



DESIGN STATEMENT

NOVEMBER 2021

RESIDENTIAL DEVELOPMENT, BOHERBOY ROAD, MAYFIELD, CORK

- PLANNING APPLICATION IN RESPONSE TO CONDITIONS NOS. 2 & 3
OF GRANT OF PERMISSION (PL 04.249376, P.A.Reg.Ref: 16/07292)

 mahony pike

CONTENTS

INTRODUCTION	5
01 SCHEDULE	7
02 SITE	9
03 SITE STRATEGY	11
04 DEVELOPMENT PLAN OBJECTIVES	20
05 URBAN DESIGN CRITERIA	24
06 SITE SERVICES	26

INTRODUCTION

INTRODUCTION

This application is in response to planning conditions nos. 2 & 3 for the permitted development at Boherboy Road, Mayfield, Cork (PL 04.249376, P.A.Reg.Ref: 16/07292).

Response to Condition No. 2:

The layout of Houses Nos. 119, 120, 121, 152 & 153 has been revised in accordance with the drawing submitted to An Bord Pleanala on 17/10/2017, and includes a new vehicular access from Boherboy Road, parking area, drainage and lighting. Due to the addition of the former Harrier Club on Boherboy Road to the development site, one house (No. 154) is proposed to be added to the terrace, mirroring the arrangement at the main development access road to the east. Also, the pedestrian connection along the southwest boundary connecting the permitted development with Boherboy Road has been widened to incorporate a cycle lane in accordance with Condition No. 7.

Response to Condition No. 3:

The design of House No. 41 has been amended to a single storey + dormer house type to reduce overshadowing of the adjoining houses to the north.

In addition, permission is sought for the construction of a 2.4m block wall 1m inside existing boundary with the rear gardens of existing houses fronting onto Boherboy Road.



01 | SCHEDULE

SCHEDULE OF ACCOMMODATION

6 no. 2-bed single-storey terraced houses are proposed at the southwestern corner of the site adjacent Boherboy Road, and 1 no. 2-bed single storey + dormer end-of-terrace house is proposed along the northern boundary adjacent Ashford Heights (7 no. total in this application). This brings the total number of units in the overall development to 154.

9 no. car parking spaces are provided for the houses at the southwest corner of the site (Nos. 119, 120, 121, 152, 153 & 154). No changes are proposed to the car parking arrangements for the house at the northern boundary (No. 41).

UNIT NUMBERS

HT06 HOUSE / 1 STOREY + DORMER		2-Beds 3-Persons End of terrace
		1
HT07A HOUSES / 1 STOREY		2-Beds 4-Persons Mid terrace
		4
HT07B HOUSES / 1 STOREY		2-Beds 4-Persons End of terrace
		2

RESIDENTIAL TOTAL **7**

RESIDENTIAL AREAS

HOUSES	GIA	TOTAL GIA
HT06	72.1m ²	72.1m ²
HT07A	76.3m ²	305.2m ²
HT07B	76.5m ²	153.0m ²

TOTAL DEVELOPMENT AREA **530.3m²**

CAR PARKING

TOTAL NUMBER OF SPACES		9
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02 | SITE

SITE

The application site is part of the overall development site as per PL 04.249376, P.A.Reg. Ref: 16/07292, and is in close proximity to local amenities and bus routes.

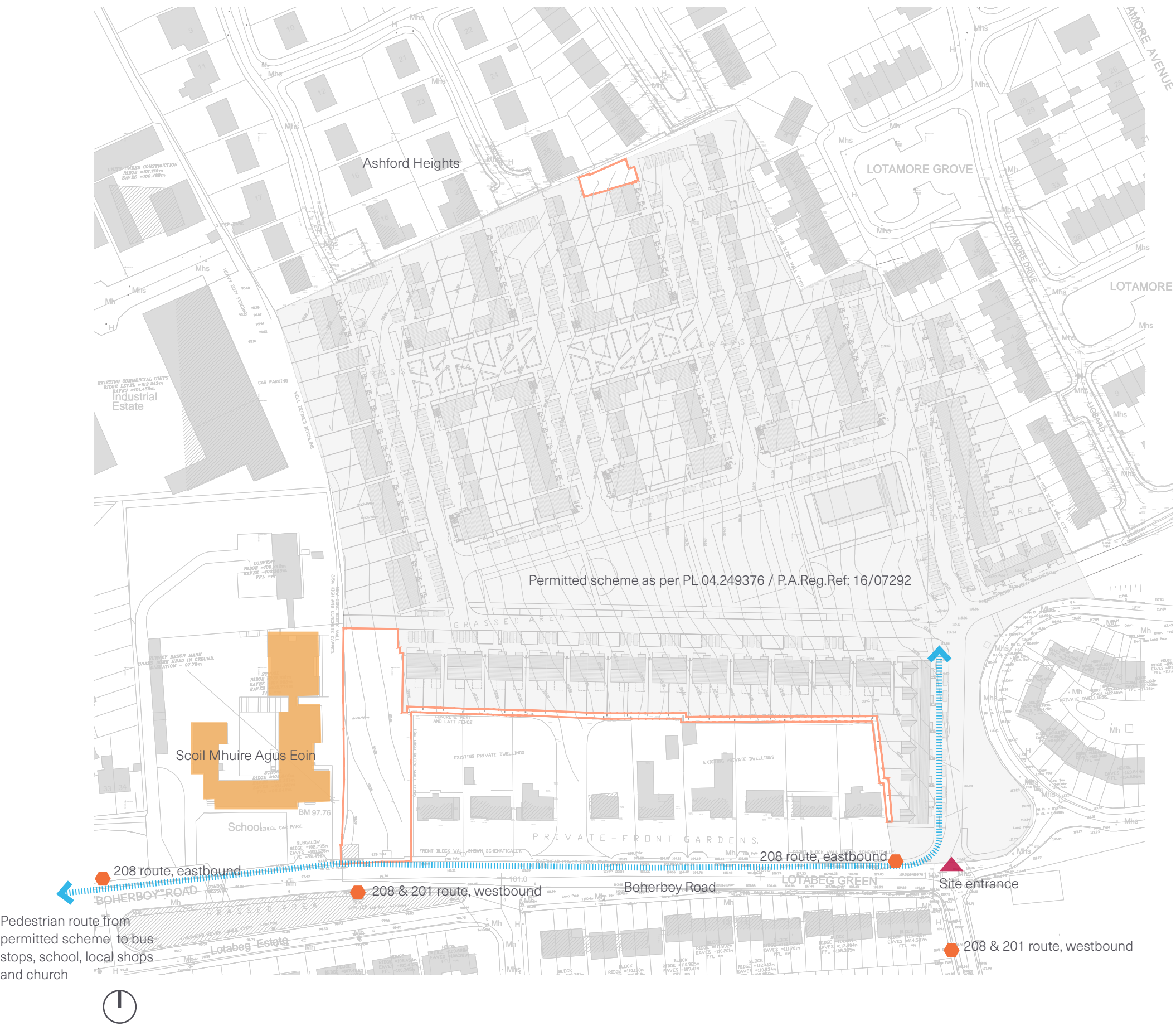
Bus stops close by on Boherboy Road are served by routes nos. 201 & 208, connecting the site with the city centre and other suburbs.

Scoil Mhuire Agus Eoin is located directly to the west of the site and the local church and shops are within a 5 minute walk of the site to the west.

There is currently a single access point - vehicular, cycle & pedestrian - to the development site from Boherboy Road.

