

CORK CITY COUNCIL HOUSING PROGRAMME 2023-25
SUMMERTIME DEVELOPMENTS LTD
LAUREL HEIGHTS (PHASE 2), SHANAKIEL, SUNDAYS WELL, CORK
LOTS: 2 & 3

Part 8 Planning Application

January 2026

DESIGN STATEMENT



Aerial View of Subject Site

1.0 SCHEDULE OF ACCOMMODATION FOR DEVELOPMENT PROPOSAL

Schedule of Accommodation - Summary

Laurel Heights Phase 2, Shanakiel, Cork

Summertime Development Ltd in Partnership with Cork City Council

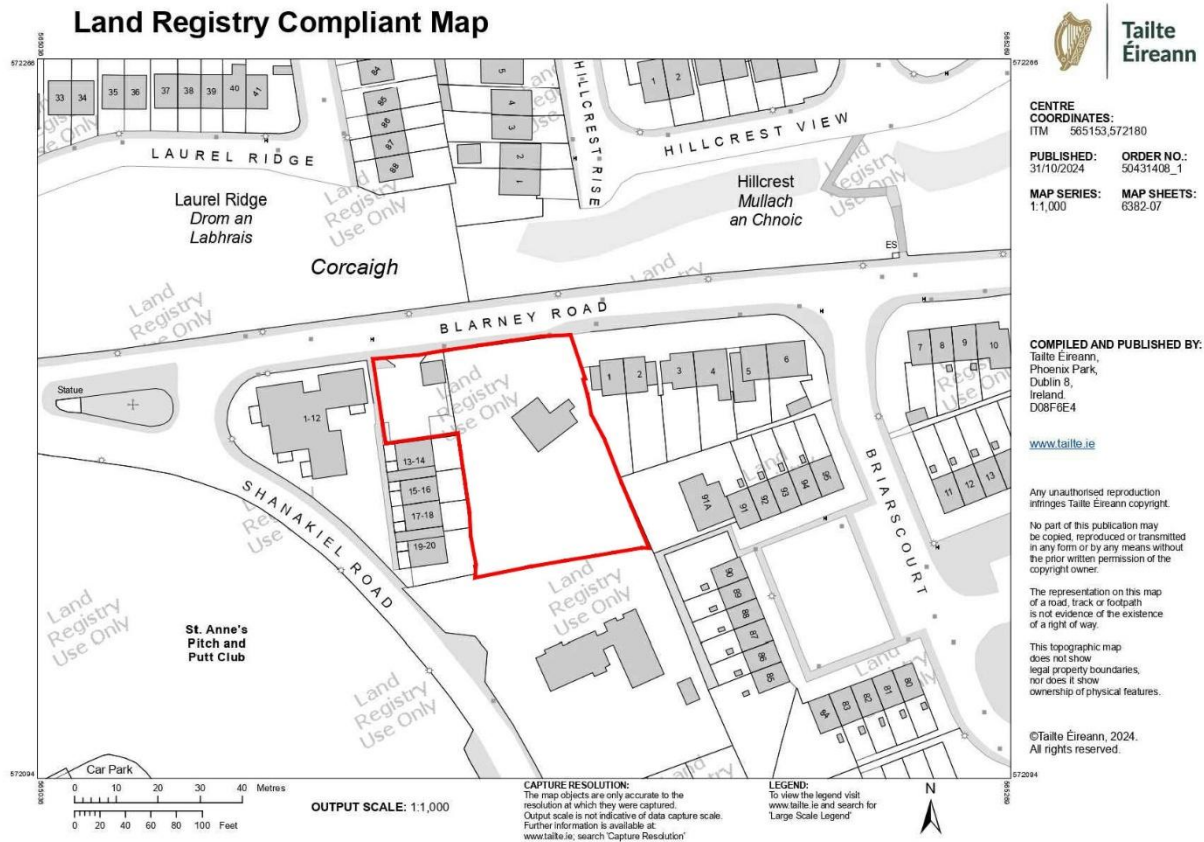
Total no. of Units: 20
 Apartments: 17
 Houses (Duplex) : 3
 All Units Dual Aspect: Yes
 Total Public Amenity Space: 143m²

