



COAKLEY O'NEILL
town planning

Planning Statement

Large-Scale Residential Development at
Pope's Hill, Cork

Prepared in April 2026 on behalf of
Pontorac Limited

Coakley O'Neill Town Planning Ltd.

 NSC Campus, Mahon, Cork

 021 2307023

 info@coakleyoneill.ie

 www.coakleyoneill.ie

Document Control Sheet

Client	Pontorac Limited
Project Title	Pope's Hill
Job No.	CON24060
Document Title	Planning Statement
Number of Pages	34

Revision	Status	Date of Issue	Authored	Checked	Signed
1	Draft	2 nd April 2026	AOC	AON	<i>Ad O'Neill</i>
2	Revised Draft	15 th April 2026	AOC	AON	<i>Ad O'Neill</i>
3	Final	20 th April 2026	AOC	AON	<i>Ad O'Neill</i>

Confidentiality Statement

This report has been produced for the exclusive use of the commissioning party and unless otherwise agreed in writing by Coakley O'Neill Town Planning Ltd., no other party may copy, reproduce, distribute, make use of, or rely on the contents of the report. No liability is accepted by Coakley O'Neill Town Planning Ltd. for any use of this report, other than for the purposes for which it was originally prepared and provided. Opinions and information provided in this report, including plates and figures, are on the basis of Coakley O'Neill using due skill, care and diligence in the preparation of same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to Coakley O'Neill Town Planning Ltd. has been made.

Maps reproduced under Ordnance Survey Ireland Licence Number CYAL50492471 © Tailte Éireann – Surveying

1.0 INTRODUCTION

- 1.1 We, Coakley O'Neill Town Planning Ltd, NSC Campus, Mahon, Cork, are instructed by the applicant, Pontarac Limited to prepare this Planning Statement to support a proposed Large-Scale Residential Development (LRD), on a site a Pope's Hill, Pope's Road, Blackpool, Cork City.
- 1.2 The proposed development been the subject of a Section 247 pre-application consultation meeting with Cork City Council on 10th January 2025 (Ref: 172-24).
- 1.3 A Section 32C pre-planning meeting followed this, which was held with Cork City Council on the 1st October (LRD25-08). The Council issued their LRD Opinion on the 23rd October 2025.
- 1.4 This report sets out our considerations as to how the proposed development is aligned with the proper planning and sustainable development of the area, while also having regard to feedback received during the S247 and S32C pre-planning phase.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is part brownfield, part greenfield, and is located on elevated land c. 400m to the east of Blackpool Village and c. 630m to the north of Cork City centre.
- 2.2 The site, c. 2.581ha in area, consists of 4no. two-storey dwelling, 3no. of which are derelict, and ancillary sheds, and 4no. complete fields of heavy grasses with thick boundary vegetation, and stone walls to the north, south and east. There is concentration of mature trees towards the centre of the site, to the rear of the existing dwelling and outbuildings, however this woodland is non-native sycamore dominated and of recent origin.
- 2.3 Topography is one of the main characteristics of the site. The site rises from +54.5m O.D. in the northwestern corner of the site near to +82.5m O.D. at its highest point at the southeastern corner.
- 2.4 It is surrounded by a mix of land uses, including residential to the north (Glentrasna (generally 2-3 storeys in height)) and west (Pope's Hill (generally 2-3 storeys in height)). A military cemetery borders the northwest side, while Collins Barracks is located on the eastern and south-eastern edge of the site. Christian Brothers College Sports Complex is located to the south.
- 2.5 The site is connected to Blackpool Village via Pope's Road and Assumption Road and a pedestrian crossing over North City Link Road (N20).
- 2.6 There are no Protected Structures or buildings listed on the National Inventory of Architectural Heritage or Recorded Monuments and Places on the site. The proposed development site is also not located in an Architectural Conservation Area, nor is it within a Zone of Archaeological Potential.



Figure 1 - Proposed Development Site in context of surrounding area (generally identified in red)



