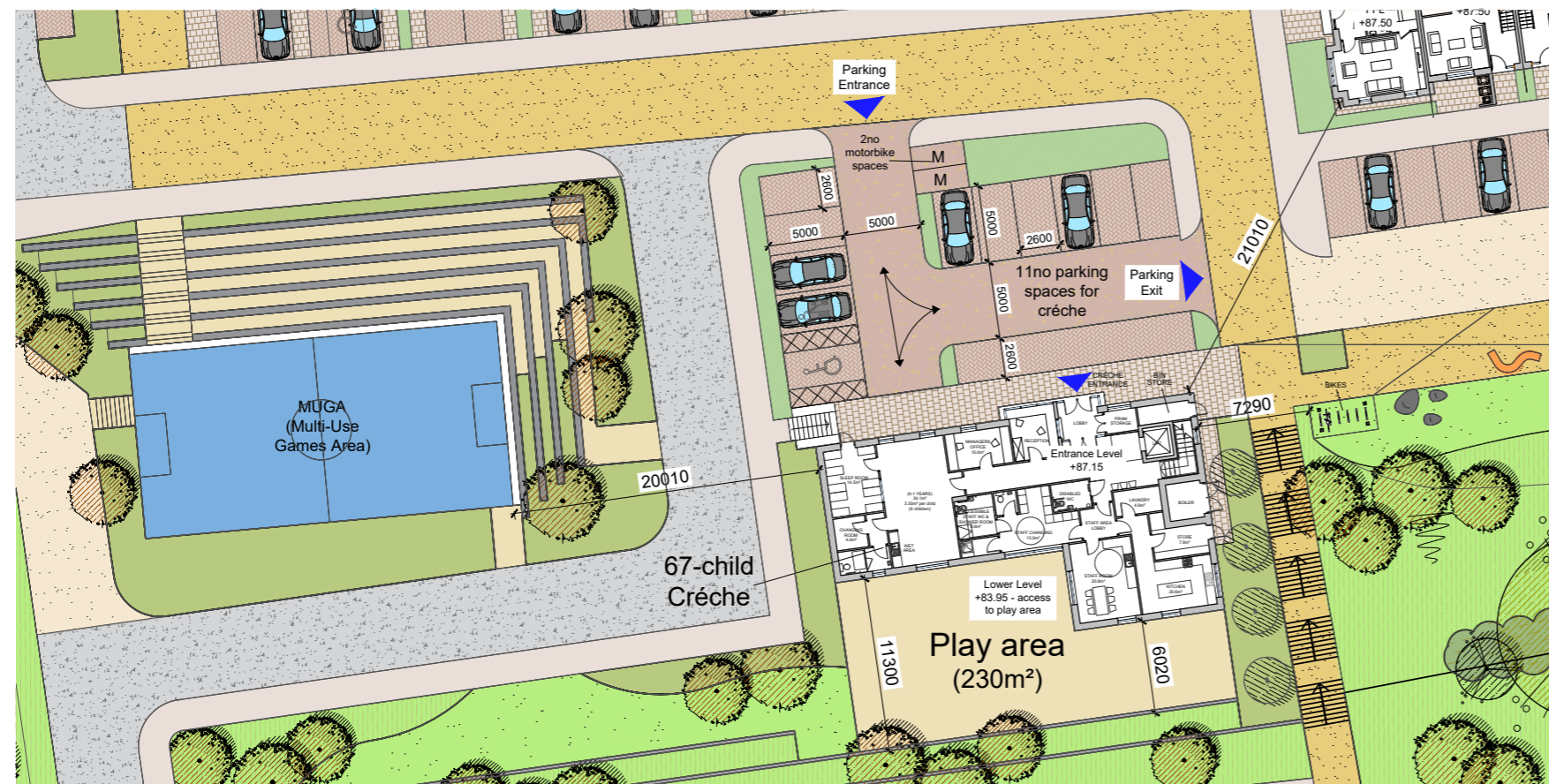
In order to form sustainable communities within the scheme, the approach to developing the site focused on inclusivity. This was achieved by introducing smaller clusters of units that would naturally become established neighbourhoods over time. By further enhancing permeability where possible and arranging units to overlook the public open spaces that are provided throughout the site, this will promote social interaction and create a sense of ownership amongst residents

2. Street Hierarchy/Wayfinding

By establishing a clear street hierarchy (Primary local Streets, Secondary Local Streets & Shared Surfaces) and ensuring that where possible looped systems are incorporated a clear and logical wayfinding strategy has been established. This is further enhanced by providing varied street widths and parking formations which create distinctive and recognisable spaces.



Site Plan extract - showing street hierarchy strategy



Site Plan extract - showing the relationship between the relocated crèche and the MUGA

3. Crèche relocation - Central feature

As the design strategy for the scheme continued to evolve, the position of the crèche was reassessed. Given the introduction of the pedestrian/cycle route that runs north to south down the centre of the site and the fact that the higher density apartments/duplex units are located on the southern lands closer to the train station, relocating the crèche to a more central position would make it significantly more accessible for all future residents. Along with developments in the landscape strategy which included the introduction of a MUGA, the central area of the site would become a prominent feature and act as a landmark for visitors and provide an orientation queue for wayfinding



Crèche 3D

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.3 Alternative Layouts - Consultation with Cork County Council + layout presented at the 2nd S247 meeting

Connectivity

4. Additional lands

Following feedback received from Cork County Council regarding the deliverability and practicality of the previously proposed upgrades to 'The Terrace', it was recognised that a revised strategy for pedestrian and cyclist connectivity was required to facilitate sustainable mobility between the SHD lands and the train station/village core to the south.

In the interim period following the tripartite meeting, the development strategy for the scheme has evolved to include additional undeveloped lands to the south of the Terrace which are currently in third party ownership.

The southern boundary of the additional land's fronts directly onto Johnstown Close and the new 'Greenway' which links the site with the train station, Glounthaune village core and Carrigtwohill. The inclusion of these lands within the proposal represents an opportunity for a more practical and convenient solution to achieving sustainable connectivity than previously proposed.

The development provides for a dedicated pedestrian/cycle link through the southern land parcel which has been incorporated into the revised site layout. The design and route of the proposed path has been guided by the existing topography, ecological and tree survey. It has been a priority to ensure that any tree loss in this area of the site will be offset by significant tree planting elsewhere across the wider development.

The layout affords pedestrians/cyclists with a more convenient and direct connection to the village core/train station and will link onto the new 'Greenway' on Johnstown Close. The direction of pedestrians through the southern land parcel results that the Councils previous concerns, regarding potential conflicts between pedestrians and motorists on the Terrace, has been addressed.

