

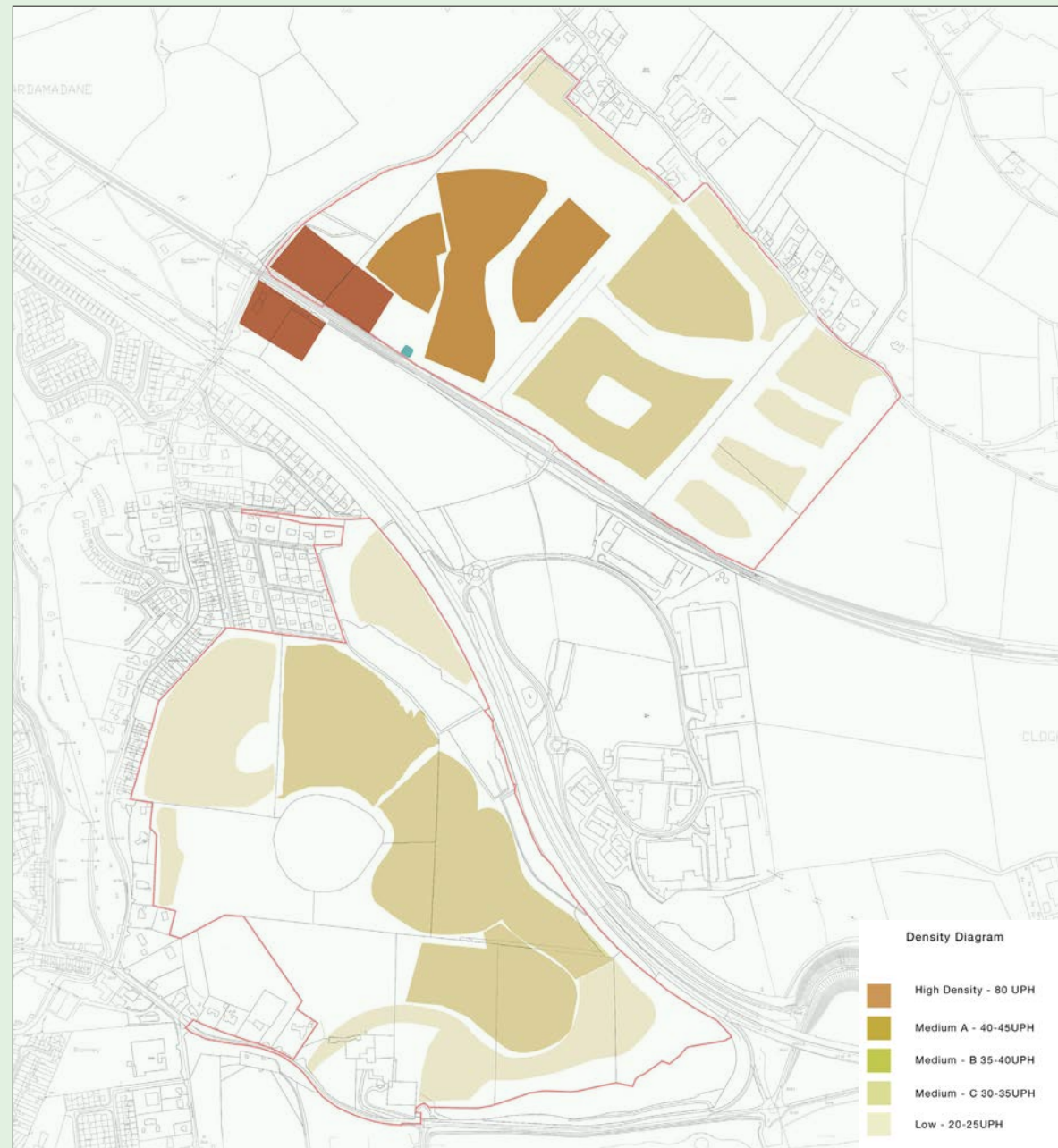
Part B 6.0 Design Strategy

Urban design principles

6.7 Density

Net residential density is proposed appropriate to the character of the particular development area, with a 'blended' or macro density of c.30 units per hectare across the two neighbourhoods as a general rule of thumb. Higher-density development of c.80 uph is proposed around the railway station, grading back through medium density of 35-40 uph to peripheral lower densities of 20-25 uph.

This proportionate and tailored approach to new residential development is in accordance with current guidelines, as per the Department of Housing, Local Government and Heritage Circular Letter of the 21.04.2021, whereby a compact form of lower density is fitting to the place.

