



Planning Policy Statement

Proposed Residential Development at Heathfield, Carriganarra,
Carraigrohane, Ballincollig, Cork.

July 2023

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Planning Policy Assessment

1.1 Introduction

This Planning Policy Statement has been prepared in support of a proposed residential development of 70 no. dwelling houses and all ancillary site works at Heathfield, Carriganarra, Carrigrohane, Ballincollig, Cork. The proposed development comprises the construction of 16 no. 2 bedroom dwelling houses and 54 no. 3 bedroom dwelling houses, with ancillary public open spaces and landscaping proposals.

This Statement should be read in conjunction with the enclosed plans and particulars prepared by Deady Gahan Architects and DOSA Consulting Engineers.

1.2 National & Regional Policy

1.2.1 Housing For All - A New Housing Plan for Ireland

'Housing for All' was published by the Department of Housing, Local Government and Heritage in September 2021 as an overarching housing plan for 2030. It is estimated that 33,000 no. new dwelling units will need to be delivered per year between 2021 to 2030. Housing for All aims to address the current shortage and affordable residential units across the country by delivering.

'An average of 6,000 affordable homes to be made available every year for purchase or for rent by Local Authorities, AHBs, the LDA and via a strategic partnership between the State and retail banks.'

1.2.2 National Planning Framework 2040 (NPF)

National Policy Objective (NPO) 2A of the NPF states it is the intention of the government to concentrate a sizeable proportion of future development in the existing cities and their environs.

'A target of half (50%) of future population and employment growth will be focused in the existing five cities and their suburbs'.

NPO 11 of the NPF states;

'In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.'

1.2.3 Regional Spatial and Economic Strategy for the Southern Region (RSES)

The RSES is positioned as an implementing strategy for the NPF. The RSES profiles the Southern Region and establishes a strategy to improve the Region through 11 distinct strands which include, compact growth, strengthening and growing our cities and metropolitan areas and providing infrastructure and services in a sustainable, planned and infrastructure-led manner.

Ballincollig is included within the Cork Metropolitan Area Strategic Plan (Cork MASP) in the RSES. Ballincollig is identified as a 'Metropolitan Town' in the Cork MASP and the continued delivery of new residential development in the settlement is a critical component in Metropolitan Cork achieving ambitious population and housing growth targets. The RSES identifies a potential residential yield of 4,282 no. additional residential units in Ballincollig by 2031.

Ballincollig is also identified on the Cork MASP as a settlement which may benefit from a future 'Light Rail Corridor' connecting the settlement to the city centre and docklands.