5. Landscape strategy

With the alignment of the pedestrian/cycle link through the southern parcel influenced by the retention of existing natural features, the landscape proposal focuses on providing generous replacement planting throughout the site to mitigate any tree removal that was required to deliver the pedestrian path. A detailed landscape proposal has been prepared by Cunnane Stratton Reynolds and accompanies this application which gives a detailed breakdown of the planting strategy for the scheme

6. Urban edge

A new 4 storey mixed-use building facing Johnstown Close is being proposed and defines the threshold between the village core and the SHD lands. The proposed building consists of 2 no commercial units at ground floor level and 24 apartments on the ground and upper floors. The scale of development in this location is consistent with the existing apartment development to the west and will serve to extend the established urban edge along Johnstown Close. By positioning the commercial units to overlook the village core, this will ensure the wider community can benefit from these facilities along with future residents. The higher density apartments are also strategically located close to the 'Greenway'/train station.



Site Plan extract - showing southern land parcel and initial path alignment



Apartment 3D - SW corner



Apartment 3D - SE corner

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.4 Alternative Layouts - Consultation with Cork County Council + layout presented at the 3rd S247 meeting

A third S247 meeting was held on 29th July 2021 with members of Cork County Council's Planning, Architectural, Engineering Departments and the Design Team present. This site plan, along with supporting information, was presented at the meeting for comment. The input received at the previous S247 meeting resulted in changes to the following items prior to further discussions with Cork County Council.

1. Path re-alignment
2. Separation distance
3. Replacement dwellings & Passive Surveillance
4. 'The Terrace' upgrades
5. Emergency vehicle access
6. Community space

Item	Statistic
Total Site Area	12.69Ha
Residential Developable Area	8.7Ha
No. of residential units	299no (297no plus 2no replacement units)
Residential Density	34.1UPH (297÷8.7)
Housing Mix	219no Houses & 80no Apartments
Public Open Space (Residential Area)	10% Usable
Crèche	67no child crèche
Other Uses	1no Community unit & 1no Commercial unit
Access to Residential Development	<p>Vehicle From the west via Phase 1 and the signalised junction that was permitted under application references 17/5699 and ABP 300128-17. There is also a temporary emergency vehicle access with flexible bollards in north-east corner</p> <p>Pedestrian/cyclist 1) via phase 1 2) link in the north east corner onto the L-2969 3) from Johnstown Close/The Terrace with a link to the existing train station</p>



Layout presented at the 3rd S247 meeting

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.4 Alternative Layouts - Consultation with Cork County Council + layout presented at the 3rd S247 meeting

1. Path re-alignment

The proposed 2m path/walkway within the southern land parcel has been re-routed to significantly enhance tree retention in this location. This has the added benefit of forming a pocket of space that can accommodate significant tree planting and create an area of high biodiversity value within the scheme.

The revised route of the path has been informed by a detailed assessment by the design team of the sites existing natural features, including site levels, ground conditions and the presence of existing trees and root protection zones. A detailed Site Constraints Report has been prepared by AECOM and accompanies this application which illustrates the design rationale for the walkway.

The revised path reflects a more practical and deliverable solution than previously proposed. The path route has been tightened to be within the 'built envelope' of the site, benefiting from passive surveillance from the 5 no dwellings to the north and apartment building to the south which ensures a safe environment is created for residents/visitors that utilise this public amenity.



Layout presented at the 2nd S247 meeting



Revised layout presented at the 3rd S247 meeting showing walkway re-alignment

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.4 Alternative Layouts - Consultation with Cork County Council + layout presented at the 3rd S247 meeting

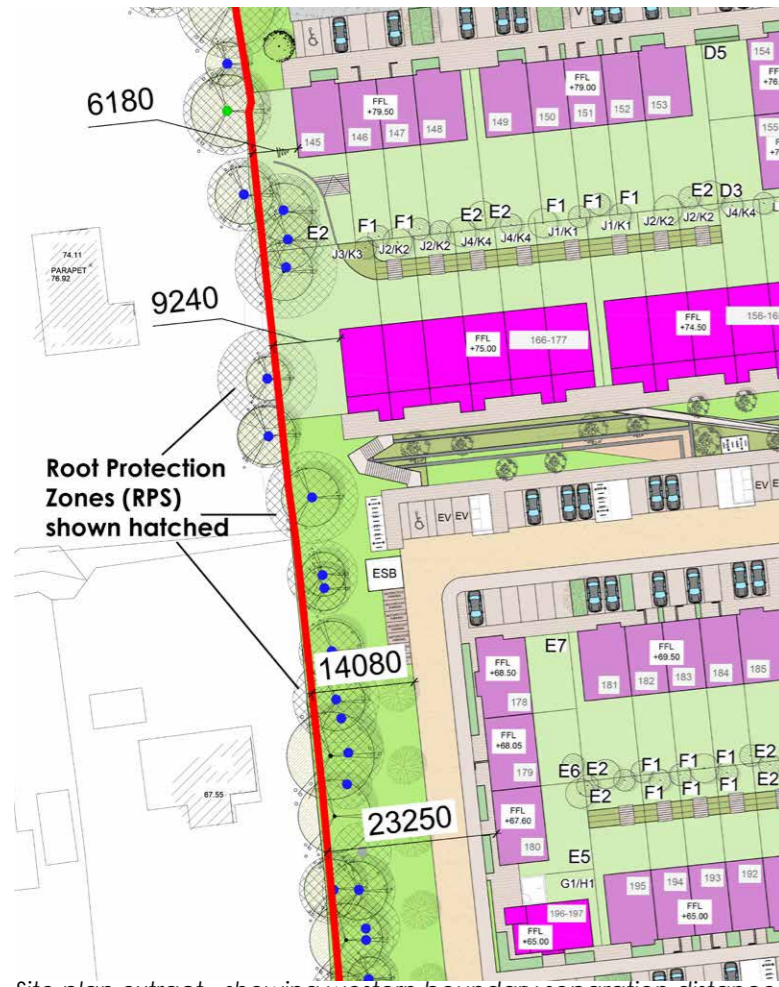
2. Separation distance

The separation distance between proposed dwellings and the eastern/western boundaries has been increased significantly to safeguard the retention of vegetation that exists on site. The existing trees/hedgerows are a unique feature of the site and offer a valuable visual amenity for residents