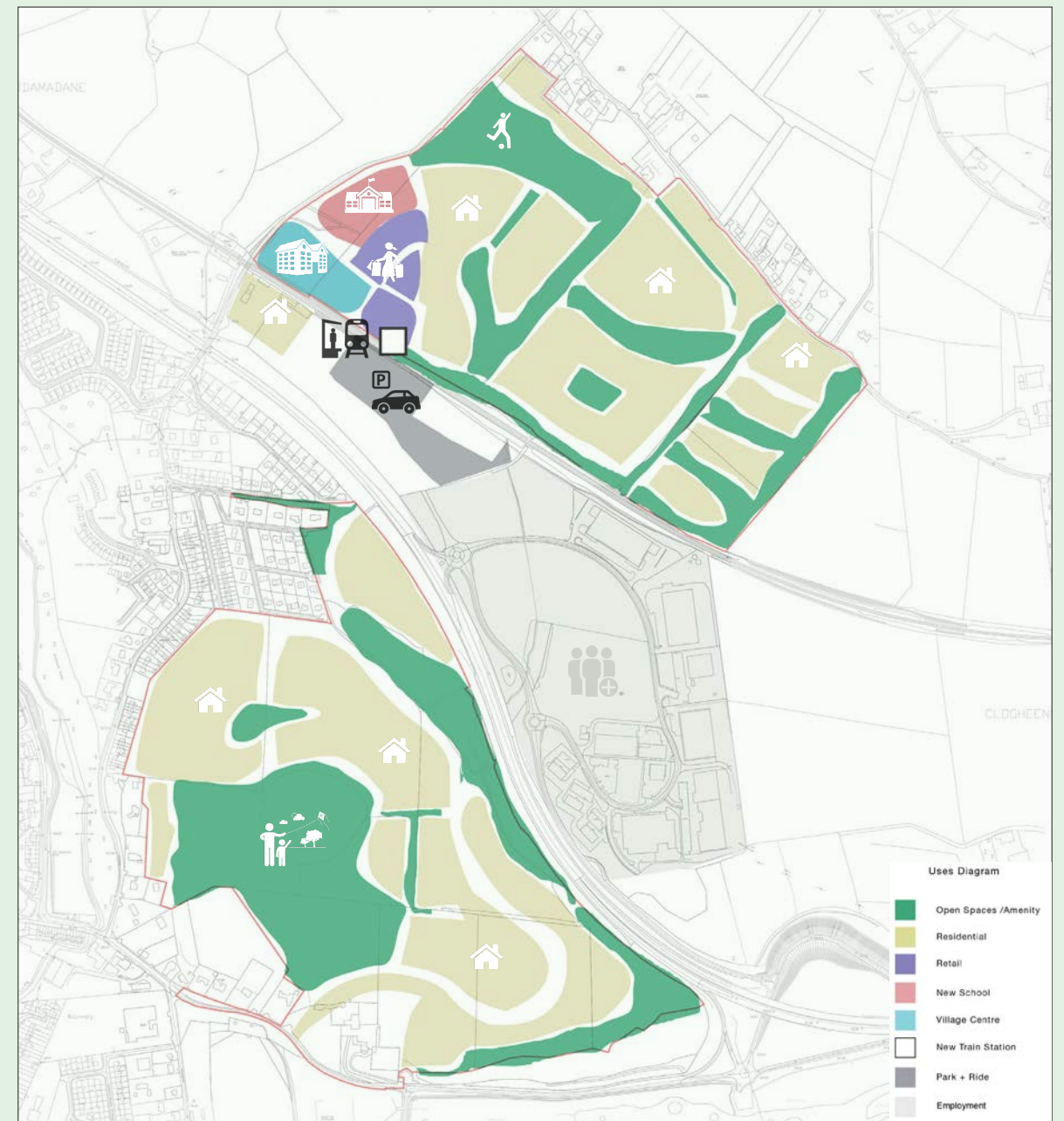


Map outlining residential density

6.8 Uses

The primary uses proposed for the masterplan development are residential and public open space. Residential development will be predominantly family homes, with a variety of mix and tenure to suit a broad demographic. Supporting the residential development in Stoneview is a new urban centre focussed on the future railway station.