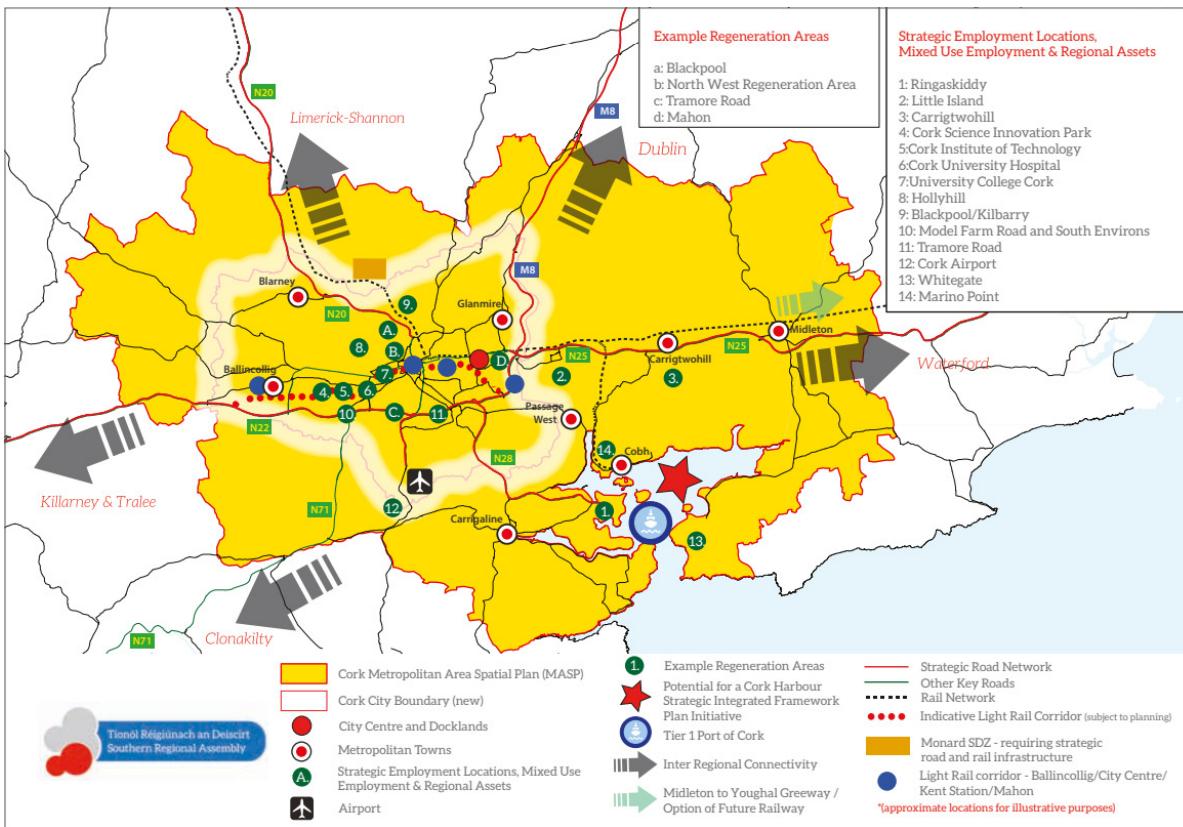


Figure 1. Cork MASP as defined in the RSES.

1.3 Local Planning Policy

1.3.1 Cork City Development Plan 2022-2028

Strategic Context

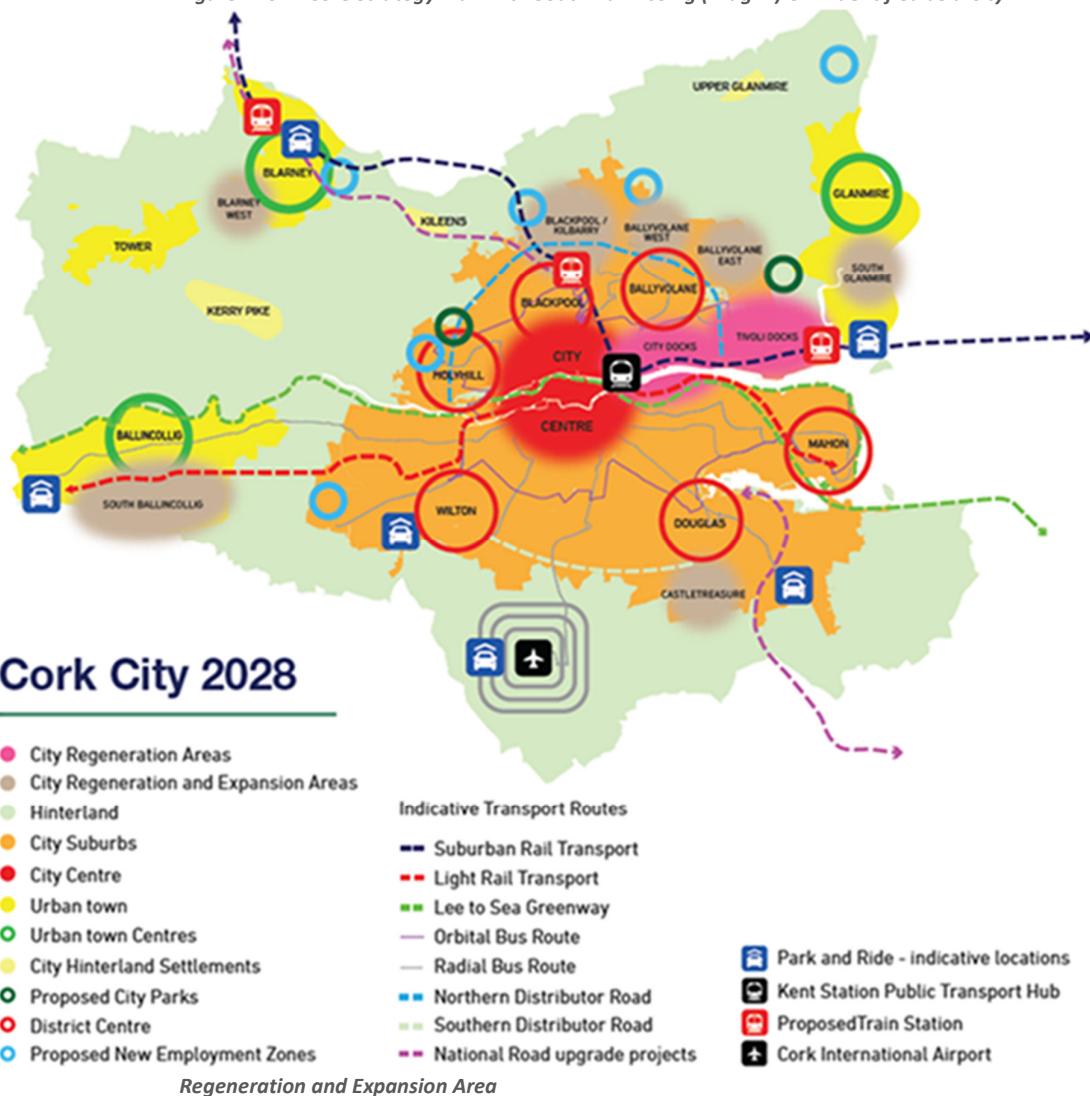
The subject lands are situated in an evolving developmental area both locally in the context of Ballincollig and in Metropolitan Cork. The lands form part of the South Ballincollig (Maglin) Urban Expansion Area (MUEA) which is a strategic land bank of approximately 220 no. hectares to the south of the town and north of the N22 identified in the CDP. The delivery of the MUEA has been a long-held ambition as a strategic expansion area for the town to accommodate most of the population and housing growth in the settlement, in addition to the delivery of new schools, town centre uses, public open spaces and infrastructural upgrades.