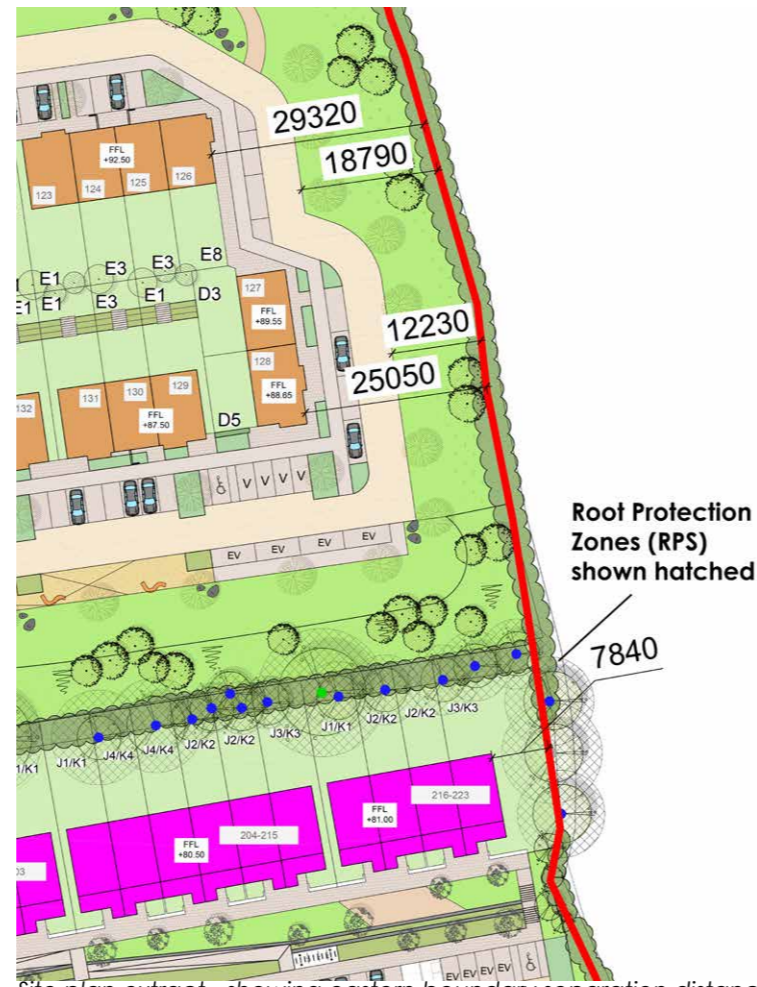
3. Replacement dwellings & Passive Surveillance

2no replacement bungalow dwellings have been added to the lands north of 'The Terrace' which will provide additional passive surveillance of the 2m walkway. Historically, there were 2no houses located on this part of the site. One of these has already been removed while the other remains in the form of a derelict structure and is proposed to be demolished. The 2no replacement units have been positioned in similar locations to avoid any impact on the existing natural feature in this location.

Along the full length of the proposed walkway, which runs from the northern part of the site all the way to Johnstown Close to the south, units have been carefully design to overlook this public amenity which will create a safe environment for the future residents and visitors to the site



Site plan extract - showing western boundary separation distance



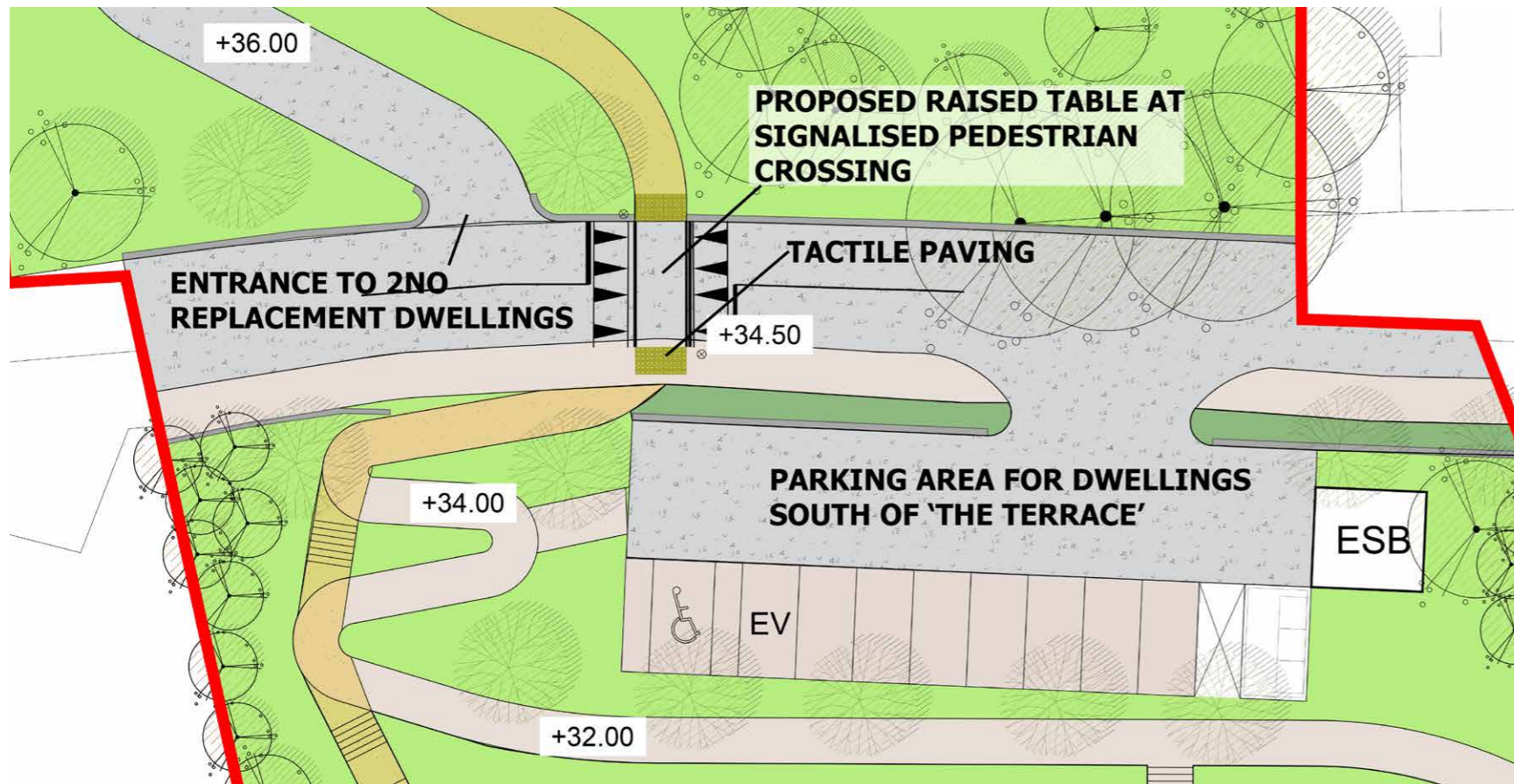
Site plan extract - showing eastern boundary separation distance



Site plan extract - passive surveillance of walkway north & south of 'The Terrace'