Plate 1 - View towards site from northwest corner facing east

3.0 PROPOSED DEVELOPMENT

- 3.1 As per the application documents and advertising notices, the proposed development will consist of a Large-Scale Residential Development (LRD) and comprises of the following:
- (1) the demolition of a terrace of 4no. existing dwellings, 3no. of which are derelict, and ancillary sheds and their replacement with 1no. single-storey 3-bed detached bungalow accessed via a modified private driveway;
 - (2) the construction of 103no. dwellings (11096.6sqm.) (18no. 1 beds, 9no. 2-beds, 68no. 3-beds, and 8no. 4-beds) of between 2-4 storeys in height, to include 50no. townhouses (3no. 2-bed units; 39no. 3-bed units and 8no. 4-bed units); and 53no. duplex apartments (18no. 1-bed apartments, 6no. 2-bed apartments, and 29no. 3-bed apartments);
 - (3) The proposed development will also include a ground floor crèche 217sqm. with rear garden and front set down area.
 - (4) The proposed development will also include 104no. car parking spaces, 128no. cycle spaces, internal roads and pathways, including internal traffic calming measures and pedestrian crossings; the provision of private, communal and public open space, including all balconies and terraces; hard and soft landscaping and boundary treatments; retaining walls; bin stores; revisions to the existing access; 2no. pedestrian connections with Glentrasna Park to the north; and all associated site development, landscaping and boundary treatment, and drainage works, including SuDS.
- 3.2 The overall development strategy for the site has sought to develop the lands to account for the site's challenging topography and general east-west axis. Within each pocket of development, the proposal addresses the steep gradients by the provision of split-level buildings and retaining structures. The split-level buildings are specifically included to conceal the retaining walls within structures, rather than large retaining walls within the landscape which would be visually dominant.
- 3.3 To the southern boundary and the east, there are generous separation distances between new buildings and neighbouring boundary walls so as to not affect or undermine them when undertaking excavation works. Gardens will be terraced, with a series of retaining walls raising up to the boundary. These have been designed carefully so that levels locally to these boundary walls, shared with neighbours are retained in their current form and will not be affected by the development
- 3.4 The existing access to the site is from the southwest corner which adjoins with the existing Pope's Road residential estate. Pedestrian connections are facilitated to Glentrasna Park along the site's northern boundary.
- 3.5 Two main open space areas are provided within the scheme which benefit from excellent levels of passive surveillance with dwellings turned to face towards these areas.

- 3.6 The internal road layout has been carefully considered given the topographical constraints of the site in terms of gradient and cut and fill required.
- 3.7 Several distinctive character areas have been created within the site including a formal square addressing the adjoining Military Cemetery, a central village green with landscaped parkland and finally a grid pattern of formal avenues referencing the Military history of the adjoining sites.
- 3.7 As part of the applicants Part V obligations, 21no. units are proposed to be transferred over to the Council.



Figure 2 – Proposed Site Layout

- 3.8 The key development statistics are set out in Table 1 below:

Development Statistic	Proposed Development
Site Area	2.581ha
Demolition	A terrace of 4no. dwellings, 3 of which are derelict, and ancillary sheds
No. dwellings	<ul style="list-style-type: none"> • 1no. single-storey 3-bed detached bungalow for the site owner and occupant • 103no. dwellings (18no. 1 beds, 9no. 2-beds, 68no. 3-beds, and 8no. 4-beds) of between 2-4 storeys in height, to include: <ul style="list-style-type: none"> • 50no. townhouses (3no. 2-bed units; 39no. 3-bed units, 8no. 4-bed units); and • 53no. duplex apartments (18no. 1-bed apartments, 6no. 2-bed apartments, and 29no. 3-bed apartments)

Dwelling Types	5no. duplex apartment types (A, B, F, G, and K) 6no. townhouse types (C, D, E, H, I and J) 1no. detached bungalow.
Gross Floor Area	11,314m ²
On site Facilities	Ground floor creche (217.4m ²) + external garden and dedicated set-down area, accommodating 38no. children
External Usable Public Amenity Space	13%, in 2no. large greens
Part V	21no. units (20% applies)
Plot Ratio	0.476:1
Residential Density	43.3 units/ha
Building Height	2-4 storeys
Aspect	89% of dwellings are dual aspect (98no.)
Private Open Space	All private open space provided (balconies/terraces) is either at or above the standards in the Guidelines
Storage Space	All storage space provided within individual dwellings is either at or above the standards in the Guidelines
Car Spaces	104no. spaces, of which 5% will be designated for disabled parking. Additionally, infrastructure (ducting) will be installed to support electric vehicle (EV) charging, with at least one EV-ready parking space for every five regular parking spaces. Motorcycle parking will also be provided, with one motorcycle bay for every ten car parking spaces.
Cycle Spaces	128no. bicycle spaces

Table 1 – Key Development Statistics



Figure 3 – Contextual Elevations



Figure 4 – Character Zone 1: Formal Square with Views to Military Cemetery Park



Figure 5 – Character Zone 2: Village Green & Urban Heart

4.0 STRATEGIC AND LOCAL PLANNING POLICY CONTEXT

4.1 This section sets out the relevant national, regional, and local policy applicable to the proposal.

Project Ireland 2040 – National Planning Framework (NPF) First Revision (2025)

4.2 The National Planning Framework First Revision (NPF) was published in April 2025, making revisions and updates to take account of changes that have occurred since it was first published in 2018, and to build on the planning framework that was already in place.

4.3 The goals and vision of the NPF remain the same and it is guided, in part, by the aim to achieve regional parity in the country by significantly growing the population and employment base of both the Southern and the Northern and Western regions over the next two decades to counterbalance the dominance of the Greater Dublin Area.

4.4 The NPF sets a population growth target of at least 96,000 people for Cork City and its suburbs by 2040, with 50% of all new housing to be built within its existing footprint (National Policy Objectives 4 and 8), to facilitate Cork City becoming a compact city of scale, growing twice as much to 2040 as it has over the past 25 years.

4.5 The following National Policy Objectives are of relevance:

National Policy Objective 12:

Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

National Policy Objective 38:

Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.

National policy Objective 42:

To target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040.