Retail uses in the form of an anchor supermarket with a small number of independent local shops and services will form the backbone of the urban village. Integral to this retail and transport hub is the primary school site and blocks of higher-density apartments and townhouses. Activity and passive surveillance secure urban centres 'by design' and are at the heart of good placemaking.



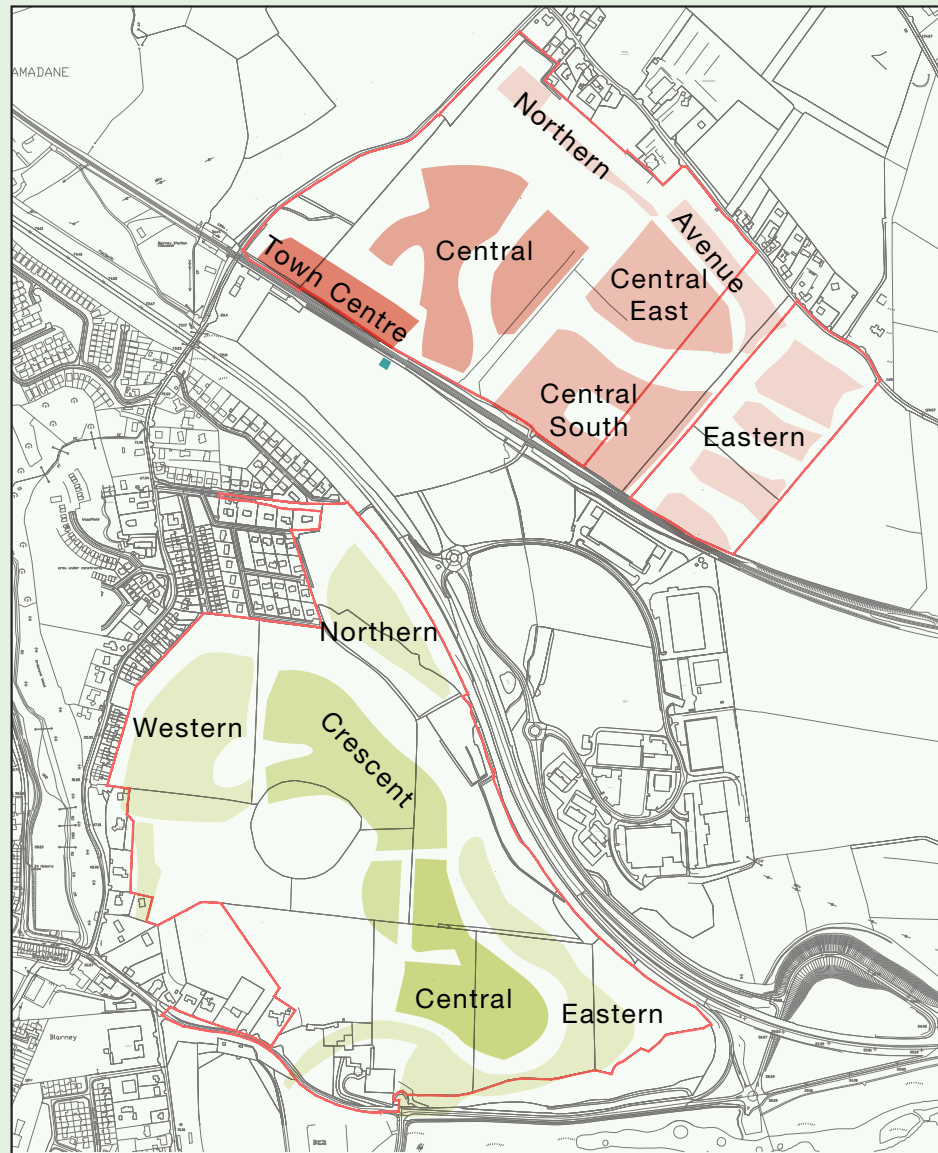
Map outlining land uses

Part B 6.0 Design Strategy

Urban design principles - place making

6.9 Character Areas

Stoneview and Ringwood will be distinctly different neighbourhoods, within which sub-neighbourhoods or smaller residential cells will naturally occur. Character is created by street pattern, topography, natural and new features, building uses, landmarks and nodes, by varying building form and roofscape, and in consideration of different yet compatible materials.



Character Areas - Key Plan Map

Town centre/Higher Density: As befitting a transport-based hub, the higher density buildings in Stoneview will be taller and larger, yet will still have a fine-grained vertical rhythm and interest in façade treatment and roofscape.