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.4 Alternative Layouts - Consultation with Cork County Council + layout presented at the 3rd S247 meeting



Site plan extract - 'The Terrace' upgrades

5. 'The Terrace' upgrades

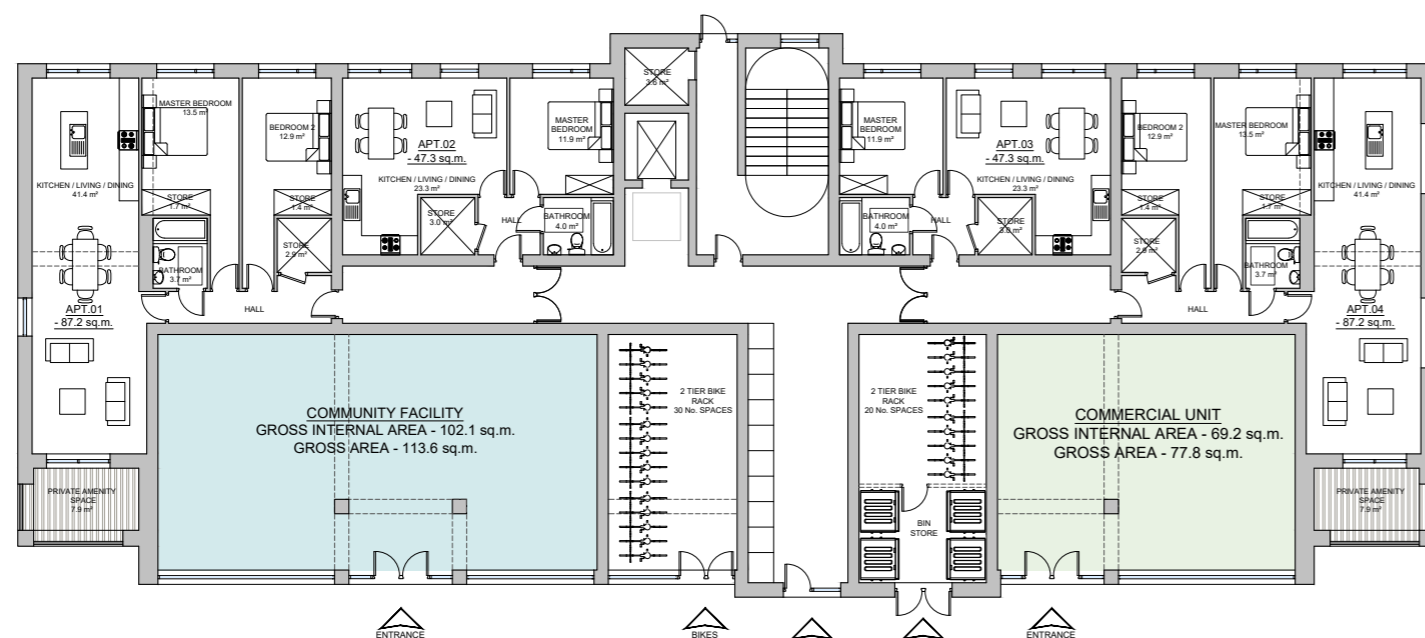
A raised crossing and traffic calming measures have been added to 'The Terrace' which will enable residents and visitors to safely access the amenities and train station located near the southern part of the site

6. Emergency vehicle access

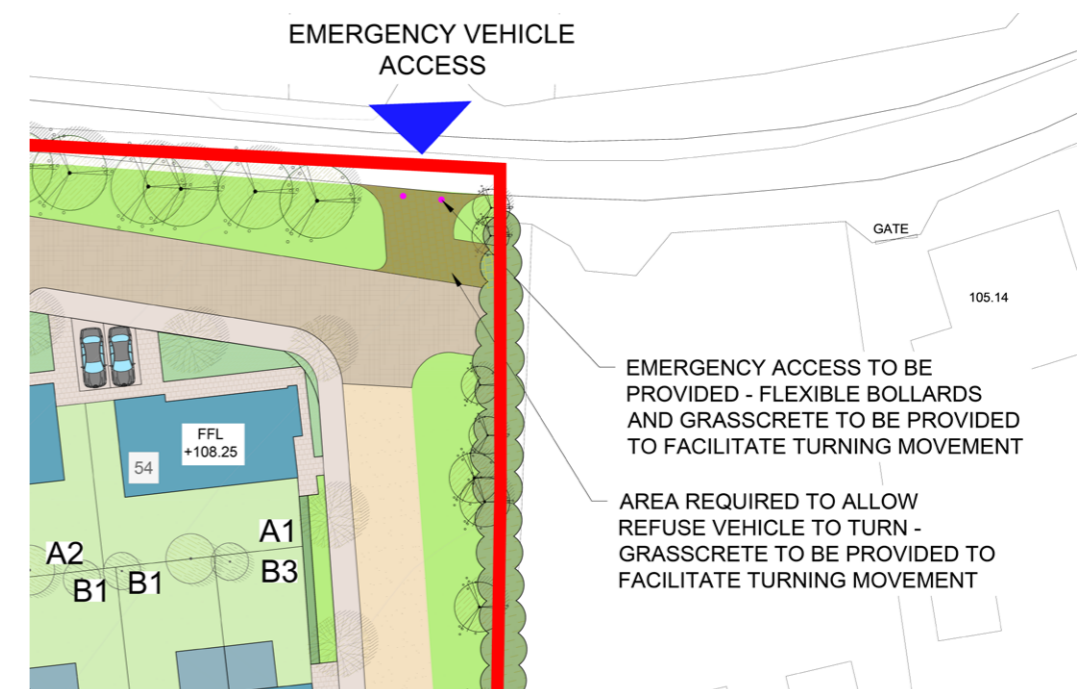
To ensure that there are multiple site access options for emergency vehicles to enter the site, an additional temporary access with flexible bollards has been added from the public road (L-2969) to the north. This ensures that along with the main vehicle access from the west (via Phase 1), that there are 2no entry points for emergency vehicles

7. Community space

A Community Facility on the ground floor of the proposed apartment block, overlooking Johnstown Close, has been added. This space will benefit both future residents as well as the wider community. This, along with 1no commercial unit will help create a strong active edge between the proposed development and the village of Glounthaune



Apartment block - Community facility & commercial unit at ground floor



Site plan extract - emergency vehicle access in NE corner

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.5 Alternative Layouts - Correspondence with Cork County Council + layout developed with input received

Further correspondence between members of Cork County Council's Planning, Architectural, Engineering Departments occurred in October and September 2021. The input received resulted in changes to the following items prior to the formal submission to An Bord Pleanála.