The southwestern part of the application site also bounds onto Boherboy Road, sloping quite gently down to it from the main development site between existing houses and the school. All that remains of the former Harrier Club are the front and side walls.

The northern part of the application site is a single end-of-terrace house plot which adjoins the rear gardens of two houses in Ashford Heights Estate to the north.



03 | SITE STRATEGY

SITE STRATEGY

CONCEPT

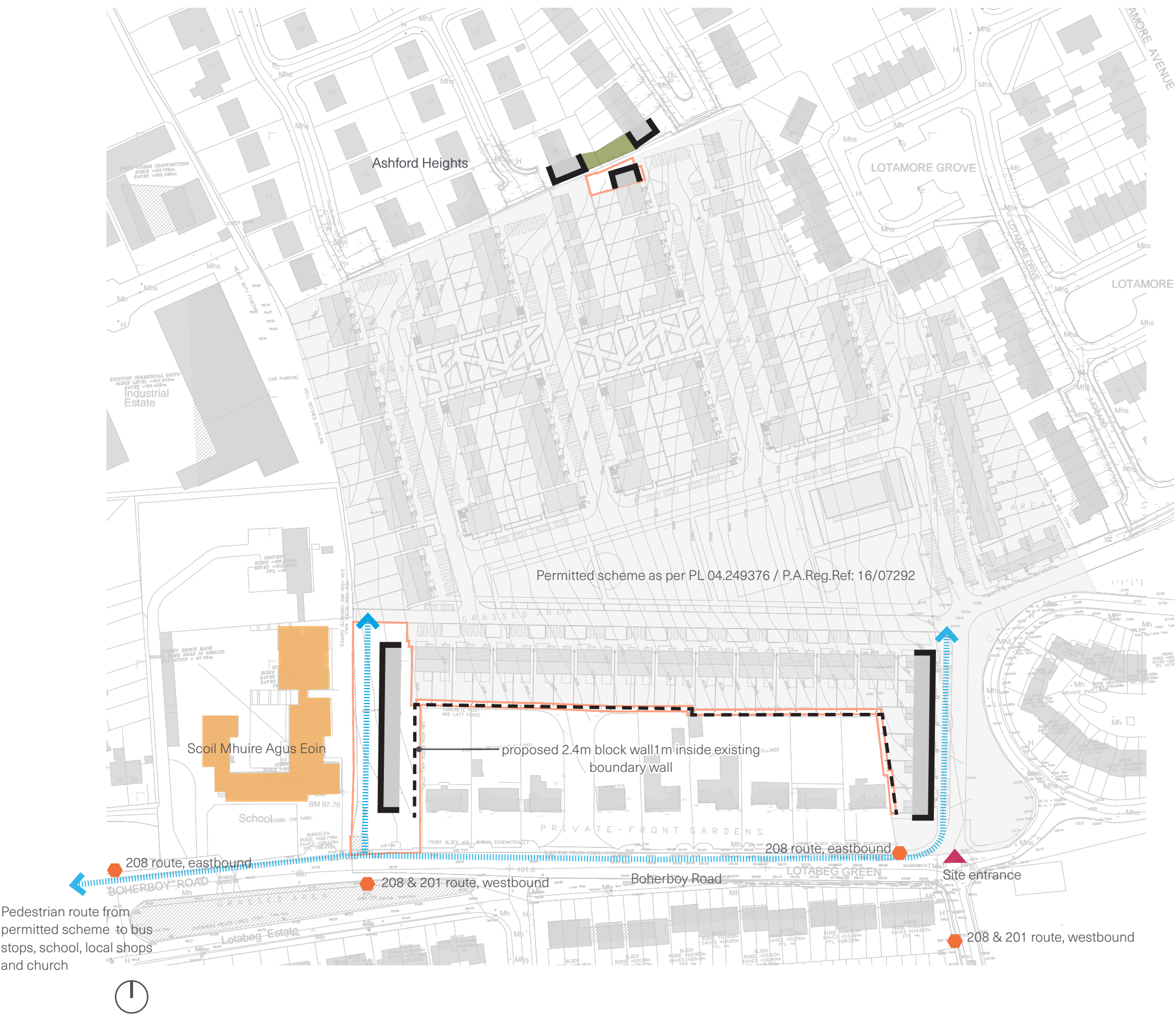
The layout of Houses Nos. 119, 120, 121, 152 & 153 has been revised in accordance with that submitted to An Bord Pleanala on 17/10/2017, and an additional house added to the terrace due to the inclusion of the former Harrier Club on Boherboy Road in the development site. The proposed terrace mirrors the arrangement at the main site entrance road, forming bookends to the back to back housing along the southern boundary. It has the effect of securing back gardens and providing passive supervision of the proposed pedestrian/cycle route. A proposed 2.4m boundary wall is intended to further ensure the privacy of existing back gardens backing onto the main development site.

Provision of access route along southwest boundary as per An Bord Pleanala Condition No. 7 improves the pedestrian/cycle connectivity of the permitted scheme, shortening travel distance to bus stops and school on Boherboy Road, as well as to shops, church and the wider area to the west.

The design of House No. 41 has been amended to a single storey + dormer house type to reduce overshadowing of the adjoining houses to the north, whilst still forming an end to the terrace.