Unit Number	1-Bed, 2 Person	2-Bed, 3 Person	3-Bed, 5 Person	Floor Area - Gross - Internal (m2)	Minimum Floor Area - Gross - Internal (m2) required as per Guidelines	% Difference	Area (SQM) Agg Living/Dining/Kitchen	Area (SQM) Bed 1	Area (SQM) Bed 2	Area (SQM) Bed 3	Area (SQM) Agg Bed	Area (SQM) Storage	Area (SQM) Private Amenity Space
Block C													
Unit 21	✓			53	45	18%	24	11.4			11.4	3.3	15
Unit 22	✓			53	45	18%	24	11.4			11.4	3.3	14
Unit 23	✓			53	45	18%	24	11.4			11.4	3.3	14
Unit 24	✓			53	45	18%	24	11.4			11.4	3.3	20
Unit 25			✓	105	92	14%	38	14	13	7.5	34.5	5.1	9
Unit 26			✓	105	92	14%	38	14	13	7.5	34.5	5.1	9
Unit 27			✓	105	92	14%	38	14	13	7.5	34.5	5.1	9
Unit 28	✓			51	45	13%	23	16			16	3	9
Block D													
Unit 29*	✓			61	45	36%	26	12			12	3	48
Unit 30		✓		72	63	14%	29	11.4	11		22.4	5.4	78
Unit 31		✓		69	63	10%	29	12	9.6		21.6	5.2	83
Unit 32	✓			50	45	11%	24	12.7			12.7	3	143
Unit 33*	✓			61	45	36%	25	12			12	3	6
Unit 34		✓		72	63	14%	29	11.4	11		22.4	5.4	6
Unit 35		✓		69	63	10%	29	12	9.6		21.6	5.2	6
Unit 36	✓			50	45	11%	24	12.7			12.7	3	6
Unit 37*	✓			61	45	36%	25	12			12	3	6
Unit 38		✓		72	63	14%	29	11.4	11		22.4	5.4	6
Unit 39		✓		69	63	10%	29	12	9.6		21.6	5.2	6
Unit 40	✓			50	45	11%	24	12.7			12.7	3	6
TOTAL	11	6	3	1334			555	247.9	100.8	22.5	371.2	81.3	499

UD*

Universal Design

2.0 SITE



The site is located in the in Shanakiel area and adjoins Laurel Heights Phase 1 (Block A & B) which was completed and handed over in December 2022. The site currently accommodates a single bungalow dwellinghouse. It has long road frontages to the north and shares a western boundary with the recently completed Laurel Heights Phase 1. Prospect Lodge – a Tusla building – is situated to the South of the site and Briarscourt Housing Estate is located to the east of the site. As with its neighbouring counterpart, the site slopes appreciably downwards from north-west to south-east but not at a gradient which would preclude development. This very elevated site falls well outside the LeeCFRAMS Study and Maps and local knowledge would bear no evidence to a history of flooding risk on this site.

The site lies within ready walking distance of Sunday's Well and the western City outskirts including UCC, Fitzgerald's Park, the Mardyke and the Lee Fields with their many facilities and amenities, and also marks the beginning of Blarney Street and its connection to Distillery Walk, Shandon and the City Centre. It is particularly close to the Apple Campus and Holyhill Industrial Estate - a very extensive and important employment base - and to the St Anne's Grounds and Pitch and Putt Club.

This development makes cost-effective and sustainable use of this large and substantially underutilised site which is poorly maintained and presently contains a single storey dwelling house. The subject site lies within a mature and extensive, mixed-tenure area of the city. The area is well serviced by a range of sustainable services and amenities including:

- The western city outskirts.
- Significant local employment bases including the nearby Apple Campus and Holyhill Industrial Estate which provide a wide range of Light Industrial, Business, Office, Technology and Retail sector employment.
- Public Transportation links.
- A good local road network.
- Convenience shops and Destination Shopping outlets.
- Schools.
- Medical facilities.
- Churches.
- Pubs.
- Recreational facilities including the adjoining St Anne's Pitch and Putt Club.
- A number of Public Open Spaces and amenities including tourist destinations such as Cork Gaol and the Old Cork Waterworks.

3.0 SITE STRATEGY

The proposed vehicular access to the site makes use of the existing, well-established and compliant vehicular access that currently provides entry to the completed Block A & Block B. The use of this existing access is contingent on the demolition and removal of the Phase 1 Bin & Bike store to provide sufficient parking spaces. New provisions for Bin & Bike storage will be made as part of the Phase 2 proposal. The point of entry – while being retained – will be modified and made good as required to facilitate a home zone paving area, an adjoining pedestrian entry point (west of Block C), parking spaces and planting areas.

Phase 2 comprises of 2no. Blocks amounting to a total of 20no. new units as follows:

Block C (8no. Duplex units) – Blarney Street

Block C is a continuous terrace located on Blarney Street to the north of the site. This Block is generally 3-stories tall with the exception of the eastern gable unit which adjoins Briarscourt and has been reduced to 2-stories to mitigate scale disparity. The accommodation provided in Block C is as below:

- 5no. 1-Bed, 2 person duplex apartments.
- 3no. 3-Bed, 5 person duplex houses.