National Policy Objective 43:

Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

4.6 The NPF reiterates the need for providing housing within the existing built-up footprints in line with National Policy Objective 10, which seeks to “Deliver Transport Orientated Development (TOD) at scale at suitable locations, served by high-capacity public transport and located within or adjacent to the built-up footprint of the five cities or a metropolitan town and ensure compact and sequential patterns of growth.

- 4.7 Among the NPF's key enablers for Cork is the following: *Progressing the sustainable development of new brownfield and greenfield areas for housing along existing and planned high capacity public transport corridors with a particular focus on large-scale Transport Orientated Development (TOD) opportunities within the metropolitan area.*
- 4.8 **NPO 97** further notes the following in respect of the provision of TOD within metropolitan areas:
- The Metropolitan Area Strategic Plans, shall include provision for large-scale Transport Orientated Development (TOD) opportunities and may target a proportion of planned growth in the metropolitan areas towards the delivery of new sustainable communities at brownfield and greenfield locations in the principal city and suburbs areas and in the wider metropolitan areas focused on opportunities arising from existing and planned major public transport investment, along planned high capacity public transport corridors and in accordance with the principles of Transport Orientated Development.*
- 4.9 A focus on Transport Orientated Development that promotes the provision of homes, jobs, services and amenities along high capacity public transport will be key in supporting sustainable mobility in cities and surrounding metropolitan areas.
- 4.10 To facilitate this and other National Strategic Outcomes of the NPF, such as Compact Growth, the *National Development Plan 2021-2030* supports major investments in public transport including the Cork Commuter Rail Network and BusConnects, as set out in the *Cork Metropolitan Area Transport Strategy 2040* (2020) (CMATS).
- 4.11 The *NPF Implementation: Housing Growth Requirements Guidelines* issued on 29th July 2025 by the Department under Section 28 of the current Act, provide updated housing growth requirements to planning authorities to 2040 in order to facilitate the revision and update of development plans in accordance with the NPF First Revision (2025).
- 4.12 Policy and Objective 2 of the Guidelines indicate a need for an additional provision of up to 50% over and above the housing growth requirement set out in the Guidelines, requiring all Planning Authorities to review their Development Plans to increase housing targets by 50%, bringing the annual national housing target from 55,000 units to 82,500 units.
- 4.13 The housing target in the Guidelines for Cork City is 2,706 units per annum to 2034 and 2,539 units per annum from 2035-2040. An additional 50% provision results in an additional 1,353 units per annum to 2034 (or 4,059 units per annum in total); and an additional 1,269 units per annum from 2035-2040 (or 3,808 units per annum in total for that period).

Climate Change

- 4.14 Since at least 2010, climate change mitigation and adaptation measures have been a key element of planning legislation and policy in Ireland, with one of the core aims being to reduce GHG emissions by

promoting sustainable, integrated settlement and transportation strategies. The Climate and Low Carbon Development (Amendment) Act, 2021 and the latest Climate Action Plan 2025 are focused on delivering on Ireland's targets to halve emissions by 2030 and reach net-zero no later than 2050. The proposed development on a suburban site in a sustainable location, with a reduced car parking provision, will contribute to the achievement of climate change ambitions in Cork City.

Urban Development and Building Height Guidelines (2018)

- 4.15 The Guidelines advocate that a proposal should positively assist in securing NPF objectives of focusing development in key urban centres, effectively supporting the National Strategic Objective to deliver compact growth in urban centres. It is clear that the proposed development will contribute to the compact growth of the City.

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

- 4.16 The Sustainable Residential Development and Compact Settlements Guidelines, published in 2024, seek to ensure that new housing developments are provided at a residential density which is appropriate to the development's location and context while also ensuring to provide an adequate supply of housing.
- 4.17 Table 3.1 of the Guidelines seeks to apply a residential density of 40-80 dph (net) in suburban locations in order to create compact and balanced residential developments and settlements. The proposed density, at 43.3 dwellings/ha, is aligned with the provisions of the Guidelines, and is also appropriate having regard to the typography and location of the site. Cork City Council agreed with same during the pre-planning consultation phase for this LRD.

Table 3.1: Areas and Density Ranges Dublin and Cork City and Suburbs:

Suburban areas are the lower density car-orientated residential suburbs constructed at the edge of cities in the latter half of the 20th and early 21st century, while urban extension refers to the greenfield lands at the edge of the existing built up footprint that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 40 dph to 80 dph (net) shall generally be applied at suburban and urban extension locations in Dublin and Cork, and that densities of up to 150 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).

- 4.18 Policy and Objective 5.1 of the Sustainable Residential Development and Compact Settlements Guidelines addresses Public Open Space and states that between 10-15% public open space is required. At 13% of good quality useable public open space provision, the proposed development is aligned with the Guidelines in this respect.
- 4.19 The following Specific Planning Policy Requirement, which relates to car parking, is of relevance:

SPPR 3 - Car Parking

It is a specific planning policy requirement of these Guidelines that:

- i. In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.*
- ii. In accessible locations, defined in Chapter 3 (Table 3.8) car- parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling.*
- iii. In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling.*

The proposed development provides c. 1 car parking space per unit, which is consistent with the Guidelines.