Former Harrier Club

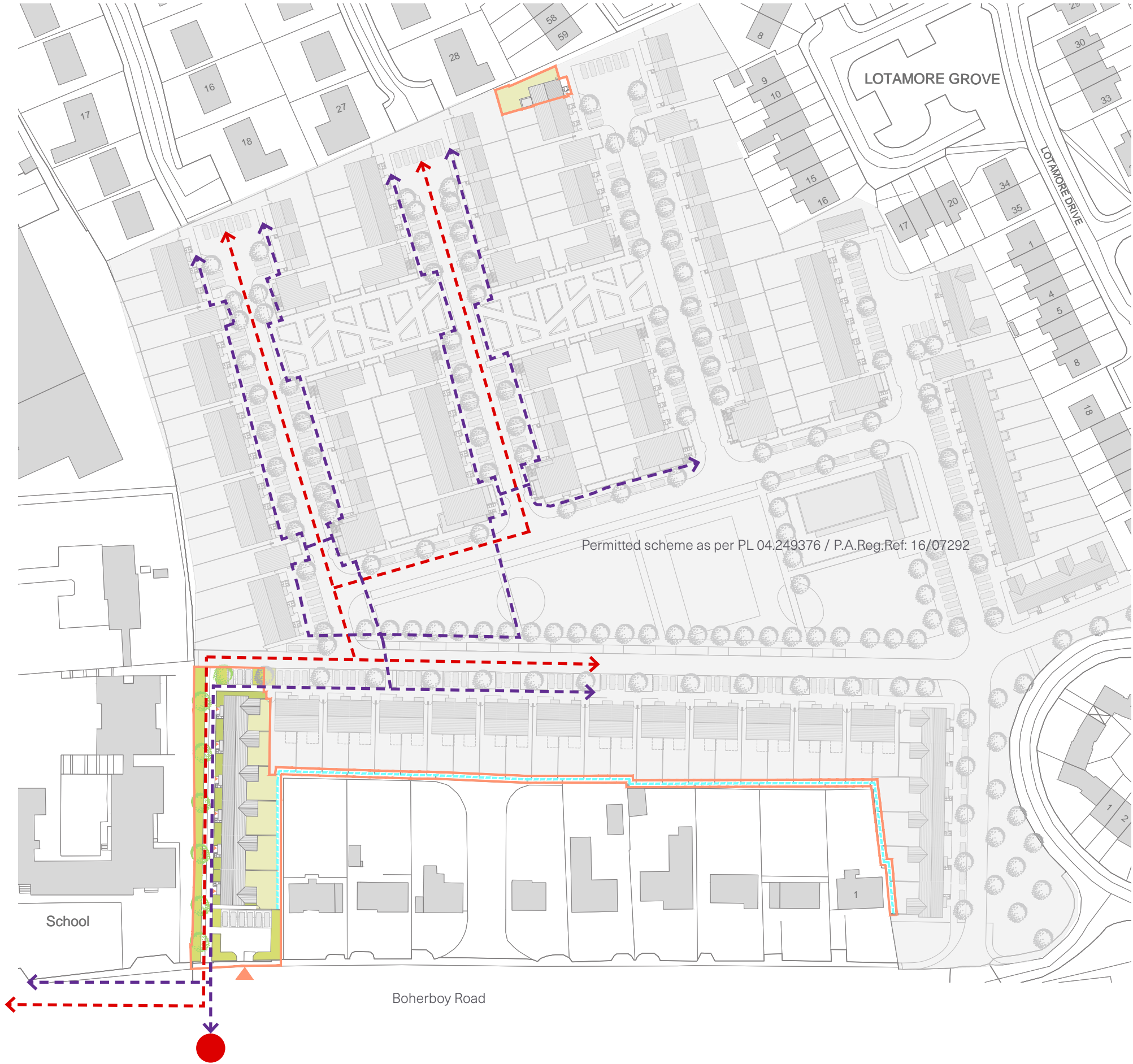


SITE STRATEGY

PEDESTRIAN AND CYCLING CONNECTIVITY

The proposed development will tie into the existing permitted scheme with pedestrian and cyclist links. The proposed links will provide shorter routes and quicker acces to Boherboy Road and local amenities for the residents located on the northern and western portion of the permitted scheme. Without these links in place the resident would have to travel further to the main entrance located to the south east corner of the site to access local amenities. As per DMURS objectives, the pedestrian and cycling links will facilate more sustainable forms of tranportation such as walking, cycling and access to public transport with the bus stop located across from the site entry point.

- Bus stop
- ➡ Pedestrian Link
- ➡ Cyclist Link



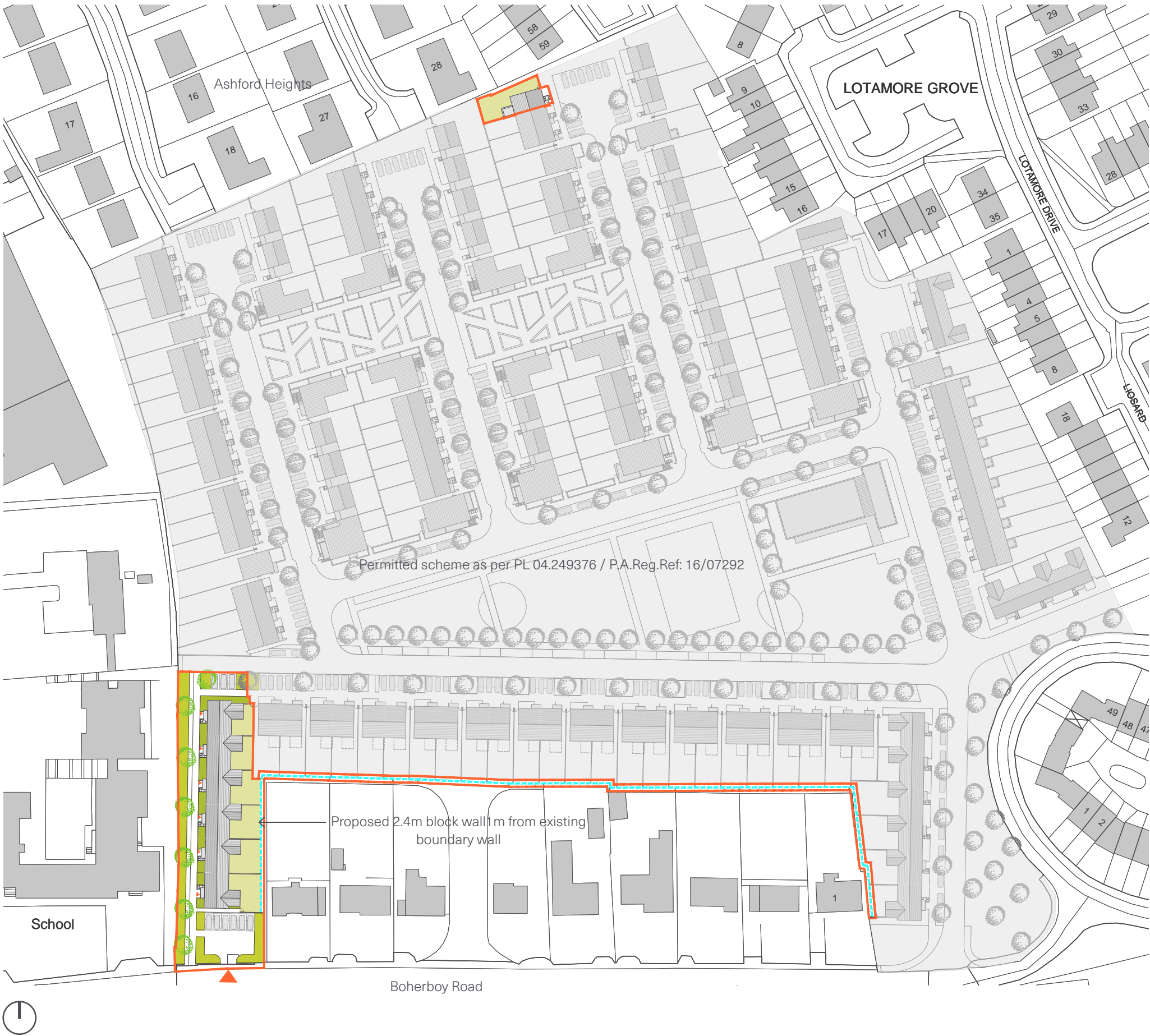
SITE STRATEGY

SITE LAYOUT PLAN

The terrace creates a street frontage to the proposed pedestrian and cycle link as well as securing the back gardens of existing houses along Boherboy Road.

Vehicular entrance from Boherboy Road accesses a parking area, which contains 6 no. car spaces. A further 3 no. spaces are located to the north of the terrace .

A single storey + dormer type house completes the permitted terrace at the northern boundary whilst reducing overshadowing of the existing houses and gardens at Ashford Heights .