3D Visualisation of Block C from the West on Blarney Street.



3D Visualisation of Block C from the East on Blarney Street.

Block D (12no. Apartment units) – South of Site

Block D is 3-stories in height and comprises 12no. Apartment units. The accommodation provided in Block D is as below:

- 6no. 1-Bed, 2 person apartments (Note: 3no.of these units are designed to a Universal Design Standard).
- 6no. 2-Bed, 3 person apartments.

The overall number of units upon completion of this second phase will therefore amount to 40no. units in total over 4no. Blocks (Blocks A to D).



3D Visualisation of Block D.

4.0 DEVELOPMENT PLAN OBJECTIVES

The proposed scheme has been developed in compliance with the requirements of the Cork City Development Plan 2022-2028 (CCDP) as well as the guidance documents listed below:

- *Quality Housing for Sustainable Communities (DoEHLG)*
- *List of Requirements & Preferences in New Social Housing Developments (HM)*
- *Employers Requirements for Detail Design of Quality Housing (DHPLG)*
- *Design Manual for Quality Housing (DHLGH)*
- *City Architects Design Principles for Social Housing*
- *CCC Finishing Specification for New Housing (November 2023 Revision G)*
- *Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities December 2022*

The implementation of the development plan objectives as they pertain to the proposed development can be assessed under the following headings.

Development & Zoning

The site is zoned Z0 01 Sustainable Residential Neighbourhoods in the CCPD Mapped Objectives. An extensive Area of High Landscape Value is situated to the south-west of the site which in part incorporates the St Anne's Hospital and Grounds including St Anne's Pitch & Putt Course. There are a number of Public Open Spaces nearby (Z0 16).

Plot Ratio

Plot Ratio c.0.81 based on a Total Floor Area c.1620m² and subject site of 0.2Ha.

*Please note that this does not account for the site area of completed Laurel Heights Phase 1 that will be altered as part of the proposed 2nd Phase. This overall area amounts to c.0.23ha. This area has not, however, been used for the **Plot Ratio** or **Density** calculation.*

Private Open Space

Minimum floor areas for private amenity space as are follows:

Studio	4m ²
One Bedroom	5m ²
Two Bedrooms (3 person)	6m ²
Two Bedrooms (4 person)	7m ²
Three Bedrooms	9m ²

These areas have been equalled or surpassed in all units. It is proposed that the patios of the ground floor apartments of Block D are not enclosed to allow for the enjoyment of increased private amenity space. The division of these areas will be defined by concrete post & plank fencing incorporating lockable gate access for maintenance purposes. It is hoped that inhabitants of these units will take ownership of the ample garden space provided to them for their enjoyment.

Public Amenity Space

The revised scheme consists of 143m² of communal amenity space. While this falls negligibly short of the 10% provision of site area usually required (200m²), this provision has been deemed acceptable in the course of the interactive dialogue process and design refinement process owing to the sizeable home zone area proposed, the increased car-parking provision and the generous provision of private open space for Block D.

Density

There are 20no. units proposed within this scheme yielding 100 Dwellings Per Hectare (DPH). While this density exceeds the upper target of the CCDP for this area, 'Table 3.1 of the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' states that it is a policy objective of the guidelines that urban locations with good access to employment, education and institutional uses and public transport that residential densities in the range 50 DPH to 250 DPH shall generally be applied in urban neighbourhoods of Dublin and Cork.

The National Development Plan 2021 – 2030 further endorses this view by citing effective density and consolidation rather than more sprawl of urban development as a top priority across the main cities of the country.

The reduction of Block D from four to three stories was discussed in the course of the interactive dialogue process and simultaneously addresses issues with height & density previously raised.

Active Street Frontage

Block C will allow for a more engaged and vibrant street front along Blarney Street. Block C has been designed with living spaces orientated to the street front to encourage daily activation.

Pedestrian Priority

The modified access will prioritise pedestrians over vehicles with the implementation of a raised table pedestrian crossing at the point of entry. The proposed paving is that of a Home Zone Shared-Space. The existing stepped pedestrian access servicing the completed Phase 1 will be removed and a new dedicated pedestrian access will be implemented to the west of Block C, arriving centrally into the development.



3D Visualisation of Block D.

Parking

There are currently 9no. parking spaces in place for the completed Laurel Heights Development including 1no. disabled parking space. Phase 2 proposed the addition of 11no. parking spaces amounting to **20no. spaces in total** for the overall development.