1. Open Space Allocation - Central Parkland
2. Path widening & final route
3. Cyclist movement
4. Existing grotto retention
5. Public realm - South of apartments
6. Communal amenity space for apartments

Item	Statistic
Total Site Area	13.87Ha
Residential Developable Area	8.7Ha
No. of residential units	289 (287no plus 2no replacement units)
Residential Density	33UPH (287÷8.7)
Housing Mix	201 Houses & 88 Apartments
Public Open Space (Residential Area)	12.18% Usable
Crèche	67no child spaces
Other Uses	1no Community unit & 1no Commercial unit
Access to Residential Development	<p>Vehicle From the west via Phase 1 and the signalised junction that was permitted under application references 17/5699 and ABP 300128-17. There is also a temporary emergency vehicle access with flexible bollards in north-east corner</p> <p>Pedestrian/cyclist 1) via phase 1 2) link in the north east corner onto the L-2969 3) from Johnstown Close/The Terrace with a link to the existing train station</p>



Final layout

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.5 Alternative Layouts - Correspondence with Cork County Council + layout developed with input received

1. Open Space Allocation - Central Parkland

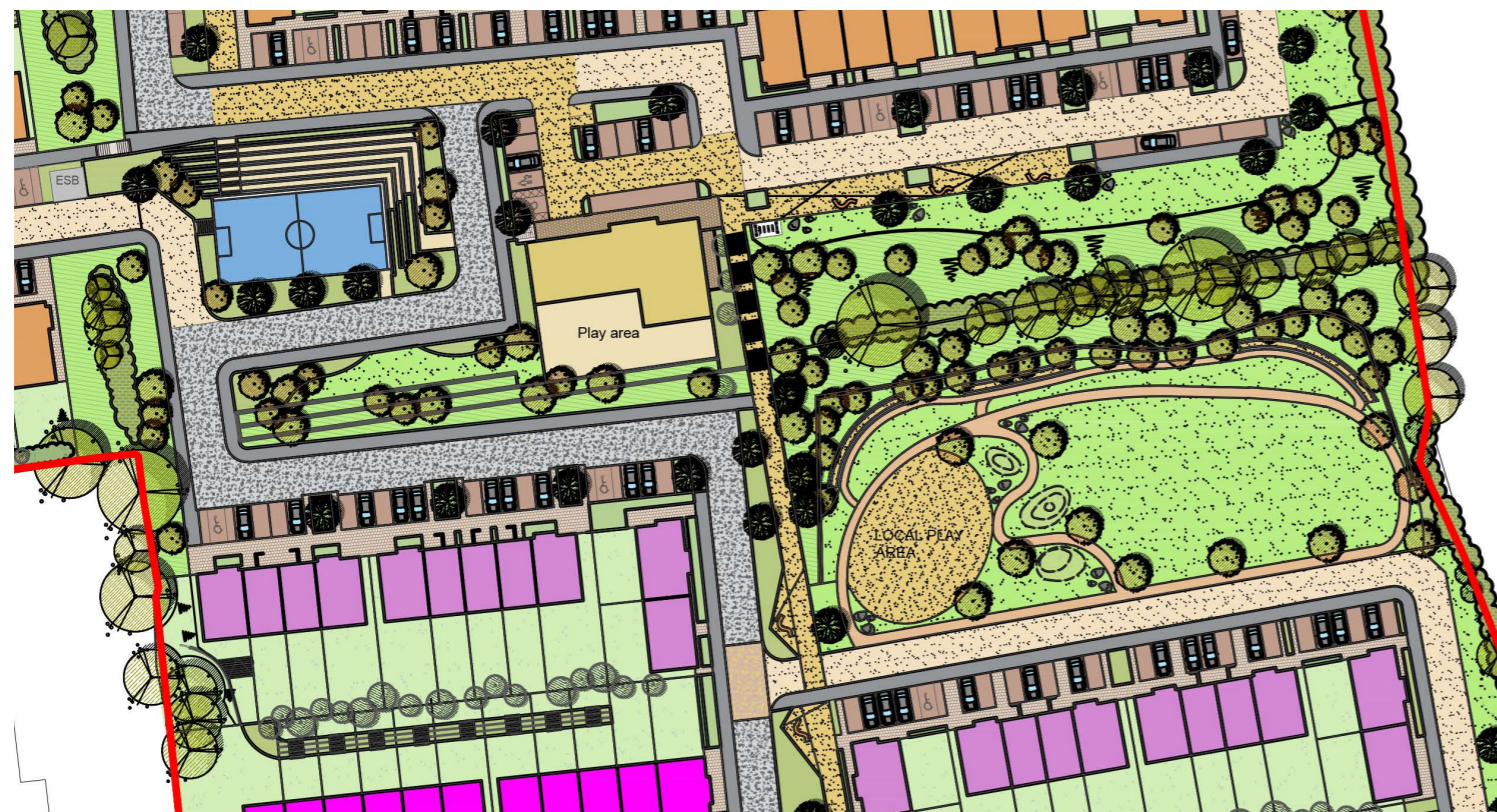
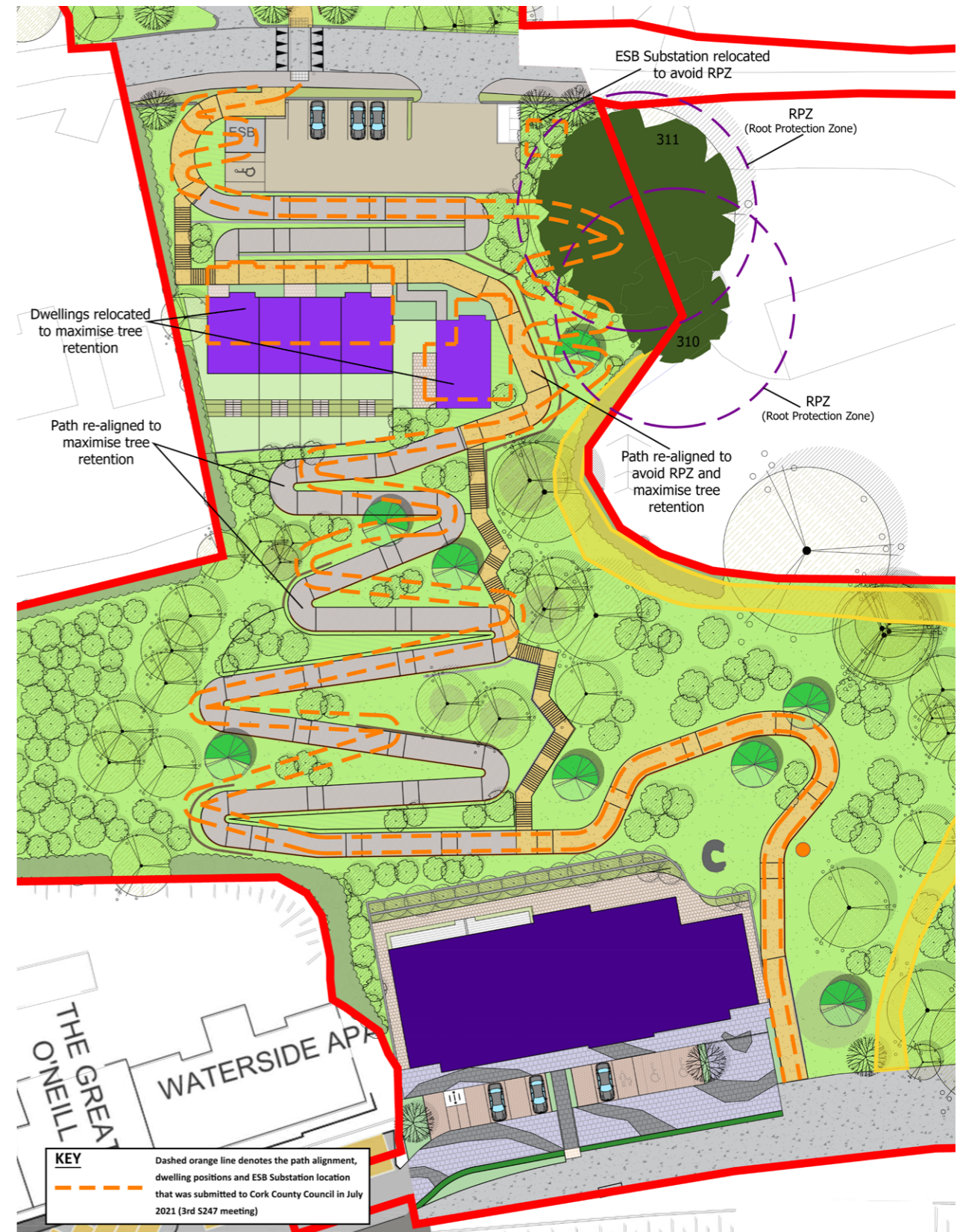
The layout of the central area of the scheme has been adjusted to provide a large green space that will be a valuable amenity for future residents. This parkland space, along with the nearby MUGA (Multi-Use Games Area) and crèche will form a very distinctive central node point within the overall development and will aid residents/visitors by providing orientation cues for logical wayfinding.