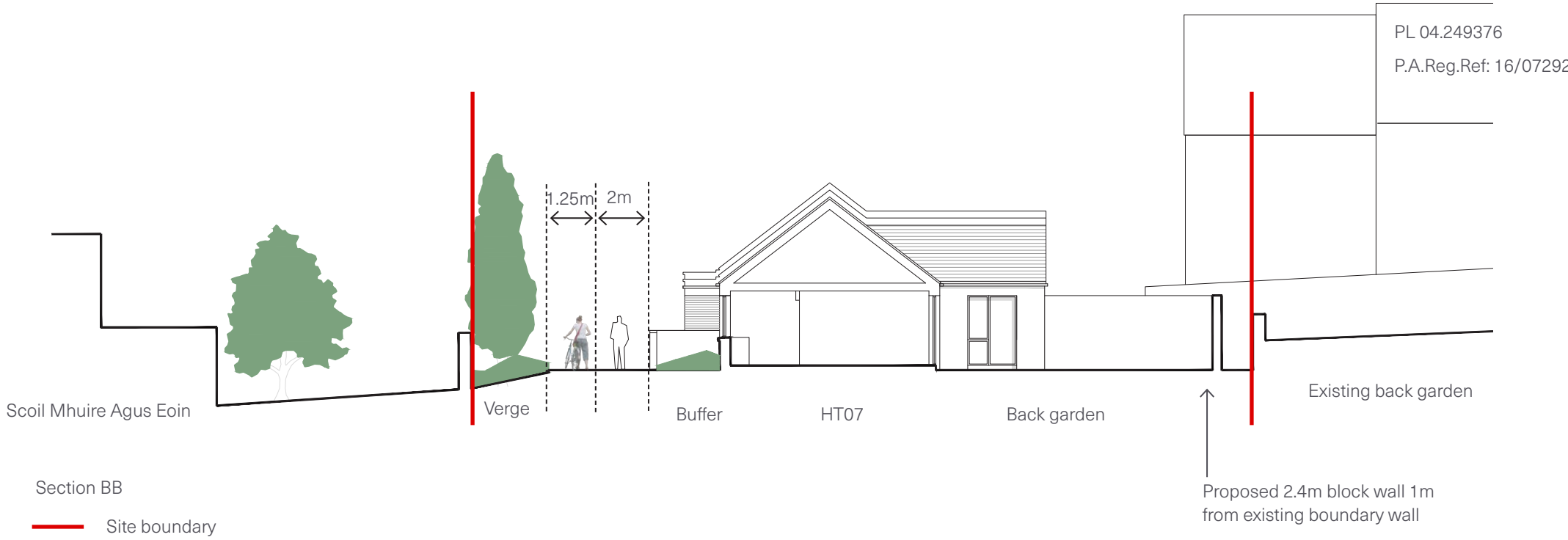
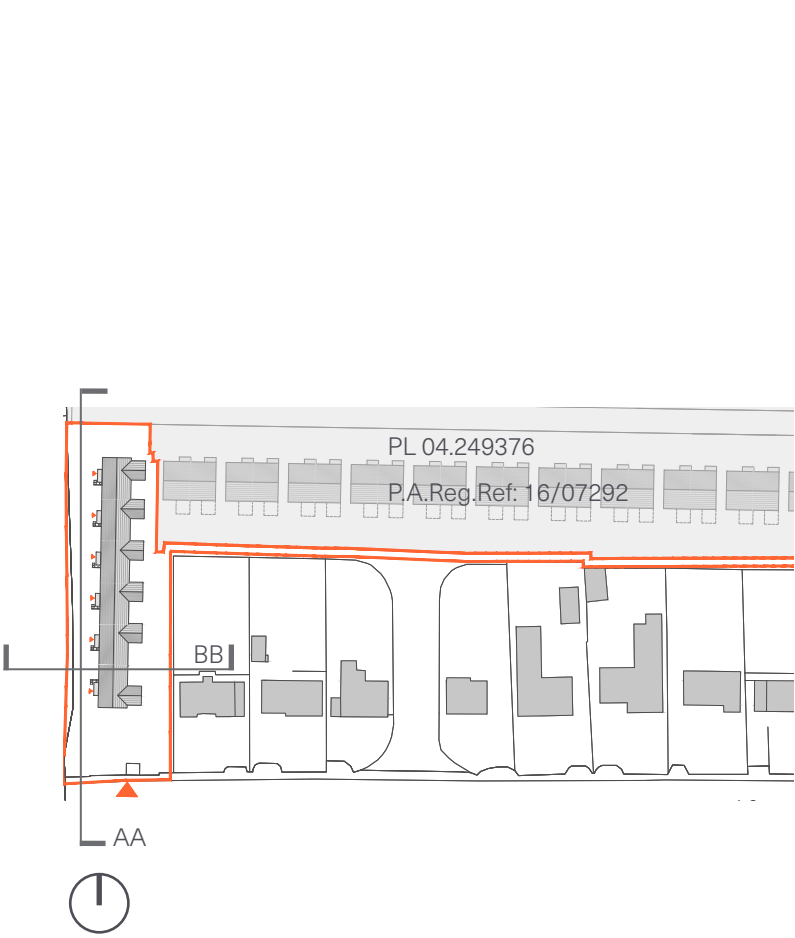
SITE STRATEGY

SITE SECTIONS

The terrace of 6 no. houses fronts onto and provides passive supervision of the pedestrian and cycle link. There is a landscaped verge along the site boundary with the school and a 2.4m block wall provides privacy between existing and proposed rear gardens.



Section AA



SITE STRATEGY

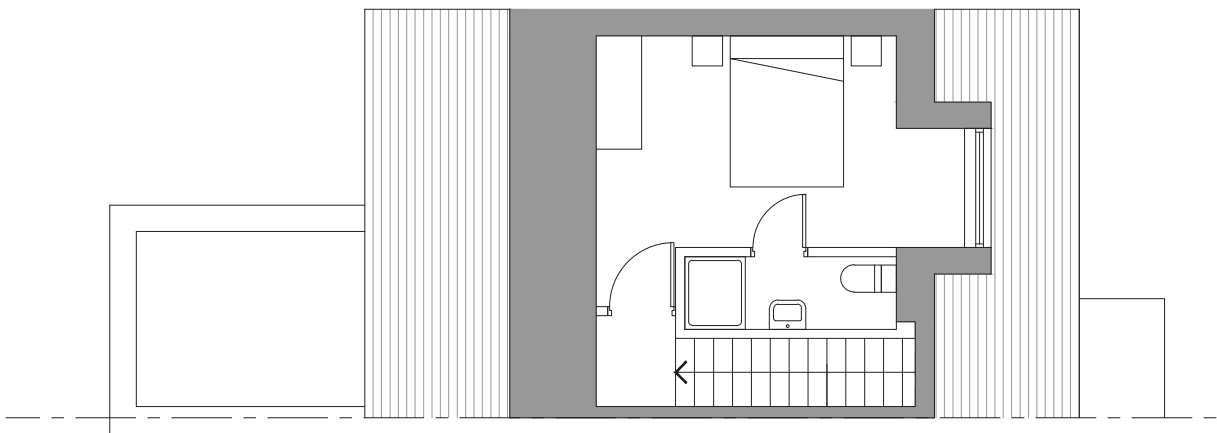
HOUSE NO. 41

The strategy for House No. 41 is to provide a suitable end piece to the permitted terrace while minimising overshadowing of the neighbouring houses and back gardens at Ashford Heights as per Condition No. 3.