Medium Density: A dwelling mix of terraced row houses and small low-rise blocks make the transition from the higher-density zones to the lower density housing cells. Terraced housing on sloped sites makes for a dynamic and attractive streetscape, and a mix of narrow grid (row) and wide grid (double-fronted) houses ease step-changes on steeper contours.

Lower Density: Characterised by semi-detached and detached family houses, with variation in floor plan and expression. Special 'corner' houses will have entrances on the gable side, thus addressing street corners and presenting active frontage to the public realm.

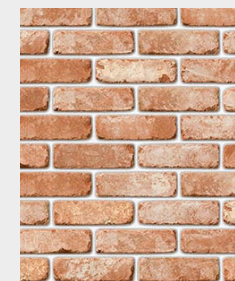
STONEVIEW



Examples of typologies and material palettes to defining character areas



Off-white render with textured finish



Red Brick using different colour mortars for variety



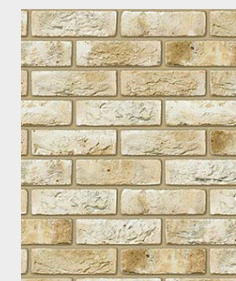
RINGWOOD



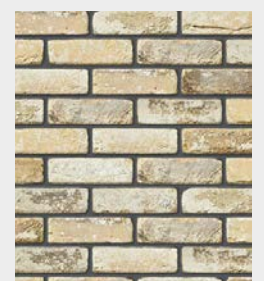
Examples of typologies and material palettes to defining character areas



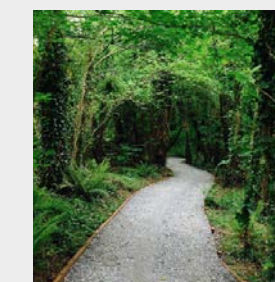
Light grey render with a textured finish



Buff Brick using different colour mortars for variety



Example of recreation space/football space to north of Stoneview



Proposed woodland park



Open spaces between residential areas

Part B 7.0 Infrastructure

Project logistics - issues at regional level

7.1 Water, Wastewater and Surface Water Infrastructure

Water

The water network is to be designed in accordance with Irish Water Connections and Developer Services Standard Details and Codes of Practice. Pre-connection consultation with Irish Water in September 2021 has determined the existing Water Treatment Plant has capacity to cater for all of the proposed Masterplan development, including 1750 housing units, without an upgrade at this time. As for the wastewater connection, local infrastructure works will be required to connect to the site across the N20 and rail line.

Wastewater

The wastewater network is to be designed in accordance with Irish Water Connections and Developer Services Standard Details and Codes of Practice. Pre-connection consultation with Irish Water has determined the existing Blarney Waste Water Treatment Plant has capacity to cater for a significant proportion of the proposed Masterplan development without an upgrade at this time.

The site topography presents favourable gradients for water service connections to the municipal network. The development will require some pumping of wastewater from low lying areas and across major infrastructure routes (N20 and Cork-Dublin Rail Line).

Surface Water

The proposed surface water drainage network is to be designed in accordance with Sustainable Urban Drainage Systems (SUDS) principles. Surface water is a valuable resource and this should be reflected in the way it is managed and used in the built environment. It can add to and enhance biodiversity, beauty, tranquillity and the natural aesthetic of buildings, places and landscapes and it can help make them more resilient to the changing climate. The philosophy of sustainable drainage systems is about maximising the benefits and minimising the negative impacts of surface water runoff from developed areas.

The SUDS approach involves slowing down and reducing the quantity of surface water runoff from a developed area to manage downstream flood risk, and reducing the risk of that runoff causing pollution. This is achieved by harvesting, infiltrating, slowing, storing, conveying and treating runoff on site and, where possible, on the surface rather than underground.