4.20 The following Specific Planning Policy Requirement, which relates to cycle parking, is also of relevance:

SPPR 4 - Cycle Parking and Storage

It is a specific planning policy requirement of these Guidelines that all new housing schemes (including mixed-use schemes that include housing) include safe and secure cycle storage facilities to meet the needs of residents and visitors.

The following requirements for cycle parking and storage are recommended:

(i) Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/ enlargement, etc. It will be important to make provision for a mix of bicycle parking types including larger/heavier cargo and electric bikes and for individual lockers.

(ii) Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel safe. It is best practice that either secure cycle cage/compound or preferably locker facilities are provided.

The proposed development provides c. 1 cycle parking space per bedroom for the apartments in accessible bike stores/cycle parking areas, which is consistent with the Guidelines.

Regional Spatial and Economic Strategy for the Southern Region (2020)

- 4.21 The *Regional and Spatial Economic Strategy for the Southern Region (RSES)* sets out a 12-year development plan for the Southern Region based on the strategic objectives of the NPF. The strategy acknowledges that Cork is targeted to be one of the fastest growing areas in the state over the next 20 years. Compact sustainable growth is one of the guiding principles of the Cork MASP. The MASP contains population growth targets for 2031 that are consistent with those in the NPF that are set for 2040. According to section 5 of the Cork MASP, Cork City and Suburbs are to grow by 75,000 by the year 2031, with a target population of 283,669 for that year.
- 4.22 In addition to regional policies and objectives, the RSES identifies the following policies for the development of the Cork Metropolitan Area:

Cork MASP Policy 1(a): *To strengthen the role of the Cork Metropolitan Area as an international location of scale, a complement to Dublin and a primary driver of economic and population growth in the Southern Region.*

Cork MASP Policy 2: *Seek delivery of the following subject to the required appraisal, planning and environmental assessment processes:*

- a) *To strengthen the consolidation and regeneration of Cork City Centre to drive its role as a vibrant living, retailing and working city, the economic, social and cultural heart of the Cork Metropolitan Area and Region.*
 - c) *Seek investment to achieve regeneration and consolidation in the city suburbs. Seek high quality architectural and urban design responses to enhance the uses of the waterfront and all urban quarters.*
 - f) *Seek to achieve High Quality Design to reflect a high-quality architectural building stock in all urban quarters*
 - h) *Strengthen Social and Community Development.*
- 4.23 As with national policy, the proposed development, which will contribute to compact urban growth in a sustainable location, is consistent with the RSES. The RSES also outlines that the Suburbs of Cork City have a potential residential yield of 3,998 units, to which the proposed development will also contribute.

Cork City Development Plan 2022–2028

- 4.24 The Cork City Development Plan 2022-2028 governs the planning and development status of the subject site at a local level. In this regard, the lands form part of Cork's central suburbs.
- 4.25 The lands are identified as Tier 1 residential lands as per Figure 2.21 of the City Development Plan. Tier 1 sites are zoned lands which are currently serviced by physical infrastructure that are ready for development of sufficient scale.

- 4.26 The site is zoned **ZO 01 Sustainable Residential Neighbourhoods** in the Plan, the objective of which is *to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.*
- 4.27 The proposed development is a residential use, and is therefore acceptable in principle. It is also stated that development in this zone should generally respect the character and scale of the neighbourhood in which it is situated. The proposed development is designed and configured so as to integrate successfully with existing adjoining development.
- 4.28 The western part of the site is designated as an Area of High Landscape Value. New development in AHLV must respect the character and the primacy and dominance of the landscape. The proposed development is of a nature and scale that respects the character of the area and facilitates the retention of existing boundaries and works with the sloping nature of the site to provide good quality useable open space areas. Furthermore, there is an objective for a walkway and cycleway which traverses the site on a north-south axis, which is accommodated in the scheme.
- 4.29 According to the height and density strategy of the Plan, the majority of the subject site is identified as being in a Fringe/Corridor/Centre location where the target heights and residential densities are in the range of 2-6 stories, and 40-120 units/ha. However, while increased heights and densities are encouraged, the context and setting of the subject site in respect of the surrounding area also requires consideration. The proposed height and density are in line with the requirements of the Plan.
- 4.30 The proposed development has full regard for Plan **Objective 11.1 – Sustainable Residential Development**. Key aims include the need to contribute to placemaking, the creation of walkable neighbourhoods and the 15-minute city concept, provide and/or supports community facilities, contribute to a sense of place and make the most efficient use of land in terms of land use and services.