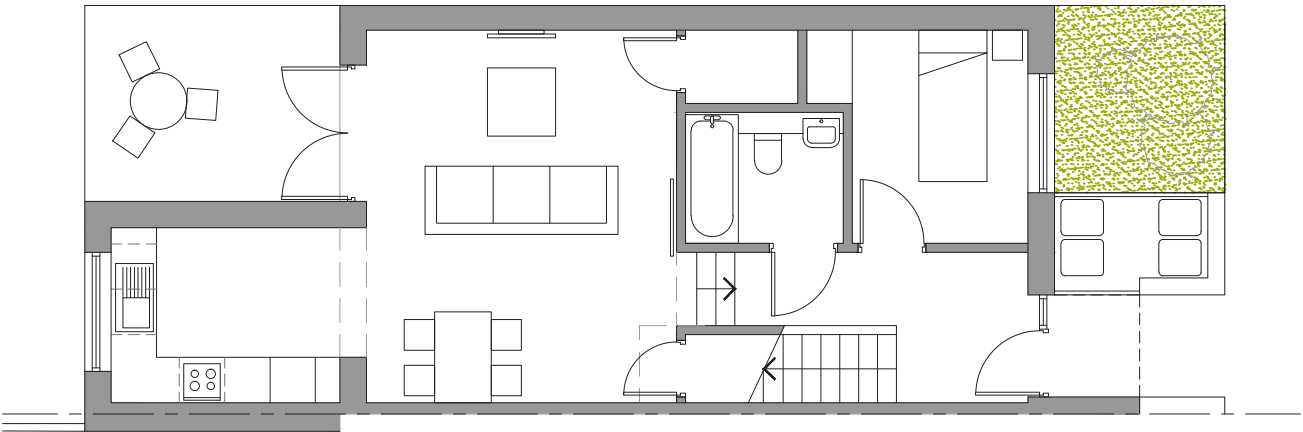
A dormer type house, a storey lower than the original, is proposed. A small rear extension beyond the original footprint is required to meet area requirements for a 2-bedrooms 3-persons unit.



— Site boundary



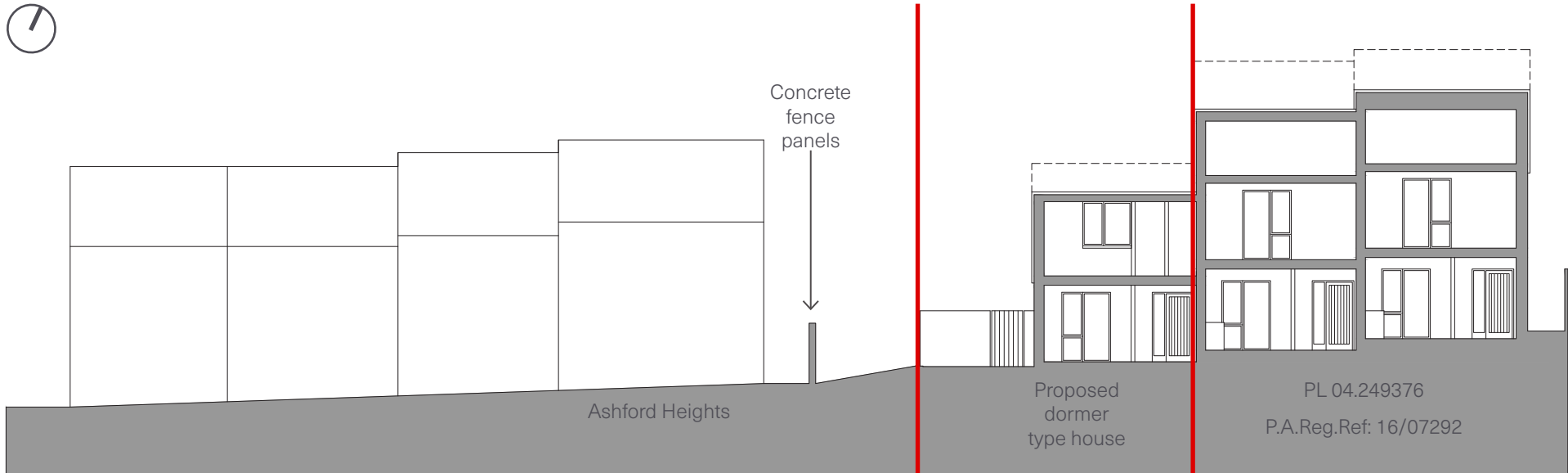
First Floor Plan



Ground Floor Plan



Front Elevation

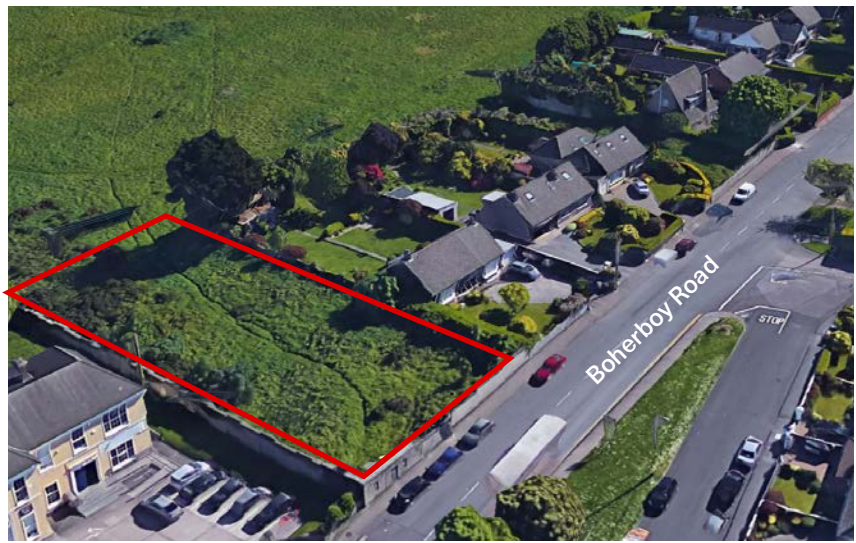
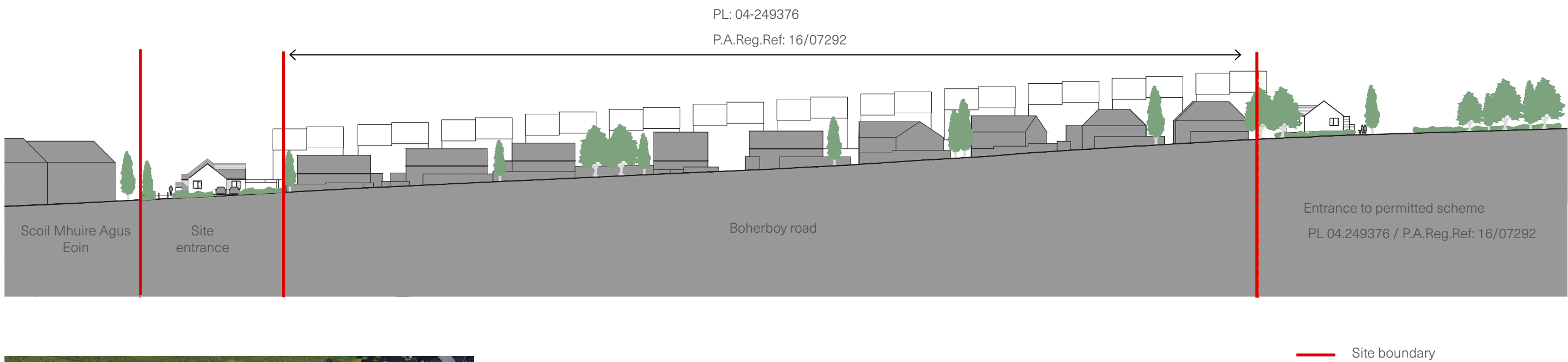


Site Section

SITE STRATEGY

BOHERBOY ROAD ELEVATION

The proposed development offers a visual presence along Boherboy Road on a currently unused site. It is in keeping with the current heights and house typologies along Boherboy Road, and mirrors the arrangement at the main site entrance to the east.