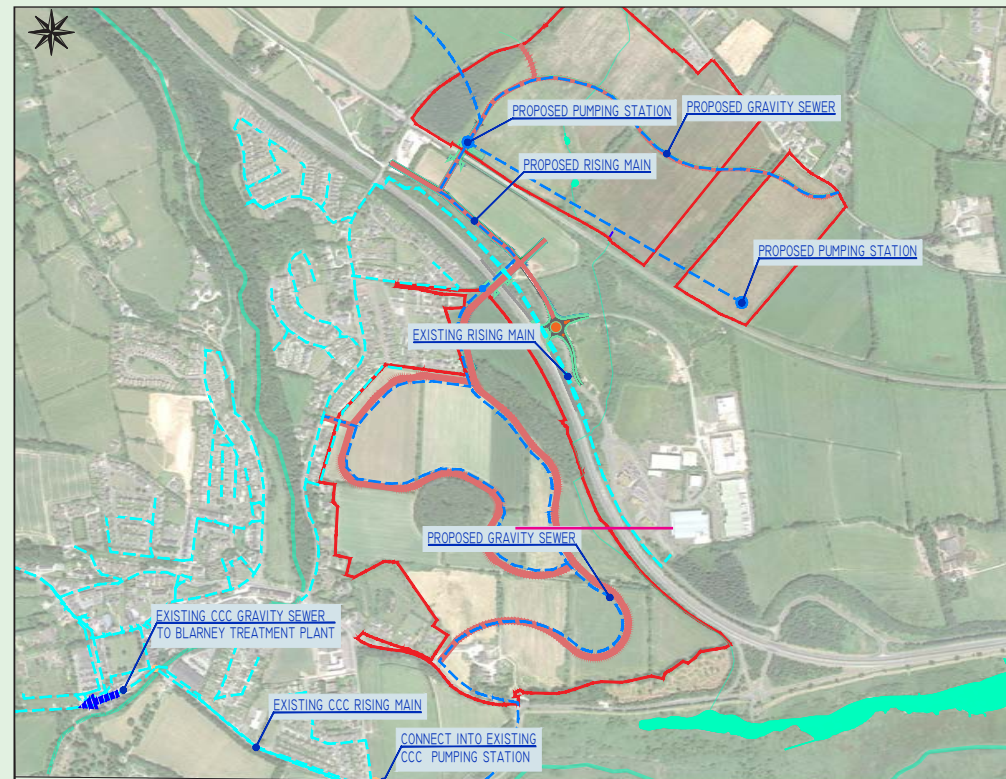
By adopting this approach, it is intended to deliver and enhance the green space within the development and link to wider green networks, supporting the provision of habitats and places for wildlife to live and flourish, aligning with the wider Masterplan design ambitions.