The strategic importance of the delivery of the MUEA in terms of the delivery of housing in population growth is emphasised in CDP Objective 10.57 'South Ballincollig (Maglin) Expansion Area', which states that it is an objective of the Planning Authority.

'To support the compact growth and development of South Ballincollig Expansion Area as a strategic City consolidation and expansion area, as identified in the Core Strategy. All development shall be designed, planned and delivered in a coordinated and phased manner, using a layout and mix of uses that form part of an emerging neighbourhood integrated with the wider area.'

This is also confirmed in the Core Strategy of the CDP. Section 2.47 of the Core Strategy of the CDP identifies the South Ballincollig/MUEA as one of seven strategic consolidation and expansion areas in the city which will need to accommodate significant levels of housing and population growth during the lifetime of the CDP. The delivery of large-scale residential development within the seven strategic consolidation and expansion areas is critical for the city to meet its ambitious growth targets within the lifetime of the CDP but also to reach longer term targets for Cork set out in the RSES and National Planning Framework NPF.

Figure 2. CDP Core Strategy Plan with South Ballincollig (Maglin) UEA identified as a City



Ballincollig's ability to deliver the housing growth required to enable the town to fulfil its strategic functions is heavily dependent on the timely delivery of the MUEA to meet its housing targets. Tables 2.2 and 2.3 of the CDP Core Strategy confirms that it is an objective of the Council that Ballincollig's population is to increase to 27,987 no. people by 2028 (an increase of 9,928 or 54.1% from 2016 figures) with a potential yield of 3,947 units at Tier 1 & Tier 2 lands.

Ballincollig is categorised as an ‘Urban Town’ in the settlement hierarchy of the CDP with Table 2.6 ‘Summary of Key Objectives for City Growth’ identifying the MUEA as a key site in delivering housing and population growth during the lifetime of the CDP.

City Area	Role in the Core Strategy	Some Key Sites	Key Deliverables
Urban Towns	Phased delivery of strategic sites by targeting growth proportionate to the existing population within the four urban towns. All development shall focus on prioritising walking, cycling and public transport use. Apply a mixed-use approach to regenerating key underutilised locations. Use a range of designs and densities that reflect and enhance the individual character of each town.	Expansion of South Ballincollig (Maglin), South Glanmore (Ballinglanna). Opportunities to repurpose underutilised sites within town centres.	1. Framework plans for South Ballincollig and South Glanmore. 2. Heritage led plans for Blarney and Tower. 3. Action plans for key sites (Neighbourhood Development Sites). 4. Plan for the long-term delivery.

Figure 3. CDP Table 2.6 Summary of Key Objectives for City Growth

The CDP includes 9 no. key Strategic Objectives to guide future development including.

- **SO1 Compact Liveable Growth** - Deliver compact growth that achieves a sustainable 15 minute city of scale providing integrated communities and walkable neighbourhoods, dockland and brownfield regeneration, infill development and strategic greenfield expansion adjacent to the existing city.
- **SO2 – Delivering Homes & Communities** - Provide densities that create liveable, integrated communities by using a mix of house types, tenures and sizes linked to active and public transport. Provide amenities, services and community and cultural uses to enable inclusive, diverse and culturally rich neighbourhoods.
- **SO3 – Transport & Mobility** - Integrate land-use and transportation planning to increase active travel (walking and cycling) and public transport usage. Enable the key transport projects in the Cork Metropolitan Area Transport Strategy (CMATS) delivering multi-modal usage and smart mobility, accessible for all.
- **SO9 – Placemaking & Managing Development** - Develop a compact liveable city based on attractive, diverse and accessible urban spaces and places. Focus on enhancing walkable neighbourhoods that promote healthy living, wellbeing and active lifestyles, where placemaking is at the heart. Follow a design-led approach with innovative architecture, landscape and urban design that respects the character of the city and neighbourhood.