SITE STRATEGY

ROADS AND PARKING

The parking arrangement allows for 6 car spaces to be accessed directly from Boherboy Road and a further 3 car spaces to be accessed from the internal street of the permitted development. Proposed car spaces are compliant with DMURS standard sizes. One of the car space will be designated as EV parking space.

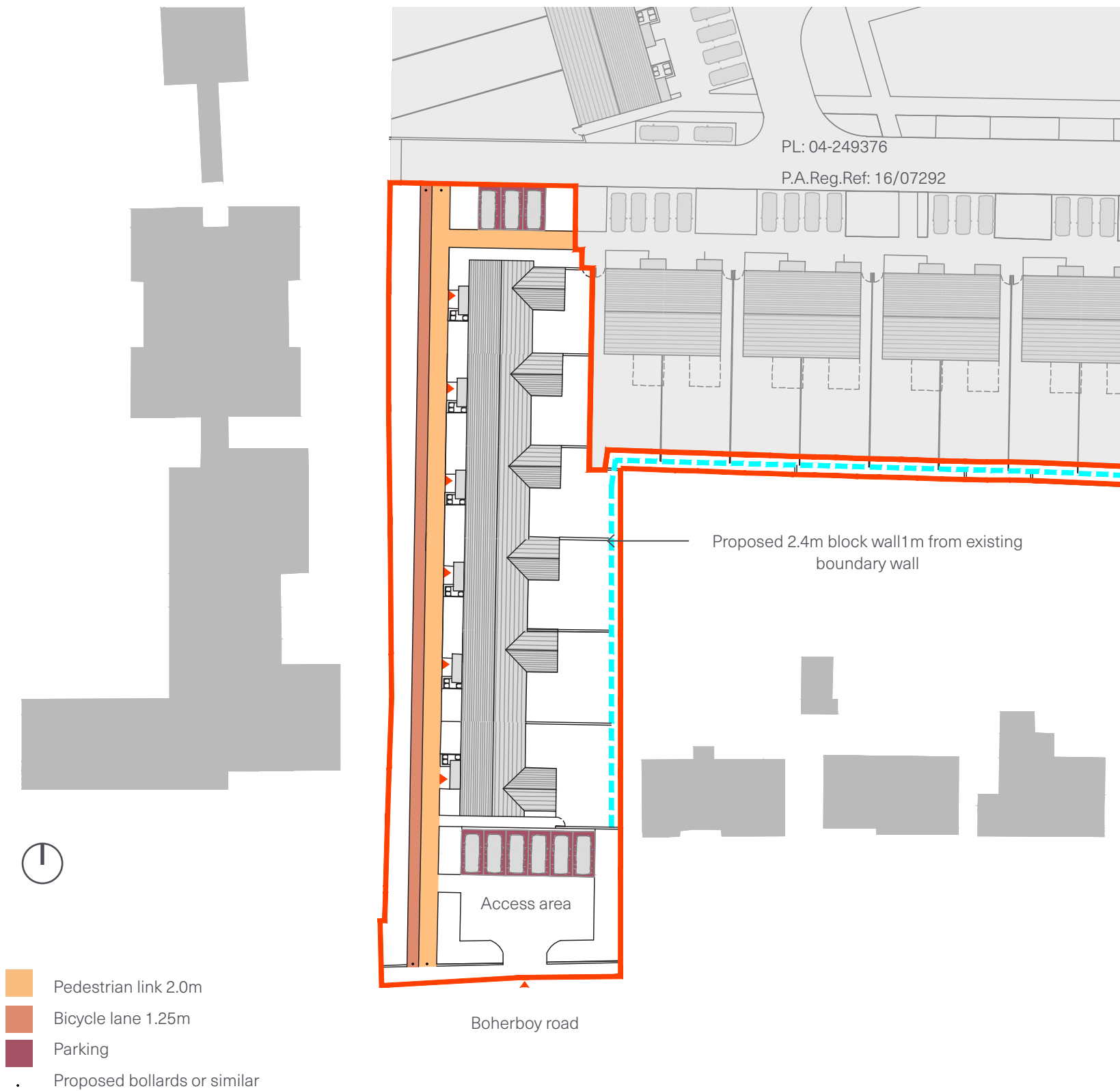
The bicycle and pedestrian lanes will link Boherboy Road to the permitted scheme.

In compliance with DMURS the proposed pedestrian link is 2 metres wide and allows for a low pedestrian activity as well as a short cut to the bus stop for the residents.

The proposed cycle lane is 1.25 metres as per National Cycle Manual Guidelines and is surrounded by a pedestrian lane on one side and a landscaping verge on the other. Bollards or similar approved are proposed at access points to prevent vehicular access and ensure pedestrain safety.



Pedestrian & bicycle lane in suburban context



SITE STRATEGY

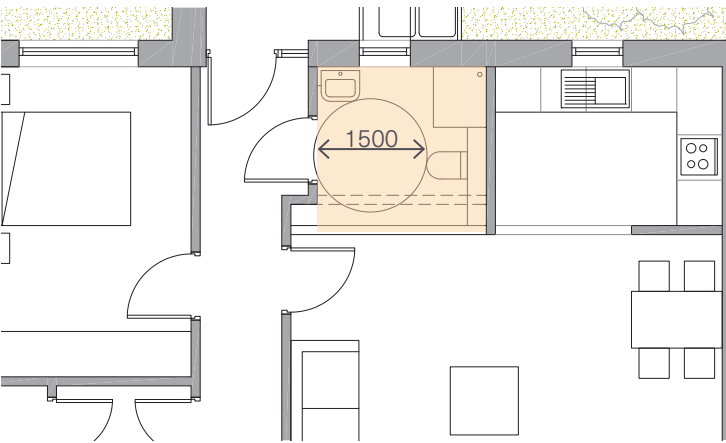
UNIT LAYOUTS

All house types in the scheme meet overall area, room area and width standards as set out in the Quality Housing for Sustainable Communities Guidelines. Large windows are provided in each room. The living/dining room is directly connected to a patio area, and all houses have an easy access to the bin store at the front of the house.