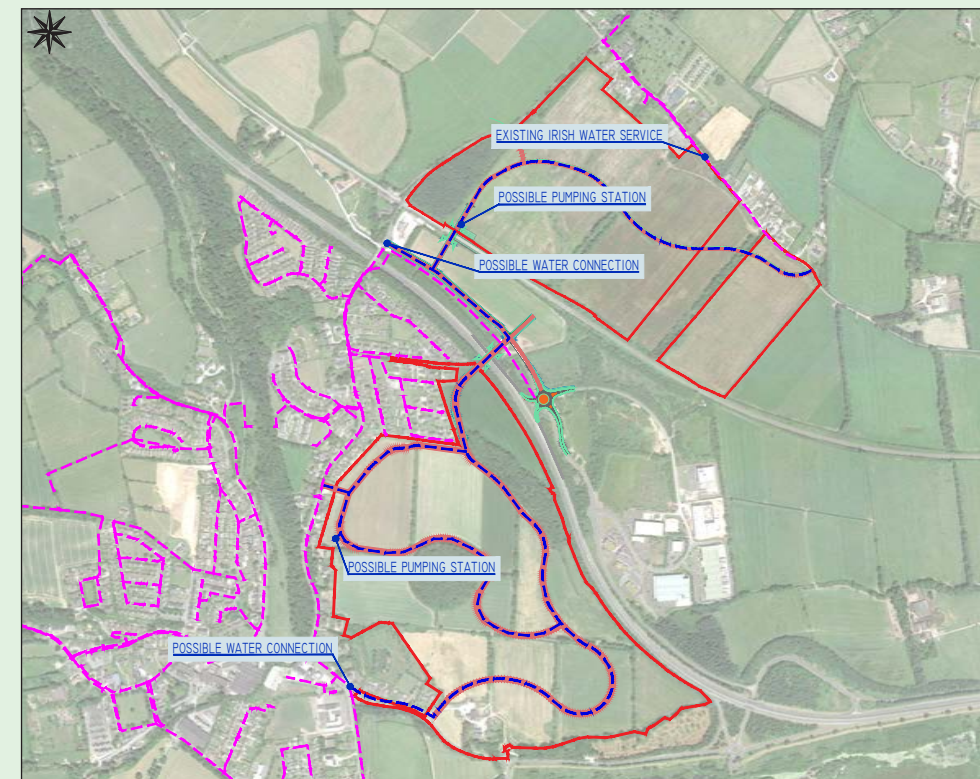
Roadside swale



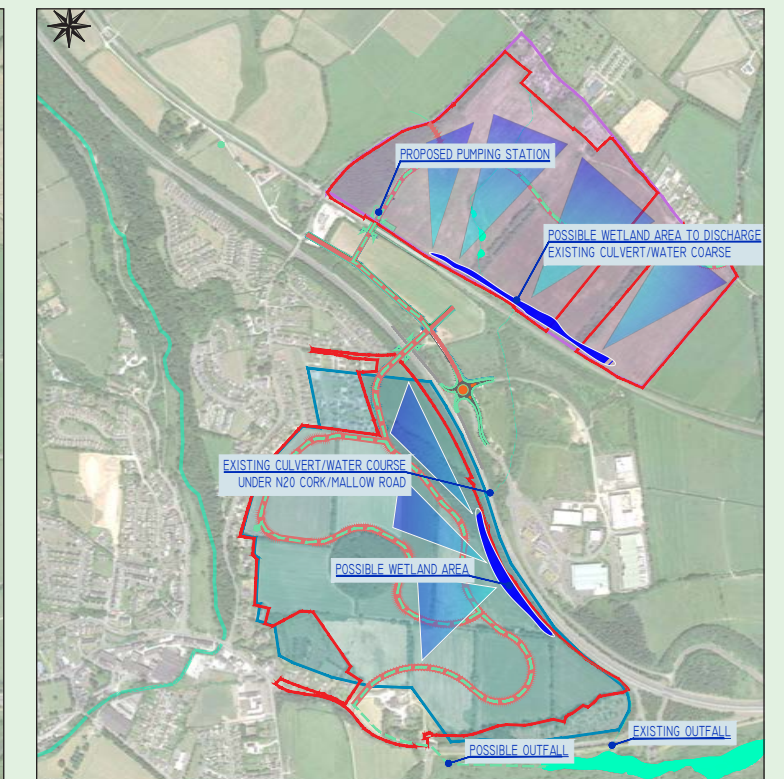
Attenuation infiltration tanks and permeable paving



Wastewater Drainage



Potable Water



Storm Water Drainage

8.0 Schedule of Accommodation

This is a draft and preliminary schedule of accommodation for the Stoneview and Ringwood lands, and will naturally be subject to the final issue of the Cork City Development Plan 2022-2028, and the detailed design of the masterplan for both land parcels. These figures are indicative of the potential development capacity based on recent and relevant research, investigation, appraisal and emerging design response of the lands undertaken by Elkstone and the design team.