The proposed development is in accordance with all relevant strategic objectives of the CDP and the development objectives of Ballincollig. The subject site represents an infill, edge of settlement site within walking/cycling distance of all employment, retail, educational, recreational and public transport opportunities in the town of Ballincollig. The site is situated within walking distance of most areas of the town, with the majority of the town's services and amenities being within a 15 minute walking distance. This includes Ballincollig Main Street/Town Centre where there is the existing 220 no. Ovens- Carrigaline (via Cork City Centre), 24 no. hour bus route. The lands are situated within walking distance of various primary and secondary schools in the area (Gaelscoil Ui Riordain, Scoil Barra, Scoil Mhuire, Colaiste Cholim and Ballincollig Community School) and recreational and sporting facilities including Ballincollig GAA Club and Ballincollig Regional Park).

The proposed development is also ideally placed to benefit from future active travel improvements in the area which include the permitted ‘Active Travel Measures at Leo Murphy Road’ Part 8 scheme, providing enhanced pedestrian and cycle infrastructure from the Killumney Road to the town centre. The proposal will contribute directly to a positive increase in residential density in the area, whilst appropriately respecting the established built environment. It will contribute directly to the realisation of compact growth and, in combination with other recently permitted development in the area, will provide a critical mass of population to underpin the viability of the enhanced public transport and promote sustainable mobility in the area.

Site Zoning & Development Objectives

The subject site is situated within the ZO 01 'Sustainable Residential Neighborhoods' zoning objective in the CDP which aims.

'To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.'

CDP Section ZO 1.3 defines the following as appropriate uses within areas zoned as ZO 01.

'Primary uses in this zone include residential uses, crèches, schools, home-based economic activity, open space and places of public worship appropriate uses include residential development.'

The proposed development is in accordance with the sites specific ZO 01 'Sustainable Residential Neighborhoods' zoning objective in the CDP. The proposed development will positively integrate with the existing settlement pattern and residential character of the area and represents a natural extension to Heathfield. The proposed layout, scale and mix of accommodation is compatible with the existing nature of development in the area.

Density

The proposed development of 70 no. units on a developable site area of 2 no. hectares reflects a development with a net density of 35 no. residential units per hectare. Section 11.72 of the CDP acknowledges that when assessing appropriate densities, the Planning Authority should consider the prevailing character of an area. Section 11.72 of the CDP states that.

'Residential densities are set out in Table 11.2..... Density targets and prevailing character will be the key measures in determining site-specific density. In accordance with relevant s28 Guidelines (e.g. Sustainable Residential Development in Urban Areas) minimum density targets will be applied in the development of all sites, apart from in exceptional circumstances.'

The proposed layout, accommodation mix, and density is compatible with the site-specific and evolving development context of the area. The proposed development has been advanced following a detailed assessment of the evolving nature of the area and the restrictive nature of the lands which are bound by the N22 to the east and Killumney Road to the north. The proposed development represents an appropriate increase in density in the context of the existing pattern of development along the Killumney Road which includes several individual dwellings, Heathfield, and other established lower density residential estates such as Limeworth, Carriganarra, and Cranford Pines.

The proposed development represents an appropriate density given the sites outer suburban location in Ballincollig as described by Circular NRUP 02/2021 and achieves both an appropriate scale and density of development, given the prevailing character of the existing area, while also respecting the amenities of existing properties.

1.3.2 Cork Metropolitan Area Transport Strategy (CMATS)

CMATS identifies the Cork Northern Distributor Road (CNDR) project as a key roads objective for the Cork Metropolitan Area. Following discussions with Cork City Council the proposed development provides for an appropriate setback/preservation area along the sites northeastern and eastern boundaries, ensuring that any future upgrades to the N22 to the immediate east of the lands can be accommodated.

Ballincollig benefits from its position on the 220 no. bus route, which is a 24 hour service connecting the settlement to other urban and employment centres including the City Centre, Douglas and Carrigaline. The subject lands are also ideally placed to benefit from future improvements in public transport services in the coming years. Ballincollig main street is identified as one of twelve new 'Sustainable Transport Corridors' (Corridor E – Ballincollig -Cork City) resulting in the settlement benefitting from a further improvement in public transport services.

Conclusions

2.1 Conclusions

It is considered that the proposed scheme represents the sustainable and efficient use of the subject lands in the future context of Ballincollig. The proposed scale, density and layout is in accordance with the existing settlement pattern of the area and specifically the Heathfield residential development. The proposed development is in accordance with the sites ZO 01 'Sustainable Residential Neighborhoods' zoning objective in the CDP which aims.

'To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.'

The proposed development will positively contribute to the affordable housing stock in the Cork Metropolitan area and is in full accordance with all relevant national, regional and local planning policy objectives.



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Accreditations
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