	Min	Max	Target
Studios / PBSA (at LRT Stops / Urban Centre / HEI Campus Only)	0%	15%	10%
1 Bedroom	15%	25%	20%
2 Bedroom	25%	40%	34%
3 Bedroom	18%	38%	28%
4 Bedroom / Larger	5%	15%	8%

Table 2 – Housing mix targets (Plan)

- 4.31 We note Section 11.74 of the Plan which advises that development proposals *“will need to ensure that they have an appropriate residential mix in terms of dwelling type, dwelling size, tenure, and specialist housing.*
- 4.32 The applicable mix for the City Suburbs is as per Table 11.8 of the Plan, to include between 15-25% 1 bed units (target 10%); 25-40% 2 bed units (target 20%); 18-38% 3 bed units (target 28%); and 5-15% 4 bed units (target 8%). The proposed development provides 17.3% 1 bed units and 7.7% 4 bed units, and no

studio units, which accords with the Plan. In relation to 2 bed and 3 bed units, the provisions of SPPR1A and B of the Apartment Guidelines, 2025 apply to the proposed apartments, i.e., there are no restrictions on the mix of unit sizes or types. This applies to 6no. of the 9no. 2 bed units and 29no. of the 3 bed units. As a consequence, the provision of 3 bed units (including the detached bungalow), at 38% is aligned with the Plan. The majority of the scheme complies with the unit mix standards of the Plan. With respect to the 2-bed units, the overall emphasis of the scheme is on providing family units as required by housing association providers, with whom the applicant is in active consultation. A Housing Association will be responsible for the delivery and management of the entire development. In this context, the proposed housing mix satisfies Objective 11.2 of the Plan.

- 4.35 In terms of open space we note **Objective 11.5** of the Plan, which specifies a minimum requirement of 48sqm. for houses while a target of 10-15% is required as public open space as set out in **Table 11.11**.

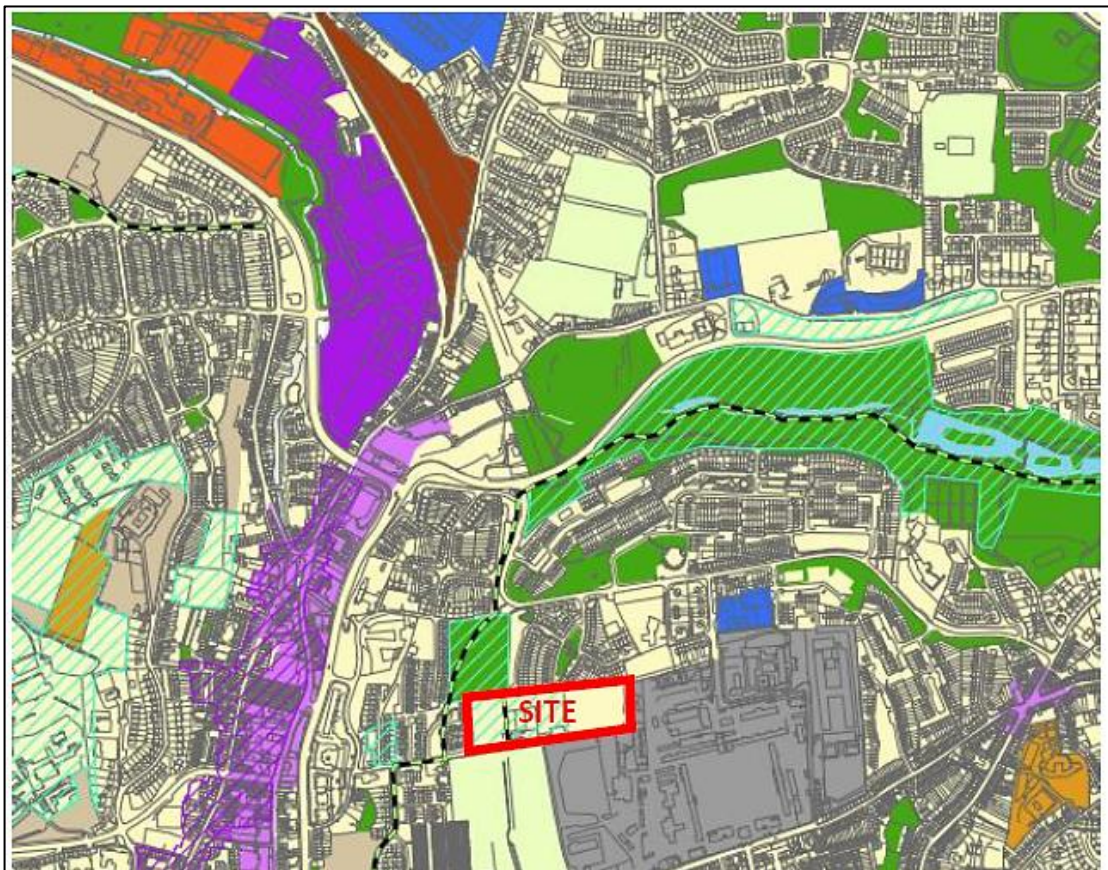


Figure 6 - Subject site zoning objective as per City Development Plan

- 4.36 **Objective 3.21** of the Plan states that, in the case of residential development proposals in excess of 75 dwellings, the development of purpose-built childcare facilities will generally be required. A crèche facility has been provided which caters for 38no. children.
- 4.37 In accordance with section 11.217 of the Plan, the proposed development has been designed to integrate naturalised and biodiverse SuDS into the site and wider green and blue infrastructure network.

