

Site was inspected on 19th September and the site notice was adequately displayed.

Permission is sought for the site development works for 43 dwellings in Banteer. The site is located to the north of the village and is within the development boundary for the village as is shown on page 122 of the current North Cork Development Plan.

Permission was refused for the development of 2.5 acres of the overall 11.23 acre site. See attached planner's report and schedule of refusal reasons (99/7083). I have been in contact with the applicant's agent. I have also had a meeting with neighbouring residents who expressed concern about the possible impact of the proposal on residential amenity. The applicant, agent and the residents had a site meeting on 05/09/00 to discuss various aspects of the proposal. A revised site layout plan has since been submitted with the application and was received by this department on 06/09/00. Although this revised site layout plan has not been assessed by the Area Engineers, there are no significant changes made.

The site abuts the R579, the regional road linking Banteer with Kanturk. The site slopes gently down from south west to north east and also slopes from north to east. There are a number of issues that require clarification prior to the recommendation of a decision.

The site layout is generally satisfactory. There is a good quantity of open space which is large enough to be easily managed and which is overlooked. I have discussed this application with Donal Burke, SEA. While the principle and the density of the proposal is acceptable, the development of sites 19-26 and 27, 28, 36 and 37 is not entirely satisfactory. It would be advisable for the applicant to contact the Planning Department prior to the resubmission of a site layout plan as there are several options available to alleviate the concerns of the Planning Authority.

DEFER and ask the applicant to submit the following information:

(1) The Planning Authority is satisfied with the principle and density of the proposed development. However, the Planning Authority has reservations concerning certain aspects of the proposal, for example the location of sites 19 to 26 and sites 27, 28, 36 and 37. However, there are several options available to rectify this. In order to facilitate a decision, the developer should meet the Area Planner, the SEP and/or the Senior Executive Architect for North Cork to discuss the various options available.

(2) Items 1-10 of Martin Corcoran's report.

(3) Items b, c, e, f and g of Lawrence Foley's report dated 05/09/00.

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Victoria McCarthy  
Area Planner  
27th September, 2000.

XXXXXXXXXXXXXX Additional Report XXXXXXXXXXXXX

This application has been on a time extension due to inadequate drawings and resubmission of substitute drawings, to enable proper assessment of the application.

The current proposal shows a reduction by three units, in the TOTAL number of units proposed and a rearrangement of their layout.

The previous Area planner highlighted in her report, concerns regarding sites 19-26, 27, 28, 36 and 37 in the original proposal.

## REVISIONS TO THE ORIGINAL LAYOUT

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Site no.1 has been omitted, which serves to protect the privacy of the occupants of the existing dwellings to the east.

As previously agreed in discussions, The centre road bounding sites nos. 23 and 24 have been omitted. Cul de sacs with turning areas have also been introduced to serve houses in this area and improve safety.

The number of houses in the centre portion of the site has decreased by two units (from 8 to 6 units).

The numbers of houses in the western portion of the site has been increased from 16 to 18 units.

Two sites at the entrance of the estate have been merged to one large site.

All sites show provision for two no. carparking spaces.

## DISCUSSION

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I have discussed the revised proposal with the Executive Architect and the A/Sep.

The Area engineers in their reports dated 23/05/2001, were not satisfied with the surface water proposals due to the use of a 'hole in the ground'. However, new proposals were submitted and the Area engineer has commented on this in his report of 06/06/2001. Although level sections of the storm drainage have NOT been submitted as requested, these shall be submitted and agreed with the Council area engineers, BEFORE development commences.

Adjustment of the current layout is required to ensure the proper development of the site, adequate open space utilisation and residential amenity. However, these will be dealt with by condition, but relate to:

\* Sites nos. 20-25 inclusive shall be reduced in area, from their 30m x 30m, to 30 x 25m. (This is marked on the site layout map submitted 29/03/2001) This will ensure the open space provision is adequate, better orientated and more usable. The hammerhead turning area should also be reduced in keeping with the shrinkage of the cluster of six sites.

NOTE: The submitted site layout maps appear to be the wrong scale, and are 1:500, and NOT 1:1000 as stated. No compass markings are shown on the site layout maps.

\* The layout of houses nos. 17, 18, 19, 34 and 26 is unacceptable. These should be revised so the site no. 26 is enlarged, and the house is turned towards sites nos. 19 and 22.

\* The design of sites 17, 18, 19 and 34 should be revised, so that there are only two dwellings/sites provided out of the original four, and these shall follow a curved building line shape, with a parallel curved road to the front.

All of these shall be revised by condition, with revised drawings to be submitted and agreed with the Planning Authority within two months of final grant.

This proposal for private sites/residential development will alleviate demand for housing in the general area and also curtail the demand for one off housing.

I recommend Outline permission be granted for site development works for 38. no dwellings ONLY subject to the following:

Melissa Walsh  
A/.Executive Planner  
12/05/2001

<p>CARRIED OUT AS PER PLANS LODGED ON ....</p> <p>Permission is granted for site development works for 38. no dwellings only, in accordance with plans and particulars lodged with the Planning Authority on 01/08/2000 as amended by the revised site layout submitted on 29/03/2001 save where amended by the conditions herein.</p>	<p>In the interests of the proper development of the site.</p>
<p>DESIGN CHANGES</p> <p>The layout of the proposed sites shown on the site layout plan submitted on 29/03/2001 shall be amended in the following respects:-</p> <p>Sites nos.20-25 shall be reduced in length (running west - east) to 25m, so their overall area will be 30m by 25m.</p> <p>Sites nos. 17, 18, 19 and 34 shall be redesigned so that two sites only are provided at this location .</p> <p>Site no. 26 shall be enlarged and the proposed dwelling re-orientated towards site no.22 and site no 19/18.</p> <p>The building line of the two dwellings (previously sites, 17., 18, 19 and 34) and road in front, shall be re-aligned so that there is a curve and consistency in the layout.</p> <p>- and, WITHIN TWO MONTHS of final grant revised drawings with a scale of 1:500, clearly marked showing north and south co-ordinates making provision for the above requirements shall be submitted to and agreed with the Planning Authority.</p>	<p>In the interests of the proper development of the site.</p>
<p>TRADITIONAL DESIGN</p> <p>The construction of traditional type dwellings the siting, design, external finish and architectural standard of which shall be to the Planning Authority's satisfaction and in harmony with the environment of the locality.</p>	<p>To ensure a satisfactory standard of design and layout for the proposed development in the interests of visual amenity.</p>
<p>NON STANDARD</p> <p>Within two months of the date of grant of this permission, a level section of the storm drain shall be submitted and agreed with the Planning Authority.</p>	<p>IN the interests of public health.</p>
<p>ALL FRONT BDY WALLS/FENCES SAME FINISH</p> <p>A 2.m high boundary wall with a 0.5m stone top finish shall be erected before development commences on site, as shown on details submitted 19/10 2000.</p> <p>Details regarding front boundary walls and screen/fences shall be submitted and agreed with the Planning Authority before development commences.</p>	<p>In the interests of orderly development and visual amenity.</p>

<p><b>ROADS PATHS ETC. IN ACCORD WITH H.E.1986</b>  Roads, paths, kerbs, turning spaces, junctions, etc. shall be designed, constructed and completed in accordance with the Council's Guidelines for Housing Estates 1986 unless otherwise superceded by the Conditions of this Schedule.</p>	<p>To ensure that estate roads, paths, etc. are completed to a satisfactory standard.</p>
<p><b>LANDSCAPING/SPECIES/NO/LOC/PROGRA MME/ETC</b>  The site in total AND the strip of land between the two existing houses along the road, shall be landscaped and planted in accordance with a comprehensive scheme to comprise predominantly native species and varieties and to include:</p> <p>[a] details of screen planting (which should not comprise of cupressocyparis leylandii nor grisellinia in rural situations)  [b] species, variety, number and locations of trees and shrubs  [c] programme for implementation of the scheme.</p> <p>Details for retention of existing vegetation shall also be submitted.</p> <p>Full details shall be submitted to and agreed with the Planning Authority and all landscaping shall be carried out before developemnt commences.</p>	<p>In the interests of visual amenity.</p>
<p><b>TREE/HEDGEROW REMOVED ONLY WITH CONSENT</b>  Trees or hedgerows on the site shall be removed only with the prior written consent of the Planning Authority.</p>	<p>In the interests of visual amenity.</p>
<p><b>NON STANDARD</b>  Details of phasing of the development over a 5 year period shall be submitted and agreed with the Planning Authority before development commences.</p>	<p>In the interests of the proper development of the site, and the proper planning and development of the area..</p>
<p><b>NON STANDARD</b>  A small tree taken from the species prunus, amulus, crataegus, sorbus aucuparia, sorbus aria, amelanchier or betula shall be planted in the front garden of each dwelling house.</p>	<p>In the interests of visual amenity.</p>
<p><b>LANDSCAPING SECURITY</b>  The developer shall lodge with the Planning Authority within one month of the date of grant of Permission/Approval, a sum of œ5,000 to guarantee the satisfactory completion of tree and shrub planting and all other landscaping proposals for the site as required by condition nos. 7 and 10. The sum lodged pursuant to this condition shall be refunded only when it is certified by the Council's Planning Officer that the planting and landscaping has been completed</p>	<p>To ensure the satisfactory completion of landscaping works in the interests of visual amenity.</p>

to the Council's satisfaction.	
<p><b>EXPENDITURE INCURRED/AMOUNT SPECIFIED</b></p> <p>Within a period of one month prior to the date of commencement of the development, but no later than such date, the developer shall pay to Cork County Council a sum of €7,600 updated in accordance with the Consumer Price Index from the date of Grant of Permission/Approval, to the value pertaining at the time of payment, as a contribution towards the expenditure incurred by the Council in the provision of a public water supply which has facilitated the proposed development.</p> <p>No development shall take place until the monies have been paid to the Council.</p>	<p>It is considered appropriate that the developer should contribute towards the expenditure incurred by the Council in respect of these works which have facilitated the proposed development.</p>
<p><b>EXPENDITURE INCURRED/AMOUNT SPECIFIED</b></p> <p>Within a period of one month prior to the date of commencement of the development, but no later than such date, the developer shall pay to Cork County Council a sum of €7,600 updated in accordance with the Consumer Price Index from the date of Grant of Permission/Approval, to the value pertaining at the time of payment, as a contribution towards the expenditure incurred by the Council in the provision of a public sewerage system which has facilitated the proposed development.</p> <p>No development shall take place until the monies have been paid to the Council.</p>	<p>It is considered appropriate that the developer should contribute towards the expenditure incurred by the Council in respect of these works which have facilitated the proposed development.</p>
<p><b>UNTIL TAKEN IN CHARGE BY COUNCIL</b></p> <p>Before commencing any individual house construction the developer shall provide, to the satisfaction of the Planning Authority, security for the provision and satisfactory completion, including maintenance until taken in charge at the discretion of that Authority, of roads, footpaths, sewers, watermains, road lighting, open spaces and other services required in connection with the development. The security shall be a Bond in a form and amount approved by the Planning Authority and provided by a Bank or Insurance Company acceptable to the Planning Authority.</p>	<p>To ensure that these parts of the development are constructed and completed to a satisfactory standard.</p>