This area of high amenity value is located adjacent the central walkway that runs north/south down the spine of the scheme. One of the primary focuses of the development is to provide variety in the public realm by incorporating a mix of hard/soft landscaped communal spaces and ensuring access for all is provided in order to create an inclusive environment for residents.

2. Path widening & final route

In response to feedback received from the Council, the path to the north and south of 'The Terrace' has been widened from 2m to 3m. This is to ensure that there is sufficient space to accommodate the movement of both pedestrians and cyclist along this route concurrently.

Following the completion of a detailed heritage assessment, further adjustments occurred to the route of the path before being finalised in order to prioritise the protection of champion/heritage/high specimen trees within the southern land parcel.



Site plan extract - generous open space added in the form of a 'Central Parkland'

Site plan extract - path widening and final route

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.5 Alternative Layouts - Correspondence with Cork County Council + layout developed with input received

3. Cyclist movement

In addition to increasing the width of the path from 2m to 3m to ensure that there is sufficient space to accommodate both pedestrians and cyclist, we are now also providing a bike wheeling ramp along the edge of the stepped route-way. This will further facilitate cyclist movements between the site and the 'Greenway', Glounthaune village core and the train station and enhance the overall permeability strategy

4. Existing grotto retention

During the detailed heritage assessment of the southern land parcel, it was discovered that the remains of a grotto (stone structure) existed in an area to the north east of the proposed apartment building. In response to this, the apartment building footprint has been adjusted to ensure that a generous separation distance is provided around the grotto and a robust landscape strategy has been developed in order to enhance this existing feature.

It is proposed that the grotto will be retained and will form a valuable visual amenity that is located adjacent the walkway/cycleway within the southern land parcel and can be enjoyed by both future residents and visitors to the site. It is proposed that an informative plaque will be erected that will detail the historical importance of of this structure.