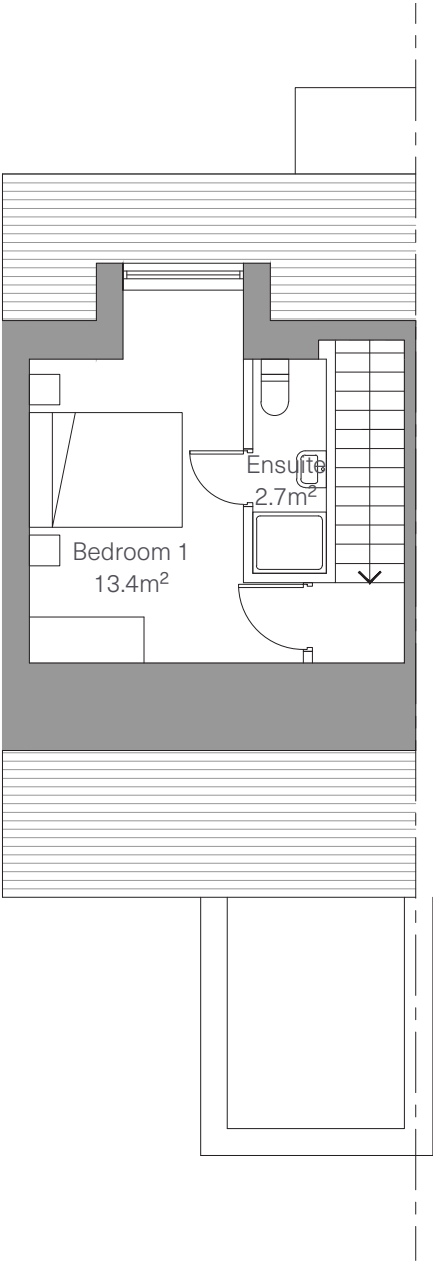
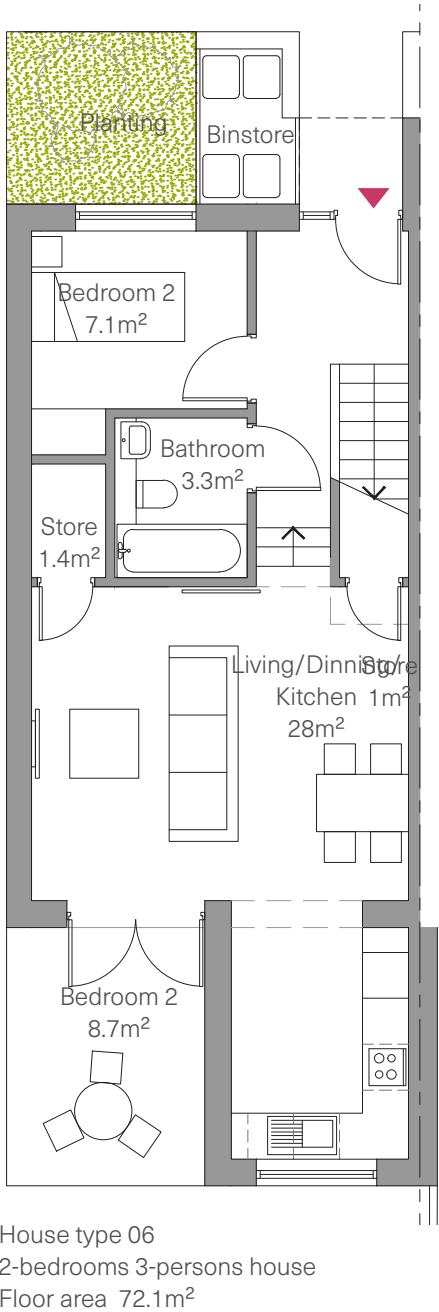
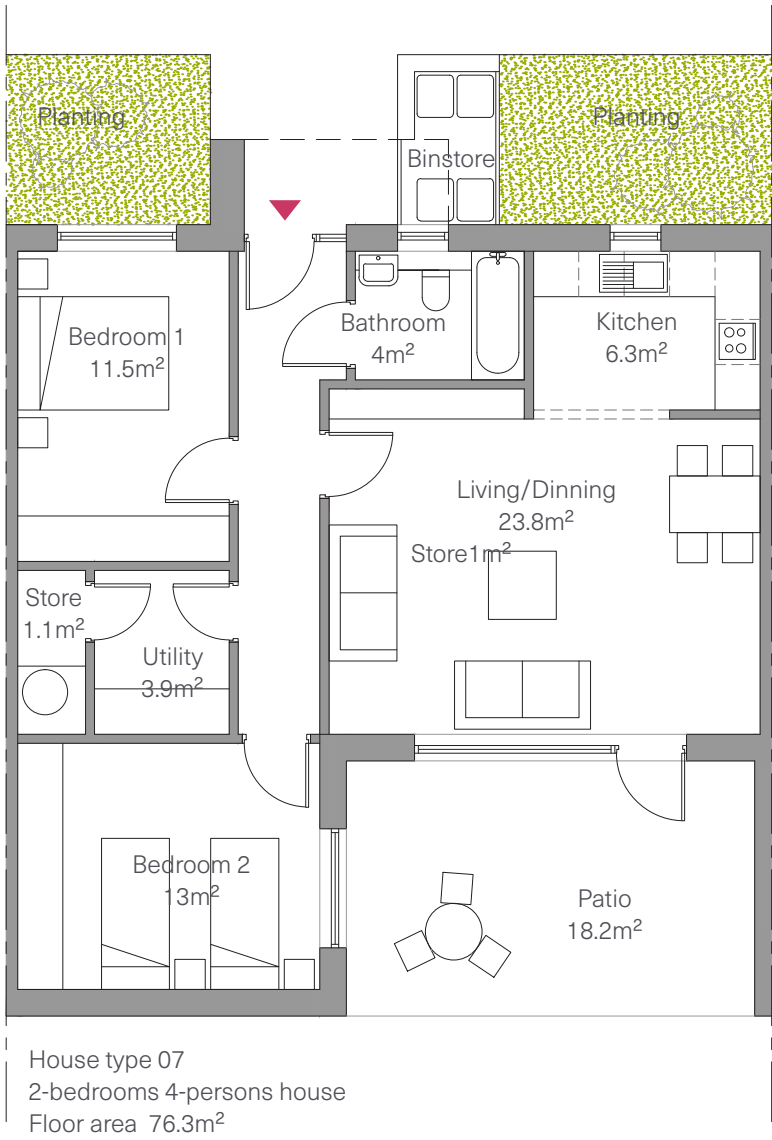
Each house contains two storage/utility rooms which meet storage area requirements as set out in the Quality Housing for Sustainable Communities Guidelines.

ADAPTABILITY

If required the bathroom in HT07 can be increased in area and rearranged to provide an accessible wet room with level access shower.



Level access shower



SITE STRATEGY

ELEVATIONS

The materiality and detailing is to match that proposed for the permitted development so that the currently proposed units form a coherent part. The use of the same grey brick & painted render, dark flat tile roofs, grey windows, porch canopies, fascias & rainwater goods and front doors in the same colour palette will achieve this.



Site sample panel Grey brick, grey uPVC double glazed window, selected white & grey render colours



04 | DEVELOPMENT PLAN OBJECTIVES

DEVELOPMENT PLAN OBJECTIVES

PLANNING CONTEXT

Cork City Council is seeking the proposed development outlined in this Design Statement to be carried pursuant to Part 8 of the Planning and Development Regulations 2001, as amended. The proposal involving the construction of 7 no. residential dwellings, a boundary wall and all ancillary site development works at Boherboy Road Cork, is to be carried out by agreement with Clancy Construction Limited.

The current Part 8 scheme is being put forward on foot of a larger permitted development for 147 no. dwellings (Cork County Council Planning Ref 16/7292, ABP PL 04.249376) which is currently at early stages of development.

As the subject lands were within the County Council administrative area prior to the boundary extension in mid 2019, albeit under City Council ownership, the initial application was made to Cork County Council in 2016 as a Section 34 Planning application.

On granting permission for the development, Cork County Council included a number of conditions requiring modifications to the scheme to improve connectivity and reduce potential for impacts to existing residential dwellings in the area.

Following First Party and Third Party Appeals of the decision, An Bord Pleanála upheld the decision to grant permission for the proposal (ABP PL04.249376) with similar modifications by condition. The final grant from the Board included conditions requiring the following:

1. A re-design of the south western corner of the scheme to facilitate pedestrian and cyclist connectivity including a revised housing layout at this location.
2. A re-design of a single unit at the northern boundary to reduce potential impacts to an existing dwelling in Ashford Heights Estate.
3. A re-design of the proposed boundary treatment between existing dwellings along Boherboy Road and the southern boundary of the proposed development.

The current proposal is being advanced in order to provide for the above elements as part of the final phases of the construction of the housing development. As the lands are now within the City administrative area, Cork City Council are applying for the proposed development as a Part 8 scheme.