Population map

Ringwood

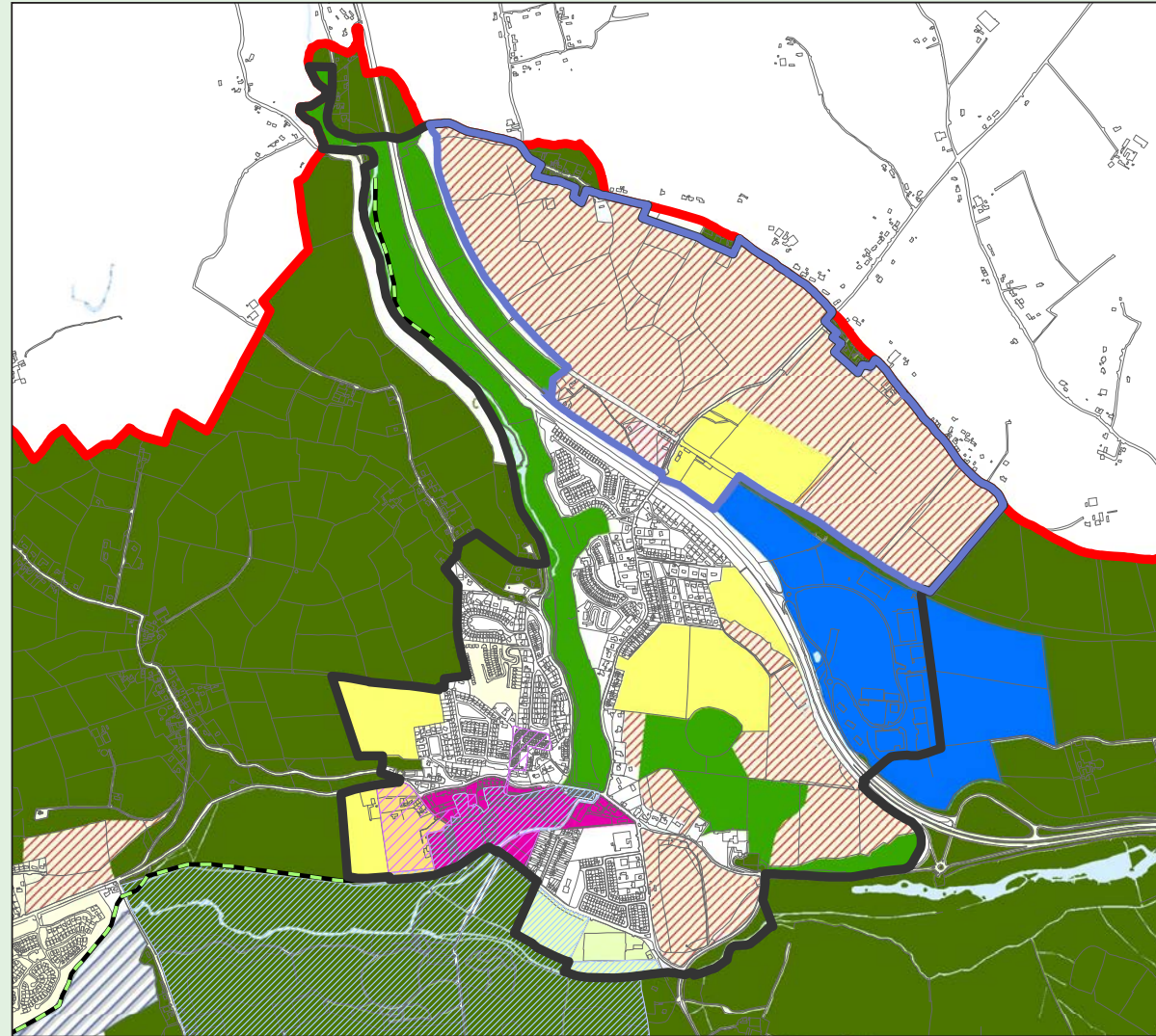
| | Site Area (Approx) | Target Density (UPH) | No. Units |
|-------------------|--------------------|----------------------|-----------|
| Phase 1 | 3.06 | 20 | 61 |
| Phase 2 | 12.52 | 30 | 376 |
| Phase 3 | 10.49 | 30 | 315 |
| Phase 4 | 8.97 | 35 | 314 |
| Phase 5 | 3.72 | 25 | 93 |
| Total/Net Density | 38.76 | 30 | 1158 |
| Public Open Space | 14.94 | | |

Stoneview

| | Site Area Ha. (Approx) | Target Density (UPH) | No. Units |
|------------------------|------------------------|----------------------|-----------|
| Phase 1 | 3.68 | 80 | 294 |
| Phase 2 | 9.18 | 45 | 413 |
| Phase 3 | 12.88 | 30 | 386 |
| Phase 4 | 8.36 | 20 | 167 |
| Phase 5 | 4.81 | 20 | 96 |
| Total/Net Density | 38.91 | 35 | 1357 |
| Public Open Space | 5.55 | | |
| School | 2.31 | | |
| Retail | 1.14 | | |
| Lands Owned by Council | 1.48 | 80 | 118 |