This number will include 2no. disabled parking spaces and 2no. EV charge points. Table 11.13 of CCDP refers to maximum parking standards with no lower limit provision. Mindful of the CCDP objectives to promote patronage of active travel and public transport and of the disproportionately invasive consumption of space that parking would represent in this compact site, we submit that the provision suggested within this scheme is appropriate.

Privacy

The configuration of the building will ensure privacy for upper floor residents whilst select planting in particular locations will maintain security and privacy for residents on the lower floors. Glazing has been removed on the upper floors of the foremost eastern wall of Block D to prevent overlooking to the residents of the adjoining Briarscourt Housing Estate.

Dual Aspect

As recommended in CCDP Objective 11.3 (C), all proposed units enjoy a dual-aspect configuration.

Building Height

Block C is generally 3-stories in height (with a 2-storey element to the east) & Block D is 3-stories in height. Compliance with CCDP Table 11.1 for this area of the City is achieved in each instance.

Natural Lighting & Solid : Void Ratio

The component Blocks have been reconfigured for a more favourable Solid : Void ratio in an effort to maximise natural lighting to all units with sizeable window openings.

Noise Protection

External masonry cavity walls and the incorporation of triple glazed windows will minimise noise intrusion from the adjoining public roads.

Room Sizes

All rooms and spaces are compliant with guidelines which prescribe minimum sizes of 45m² for 1-bedroom (2-person); 63 m² for 2-bed (3-person) and 92m² for 3-bedroom (5-person) accommodation.

Building Construction

The developed building design and construction will be fully compliant with the requirements of the Building Regulations, robust and durable to minimise maintenance costs. While the prospect of Insulated Concrete Formwork (ICF) construction will be explored, it is likely that external wall construction will be traditional insulated masonry with pre-cast concrete floors and roofs finished with a PVC membrane in Block D and engineered timber joist intermediate floors and pitched slated roofs in Block C. Internal partitions will be lightweight stud.

Refuse Storage Calculation

The proposed development of Laurel Heights Phase 2 is contingent on the demolition of the Bin / Bike Store constructed as part of Phase 1. As such, the calculations outlined in this section (Refuse & Bicycle Parking) consider the development as a whole (40no. units in total).

The British Standard BS5906:2005 Waste management in buildings — Code of practice provides guidance in respect of waste generation for domestic and commercial premises to calculate the

storage, containment, and equipment requirements for effective waste management. Calculations provided in this British Standard document have been used to calculate the waste storage capacity requirements for the apartment blocks in this proposed development as below.

Formula

Number of Dwellings x {(volume arising per bedroom [70l] x average number of bedrooms) + 30}

Block A (Completed Phase 1)

Type	No. of Dwellings	Volume per Bedroom (70l)	No. of Bedrooms	Additional 30l	Total Litres/Unit/Week
1-Bed	3	70	1	30	300
2-Bed	9	70	2	30	1530
	12			Total Litres	1830

Block B (Completed Phase 1)

Type	No. of Dwellings	Volume per Bedroom (70l)	No. of Bedrooms	Additional 30l	Total Litres/Unit/Week
1-Bed	8	70	1	30	800
	8			Total Litres	800

Block C (Proposed Phase 2)

Type	No. of Dwellings	Volume per Bedroom (70l)	No. of Bedrooms	Additional 30l	Total Litres/Unit/Week
1-Bed	1	70	1	30	100
3-Bed	3	70	3	30	720
	4*			Total Litres	820

***Please note that Block C comprises 8no. units in total. 4no. of these units have dedicated self-contained wheelie bins (3no. x 240litre per unit) in a bin enclosure at their front door and have therefore been discounted from the calculation above.**

Block D (Proposed Phase 2)

Type	No. of Dwellings	Volume per Bedroom (70l)	No. of Bedrooms	Additional 30l	Total Litres/Unit/Week
1-Bed	6	70	1	30	600
2-Bed	6	70	2	30	1020
	12			Total Litres	1620
				Total weekly	5070

The calculations completed above conclude that typical weekly waste arising is 5,070 litres. Therefore, bi-weekly waste arisings will be double this at 10,140 litres for the entirety of overall Laurel Heights development (40no. units total)

10,140 litres bi-weekly total / 1,100 litre bin = 9.2 = 10no. 1100l bins Total Required

This bins provided in the Refuse Store can be configured as required to facilitate the disposal of mixed municipal waste, dry mixed recyclables and organic/food waste.

Bicycle Parking Spaces

It is intended to prioritise the provision of adequate bin storage for the overall development given that the original Bin/Bike Store will be removed as part of the proposed development.