4.38 The proposed development has also had regard to section 11.224 of the Plan in relation to the protection of biodiversity along with promoting the integration of biodiversity enhancements.

5.0 PLANNING HISTORY

5.1 The following planning applications relate to the site:

- **Application Register Reference 1938320:** Permission granted on the 1st October 2019 for the demolition of 4 No. dwelling houses, the construction of 29 No. dwellinghouses, connection to public services and all associated site works at Pope's Road, Blackpool, Cork subject to 30no. conditions. The permitted scheme, illustrated in Plate 6, which related to the western section of the overall site, included 3-storey units along Popes Road. Of note is that the AHLV designation also applied to the site, and the planner commented in her report dated 1st October, 2019 that *the proposals will integrate into this townscape without resulting in an adverse visual impact in this designated Area of High Landscape Value.*

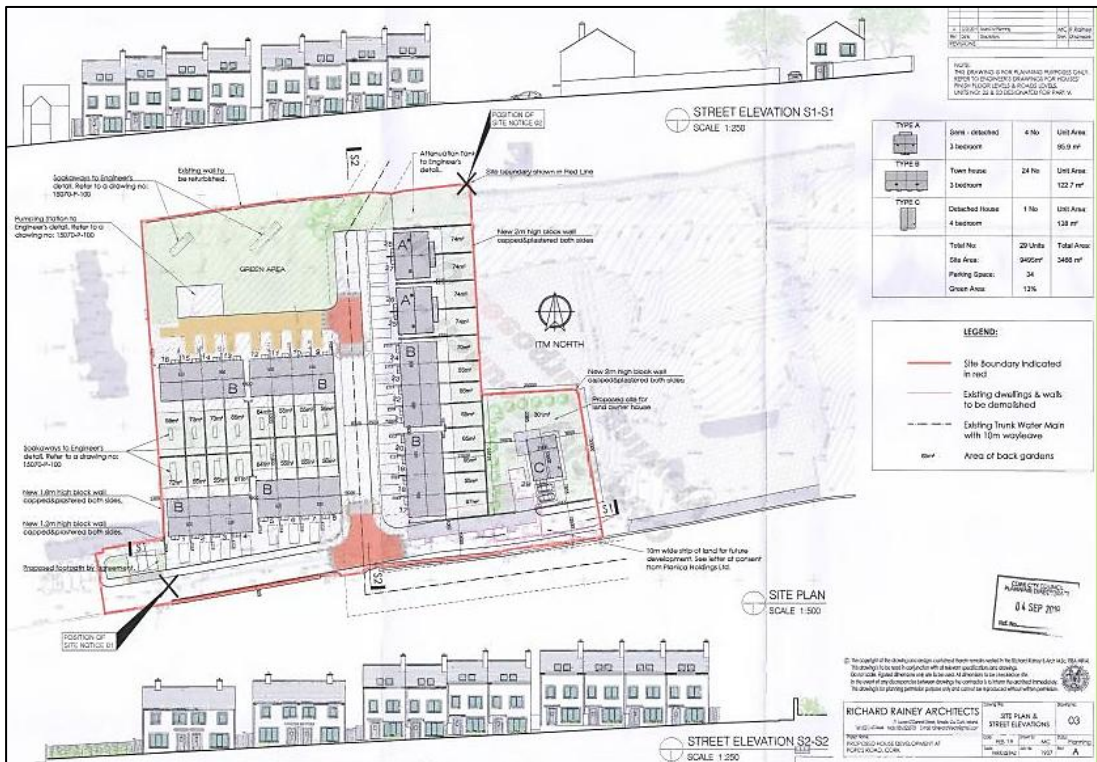


Figure 7 – Permitted Layout for Application Register Reference 1938320

- **Application Register Reference 1837997:** Permission refused on the 20th September 2018 for the demolition of 4 dwelling houses, the construction of 27no. dwelling houses, connection to public services and all associated site works.

5.2 The following planning history is noted in the surrounding area.

- *To the immediate west within adjoining residential estate.*

- **Application Register Reference 0226439:** Permission granted on the 19th February 2003 for Construction of 39 no 2 storey townhouses, 2 no 3 storey townhouses, 12 duplex apartments and 7 no apartments in 2 no 3 storey blocks and associated car parking and the demolition of one no existing dwelling house and gate lodge subject to 23no. conditions.
- **Application Register Reference 0226717:** Permission granted to construct 2 no. 2 storey townhouses, 2 no. duplex apartments and 2 no. apartments in 1 no. 3 storey block and associated car parking on the 19th February 2003 subject to 22no. conditions.
- **Application Register Reference 0125226 (PL.28.131123):** Modified permission granted following a third-party appeal for the construction of 58 x 2 duplexes containing two apts. & nine detached houses on site cont. Susie's Field on the 21st November 2003 subject to 18no. ABP conditions.

Under Condition 2, this grant of planning permission relates to 32no. semi-detached houses, 18no. detached houses and 22no. townhouses as set out in the submission received by An Bord Pleanála on the 8th day of October, 2003.