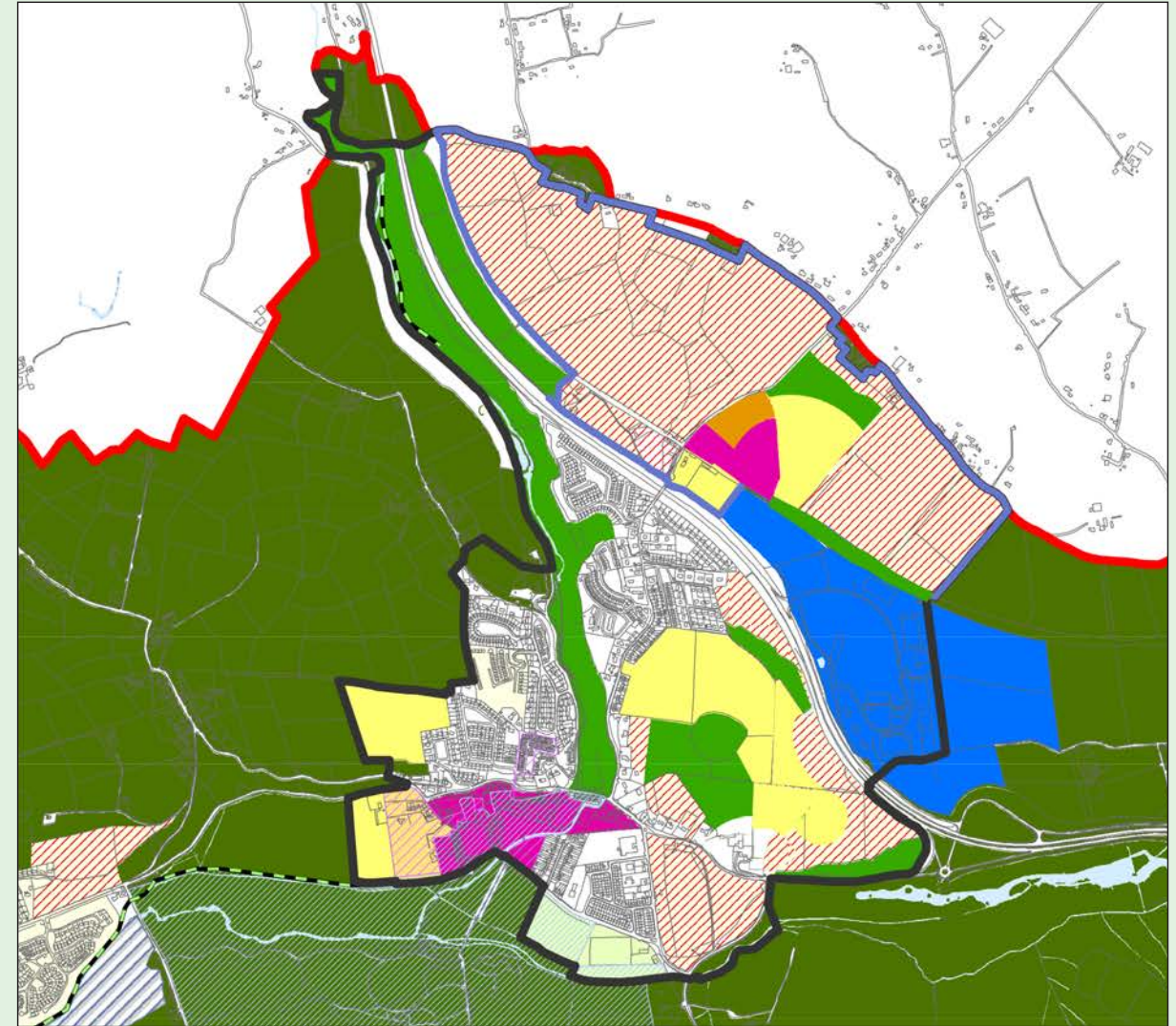
The published Draft City Development Plan proposed zoning lands for Tier 2 and 3 residential development and public open space associated with a new Town Park, as illustrated below. Policy is set out in Objectives 10.61, 10.62 and 10.63.

9.1 Current Draft Plan



Current Draft Cork City Development Plan 2022 - 2028

9.2 Changes / Amendments



Proposed Amendments to Draft Cork City Development Plan 2022 - 2028

This Masterplan has made significant amendments to the master planning of the Stoneview and Ringwood areas with regard to the previous iterations , in summary:

1. Location of the station has moved closer to the centre of the plan providing for 4 tracking and increasing the connectivity for existing residents and employment
2. Reduced reliance on the M20 this site is no longer requires accessibility from the national road network to function and provide an access point to the park-and-ride / blarney business Park which will reduce vehicles from the N20
3. Centralised development between the station and the town with early phases, tier 2, concentrating on sequential development from the core at Ringwood
4. Inclusion of a town Park accessible to the southern wetland walkway and the cities river Martin route which connects a number of recreational spaces around the town
5. Reduced requirement for upgraded infrastructure, no longer requiring a new n 20 interchange and identification by Irish water that the proposed plan can be provided for without additional upgrade to water services

The proposed changes requested to the zoning regime for Stoneview and Castlevue are illustrate below, delineating Tiers 1, 2 and 3 residential areas, public open spaces associated with new town parks, educational zonings for the location of new schools and a town centre zoning around the new rail station.

This proposed zoning regime can be supported by appropriate development objectives, an indicative list which is provided overleaf in Appendix 1.