Given that the vast majority of the site is located in the 'Outer Suburbs' of the CCDP Mapped Objectives, it is proposed to provide 20no. bicycle parking spaces for permanent residents of the overall Laurel Heights development as directed by Table 11.14 of the CCDP as follows:

40no.units total at a rate of 0.50 per unit in suburbs = 20 bicycle parking spaces

As directed under Item 11.248 of the CCDP, this bicycle store will benefit from passive surveillance and are located to facilitate all Blocks of the completed development.

There is no guidance provided in the CCDP for the provision of bicycle parking spaces for visitors. The 'Sustainable Urban Housing: Design Standards for New Apartments' guidelines determines that 'Visitor cycle parking shall also be provided at a standard of 1 space per 2 residential units' which necessitates a further 20no. bicycle parking spaces.

The total provision of **40no. bicycle parking spaces** is set out as follows:

-20no. Pittman Semi-Vertical Cycle Rack contained within purpose built bike store (divided equally between Enclosures 1 & 2)

-x5no. free standing bike stands for occasional use by visitors at entrance to Block A & Block D respectively (unsheltered). Each stand can accommodate 2no. bikes, equalling 20no. visitor bike stands.

5.0 URBAN DESIGN CRITERIA

This scheme is assessed under the overarching headings of the Urban Design Manual and their subcategories as listed below.

Neighbourhood (Context, Connections, Inclusivity & Variety)

This proposal responds well to its residential context which has undergone significant regeneration in recent years. Development of vacant or derelict sites in the wider Shanakiel area has positively enhanced the sense of community, inclusivity and social integration of the area. The nearby construction of 16no. dwellings on the site of Strawberry Hill & Blarney Street reflects a sustained level of investment in the vicinity and this proposal will represent a continued enhancement of sustainable development following the successful completion of Laurel Heights (Block A & B).

The proposal has been designed to integrate with the completed development and read cohesively with this initial phase as well as the wider Blarney Street area. The development site is well connected to nearby amenities, services and infrastructure and is in-keeping with the CCDP policy objective of the 15-minute city. The prevalence of public and private amenity space inherent in this mixed accommodation promotes a variety of activities.

The site gardens and elopement in general has been designed to accommodate people of all ages and abilities with generous provisions of:

- Universal Design (15% of units)
- Gently sloped site access routes.

- Disabled parking spaces.
- High quality public amenity space.

Site (Efficiency, Distinctiveness, Layout & Public Realm)

The proposition makes efficient and sustainable use of underdeveloped land in an inner suburban area of Cork City which currently comprises a single bungalow dwelling house. The proximity of existing infrastructure on Blarney Road makes appropriate and efficient use of nearby resources. The continuation of Laurel Heights will create a distinct sense of place and community by activating the street front to Blarney Street and creating a secure and appealing public realm that prioritises pedestrian use and an ample provision of passive surveillance to the shared amenity areas.

The newly proposed public realm is inviting and comprises high levels of material finish, benches, visitor bicycle parking, greenspaces, trees, select planting and a discreet Bin & Bike Stores. The newly situated access to the development creates an enhanced sense of community within the development as a whole.



3D Visualisation of public amenity space & rear of Block C.

Home (Adaptability, Privacy & amenity, Parking & Detailed Design)

This scheme was designed from the outset to include a minimum provision of 10% Universal Design accommodation in the hope of adapting newly constructed housing stock accordingly for the elderly or infirm. A provision of 15% has been provided in this regard (3/20no. units located within Block D).

A high level of private and public amenity space throughout the development. The revised scheme consists of 143m² of communal amenity space. This provision has been deemed acceptable in the course of the interactive dialogue process and design refinement process owing to the sizeable home zone area proposed, the increased car-parking provision and the generous provision of private open space for Block D. It is proposed that the patios of the ground floor apartments of Block D are not enclosed to allow for the enjoyment of increased private amenity space. It is hoped that inhabitants of these units will take ownership of the ample garden space provided to them for their enjoyment.


The parking facilities benefit from passive surveillance owing to the configuration of the proposed Blocks. The 20no. parking spaces comprise 2no. disabled parking spaces & 2no. EV charge points all set on 'Home Zone Shared-Space' paving which makes for an attractive and secure 'Home Zone' situated centrally within the development.

6.0 SITE SERVICES

Please refer to Services Report for details pertaining to Site Services.

We trust that the information provided in this Design Statement is to your satisfaction.

Yours sincerely,



Adam Hudson

BScArch MArch PDipArch MRIAI



Part 8 Planning Application Submission
January 2026