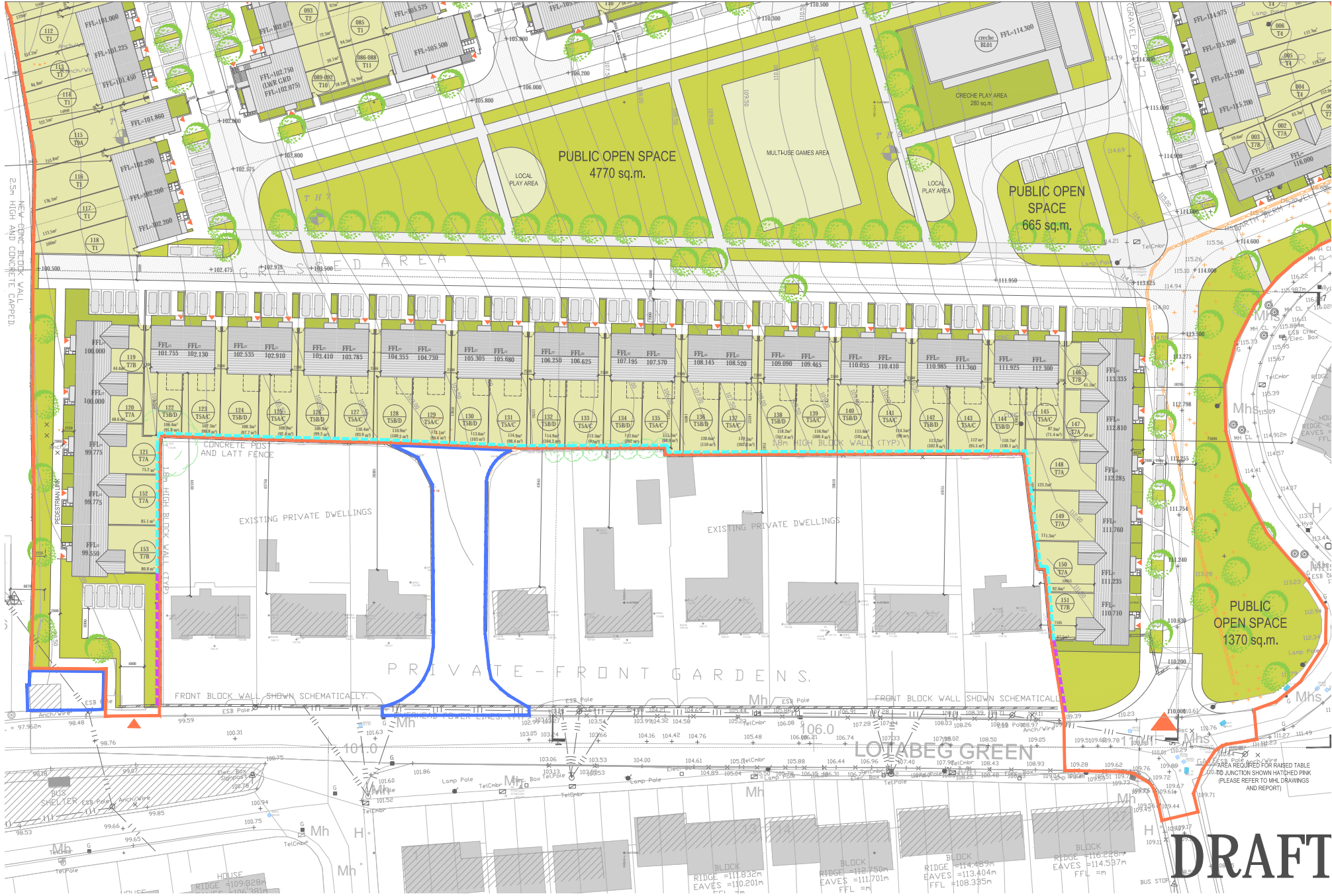
The works as currently proposed include:

- Construction of 6 no. 2-bedroom single storey terraced houses at the south western corner of the development, consisting of unit no's 119,120,121,152, 153 & 154.
- Construction of 1 no. 2-bedroom single story terraced house with dormer attic at the northern boundary of the development representing unit no. 41.
- Provision of 9 no. car parking spaces to serve the proposed residential units.
- Provision of a new vehicular access to serve the 6 no. dwellings at the south western corner of the proposed development.
- Provision of a pedestrian / cycle access from Boherboy Road at the south western corner of the proposed development.
- Proposed concrete boundary wall between the southern end of the development and existing residential dwellings along Boherboy Road.
- All ancillary site works as outlined on the plans and particulars accompanying the application.

DEVELOPMENT PLAN OBJECTIVES

PLANNING CONTEXT

The existing planning context for this Part 8 application is its parent application PL: 04-219376, P.A.Reg.Ref: 16/07292 and Conditions Nos. 2 & 3 of same.



05 | URBAN DESIGN CRITERIA

URBAN DESIGN CRITERIA

Context

The application site forms part of the overall development site at Boherboy Road, which is located in an established residential area of the city.

Connections

The layout of the southwestern area provides a useful second access point to the scheme from Boherboy Road, shortening pedestrian/cycle travel times to bus stops, schools, shops and other local services from the western areas of the development site in particular.

Inclusivity

The majority of the proposed houses are of a single storey type which would be suited to a wide range of occupants. They are easily accessed either by private car, by public transport or on foot/bicycle.

Variety

The provision of single storey 2-bed houses contributes to the broad range of unit types available in the overall scheme. The design of the 6 no. terraced houses is the same as that used elsewhere in the development, and the single storey + dormer type uses elements of various existing typologies, in order that the 7 no. units form a coherent part of the overall scheme.

Efficiency

the current application ensures all parts of the vacant site at Boherboy Road is used, including the former Harrier Club, making efficient use of new and existing infrastructure.

Distinctiveness

The houses are designed to form a coherent part of the overall scheme, utilising the same visual language to tie in. The development uses materials and form as its surroundings, using detailing and colour to provide distinctiveness.

Layout

The layout of the 6 no. houses at the southeast corner is designed to mirror the arrangement at the main site access road, forming bookends to the back to back housing in between, securing existing rear gardens and providign passive supervision of the proposed pedestrian & cycle link.

Public Realm

The pedestrian & cycle link is the element of public realm provided as part of this application. It provides a useful route from the western parts of the site to Boherboy Road, public transpoty & local services.

Adaptability

Whilst not specifically designed to lifetimes homes standards, the majority of the houses proposed in the current application are single storey and readily adaptable to various occupants and changing needs over time.

Privacy and Amenity

All the dwellings are dual aspect, with openings on both east and west facades and access to rear patios/gardens from living areas. Their single storey nature means that overlooking of adjacent properties is minimised. In addition, the 2.4m block wall proposed along the southern boundary contributes to privacy of existing and proposed back gardens.

Parking

The parking arrangement allows for 6 car spaces to be accessed directly from Boherboy Road and a further 3 car spaces to be accessed from the internal street of the permitted development. One car space will be designated as a EV parking space.

Detailed Design

The materiality and detailing is to match that proposed for the permitted development so that the currently proposed units form a coherent part. The use of the same grey brick & painted render, dark flat tile roofs, grey windows, porch canopies, fascias & rainwater goods and front door in the same colour palette will achieve this.

06 | SITE SERVICES

SITE SERVICES

Please refer to engineer's report for site services layout, access and connection points.