- **Application Register Reference 0630676 (PL.28.218186):** Permission refused by An Bord Pleanála following a first party appeal to vary permission granted by An Bord Pleanála under reference PL.28.131123, by removing condition number 3, which provides that: Appropriate childcare facilities, in accordance with the Planning Guidelines on Childcare Facilities issued by the Department of the Environment and Local Government in June 2001, shall be provided and shall be the subject of a separate application for permission to the planning authority on the 22nd September 2006.
 - **Application Register Reference 0630679 (PL.28.218187):** Permission granted by An Bord Pleanála following a first party appeal to vary the permission granted by ABP under ref. PL.28.131123 by removing condition no. 12, which provides that: Prior to commencement of development, a management scheme providing adequate measures relating to the future maintenance of private open spaces, roads and communal areas in a satisfactory manner shall be submitted to the planning authority for agreement on the 22nd September 2006.
 - **Application Register Reference 0731598 (PL.28.222860):** Permission refused by An Bord Pleanála following a first party appeal for a proposed new creche to cater for 44 children as per planning conditions granted under PL.28.131123, with 8no. 2 bedroom duplex houses overhead, accessed through existing access roads on site, and all associated site works on the 15th August 2007.
 - **Application Register Reference 0732036:** Permission granted to amend 18no. existing houses, by replacing garage door to front of dwelling with patio doors and change garage use to living use on the 18th July 2007 subject to 1no. condition.
- *To the south within Christians Brothers College Sports Complex.*
- **Application Register Reference 1134969:** Permission granted for the construction of a small single tiered viewing stand on the 20th September 2011 subject to 2no. conditions.

- **Application Register Reference 1435951:** Permission granted for the construction of a single storey extension to the existing changing rooms subject to 5no. conditions.
- *To the southwest on site adjacent Christians Sports Complex*
- **Application Register Reference 0530153:** Permission granted on the 26th June 2006 for the demolition of a derelict dwelling and construction of seven, three storey townhouses subject to 18no. conditions.
- **Application Register Reference 1536601:** Permission granted on the 10th March 2016 for the construction of seven, three-storey townhouses subject to 10no. conditions.
- *To the northeast of the subject site.*
- **Application Register Reference 1034427:** Permission granted to The Board of Management of St. Brendan's Girls School for the construction of a pitched roof structure on the existing school building on the 19th July 2010 subject to 3no. conditions.
- **Application Register Reference 1536366:** Permission granted for development consisting of a linked single storey extension to the north of the existing school building to consist of an ASD Unit containing 1 No. ASD Classroom and the conversion of existing classroom for an ASD classroom with ancillary spaces, elevation alterations to Western facade of existing school and all associated site works on the 16th October 2015 subject to 5no. conditions.
- **Application Register Reference 0125223:** Permission granted to Barrys Coaches Ltd. for new service workshop, apt., associated services & modified entrance & fencing on the 3rd July 2001 subject to 10no. conditions.
- **Application Register Reference 0731834:** Permission granted to Barrys Coaches Ltd, Glen Avenue, Blackpool, Cork for development for new service workshop, apartment, associated services and modified entrance and fencing since 2006 on the 30th May 2007 subject to 10no. conditions.

6.0 PRE-APPLICATION CONSULTATIONS

- 6.1 A S247 pre-planning consultation meeting was held with Cork City Council on 10th January, 2025 (Ref: LRD 172-24).
- 6.2 The initial scheme put forward to the Council consisted of the construction of 110no. dwelling units to include 49no. townhouses and 61no. duplex apartments ranging in height from 2-4 storeys and a ground floor creche.