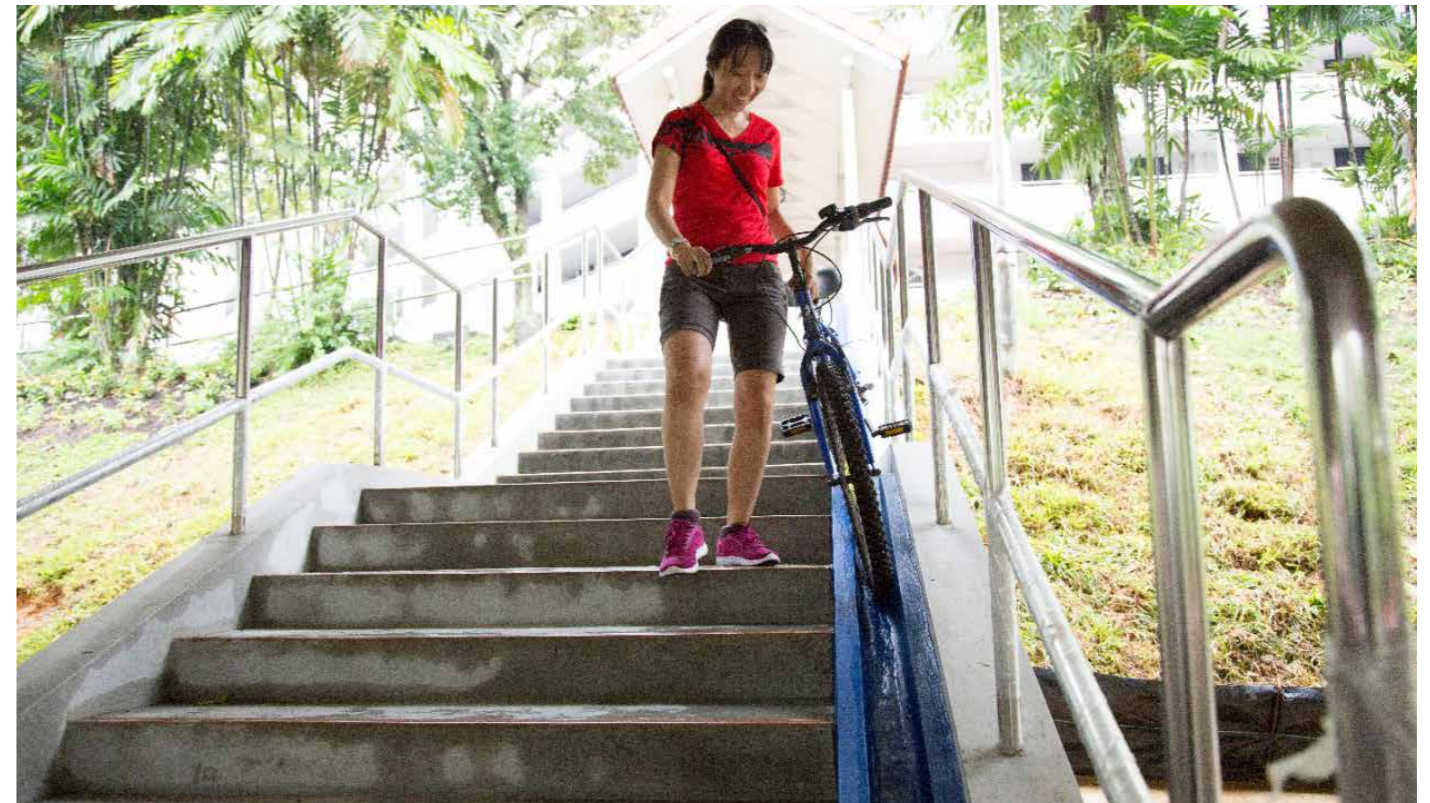
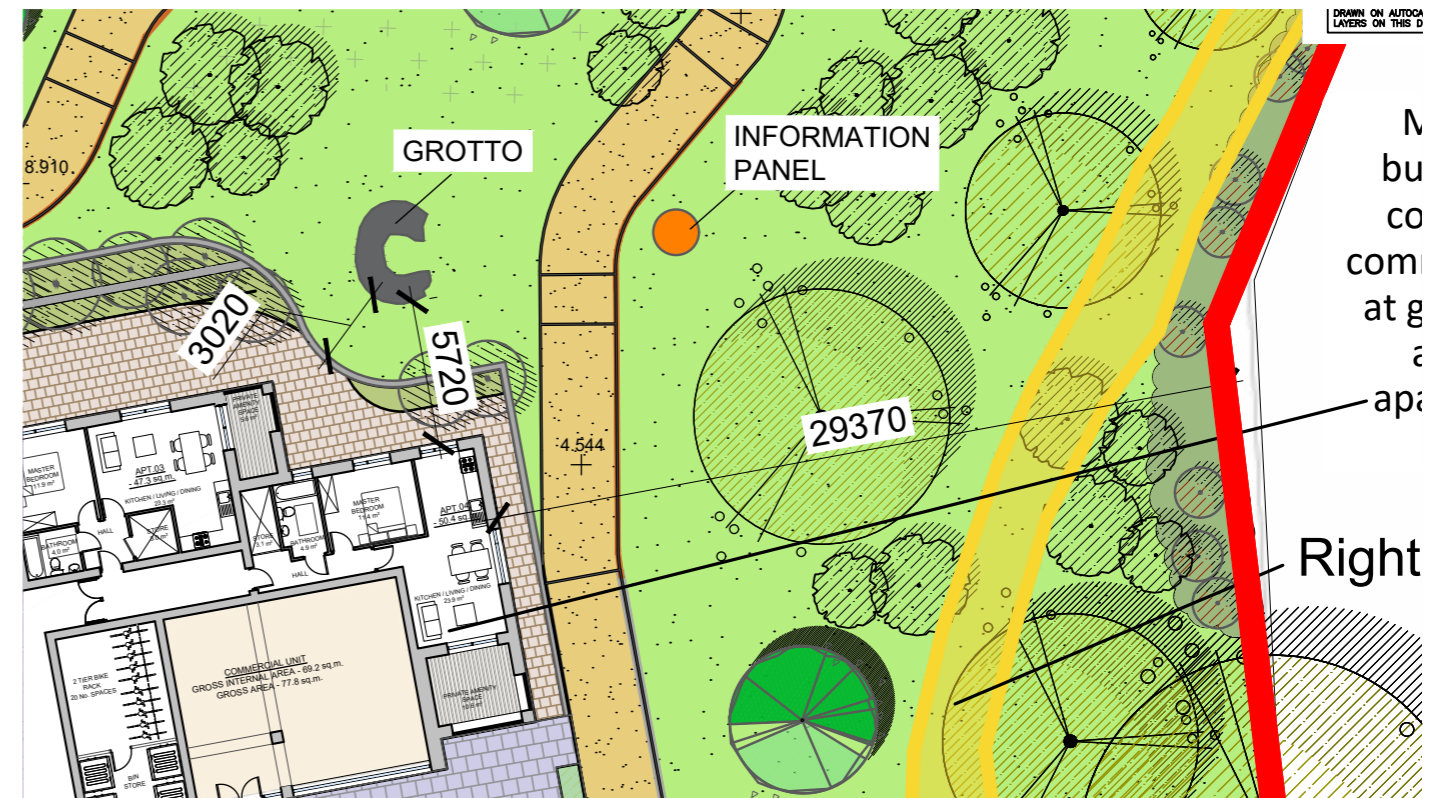


Image - example of the bike wheeling ramp along the edge of the proposed steps



Image of the existing grotto within the southern land parcel



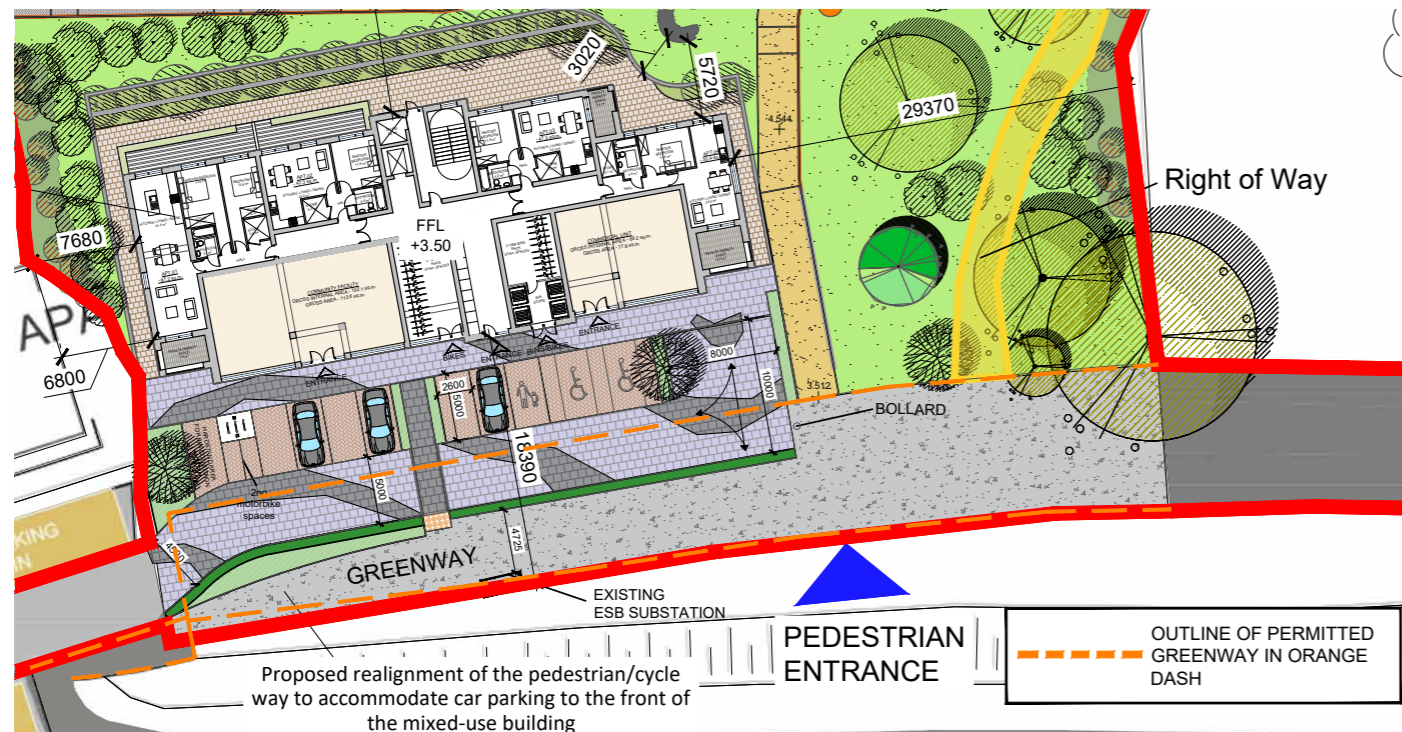
Site plan extract - apartment footprint adjusted to accommodate the grotto

03 DESIGN DEVELOPMENT - ALTERNATIVE LAYOUTS

3.5 Alternative Layouts - Correspondence with Cork County Council + layout developed with input received



G-NET CGI - view of the apartment building overlooking 'Johnstown Close'



Site plan extract - area south of the apartment building

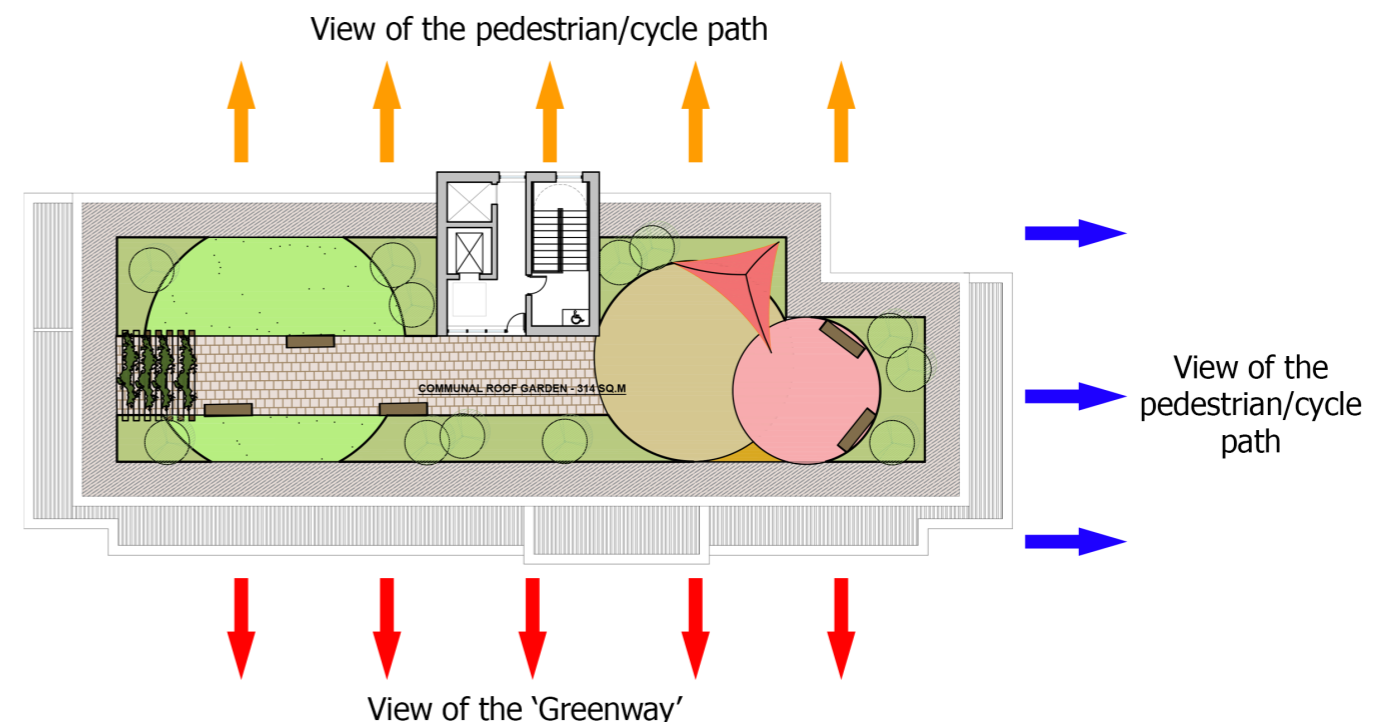
5. Public realm - South of apartments

Detailed discussions took place with the Cork County Council in relation to the area south of the apartment building. Incorporating the feedback received a proposal that focuses on creating a distinctive frontage along the southern edge of the site between the proposed development and Johnstown Close/Glounthaune village was developed. The inclusion of community/commercial units at ground floor will form an animated threshold to the SHD lands and help create a contemporary backdrop to this urban intervention.

We are providing a hard landscaped plaza in this location which also contains a modest amount of parking for the apartments and ground floor community/commercial units. We have also incorporated a planted buffer along the edge of the shared surface, that facilitates access to the parking area for vehicles, which will ensure a clear separation with the adjacent 'Greenway' is provided and that the safety of the general public has been fully considered.

6. Communal amenity space for apartments

Given the panoramic views that exist south of the site, the roof of the apartment building offers a unique opportunity to take full advantage of this visual amenity by incorporating a communal terrace space that can be utilised by future residents. Other visual amenities that can be enjoyed from this elevated position include the meandering path that links the northern land parcel/'The Terrace' to Johnstown Close as well as the new 'Greenway'



Apartment block - Communal amenity space roof terrace/southern views