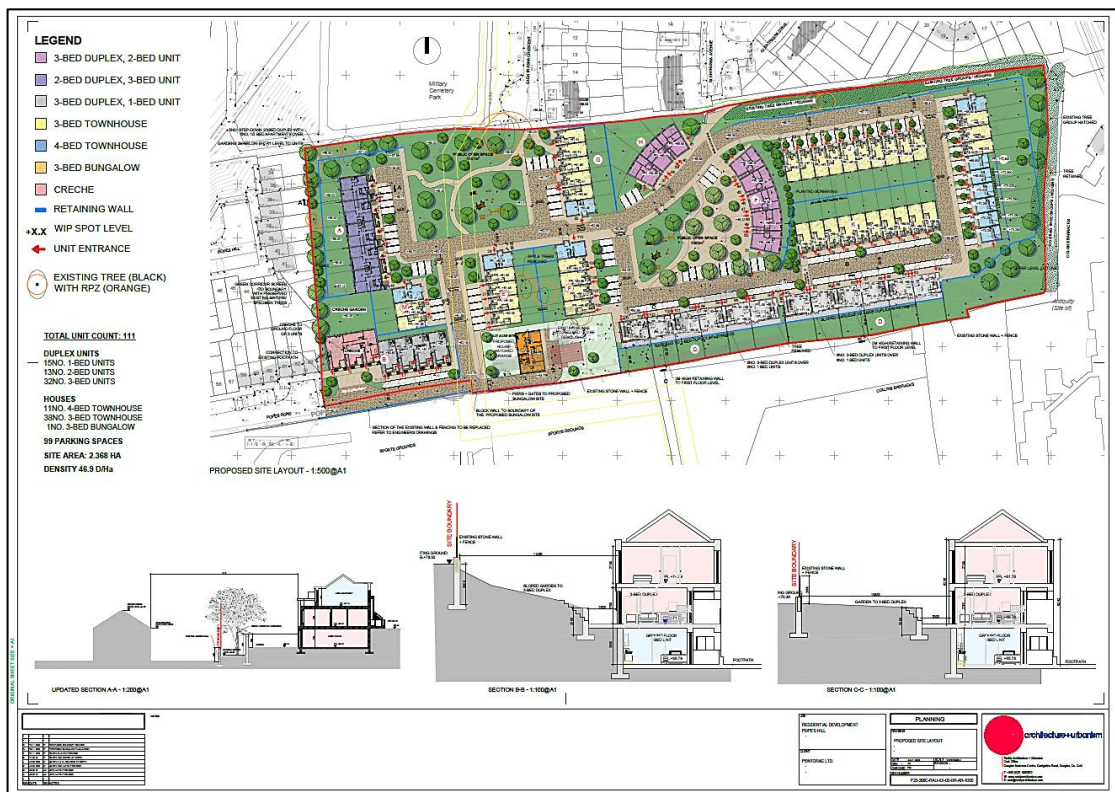


Figure 8 – S247 Site Layout

- 6.3 Key development considerations such as housing mix, density and building heights were considered acceptable by the Planning Authority during these consultations.
- 6.4 Following this, a S32C LRD Opinion Meeting was held with Cork City Council on the 1st October 2025 (LRD Ref: 25-08).
- 6.5 In line with the feedback from the Council at the S247 Meeting, the site layout was amended to incorporate the following:

Reduction in Dwelling Units

The number of units proposed was reduced from 110no. units to 104no. units including the bungalow.

Improved Housing Quality

North-facing units on the southern boundary replaced with dual-aspect homes, each with private back gardens to improve daylight and residential amenity.

Enhanced Connectivity

Two new access points to the south, together with two retained to the north, to safeguard up to five future pedestrian and vehicular linkages to surrounding lands.

Central Block Redesign

The split-level central block reconfigured to create dual frontages and active edges, improving surveillance.

Village Green

A central green space is now framed on three sides by compact terraces, ensuring strong passive surveillance and providing a safe, usable “kickabout” area for residents.

Relationship with Neighbours

The crèche was repositioned to respect the building line of neighbouring houses. Units were removed from Terraces H and I to provide a generous landscaped buffer at the Glentrasna boundary, while retaining existing mature planting.

Ecology and Boundaries

Reduced excavation allows more existing boundary features to be preserved, supporting biodiversity and maintaining natural wildlife corridors.



Figure 9 – S32B Site Layout

- 6.6 Cork City Council issued their LRD Opinion on the 23rd October 2025 which stated that they were of the opinion that the documentation submitted required further consideration and amendment to constitute a reasonable basis on which to make an application for a Large-Scale Residential Development.
- 6.7 Key areas which required further consideration to progress the formal LRD application include the following:
- 1. Urban Design/Architecture**
 - 2. Impact on existing neighbouring properties**
 - 3. Flood Risk Management**
 - 4. Stormwater Drainage Strategy**
 - 5. Housing – Part V**
 - 6. Amenity of future occupants**
 - 7. Strategic Transport**
 - 8. Landscape Design/Biodiversity**
 - 9. Housing Mix**
 - 10. Childcare Facility**
- 6.8 The Response to the LRD Opinion is enclosed under separate cover as part of the LRD Application submission, while the Council's LRD Opinion is included as part of Appendix 1.

7.0 PLANNING APPRAISAL

7.1 The following assessment is undertaken hereunder detailing how the proposed development is in accordance with the proper planning and sustainable development of the area.

Principle of Development

7.2 The proposed development will principally consist of the following:

- i) 1no. single storey 3-bed bungalow to replace a terrace of 4no. existing two storey dwellings, of which only one is occupied, and ancillary sheds, and their replacement with 1no. single-storey 3-bed detached bungalow accessed via a modified private driveway.
- ii) The construction of 103no. dwellings (50no. townhouses; 53no. duplex apartments).
- iii) A ground floor crèche (217.4sqm.)

7.3 The site is appropriately zoned in the context of the Plan. The ZO 01 Sustainable Residential Neighbourhoods zoning has an objective *to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.*

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

7.5 Having regard to the uses proposed, including residential and a creche use, and to the land use zoning objective pertaining to the site, it can be concluded that the proposed development on a part brownfield primarily greenfield site within the existing built-up area in a sustainable location is acceptable in principle and should be supported.

Proposed Development Design, Density, Height and Housing Mix

7.6 As set out in the Design Statement prepared by Reddy Architecture and Urbanism, the proposed site layout has been designed in accordance with the principles of the Sustainable and Compact Settlements Guidelines.

7.7 It achieves a high density of 43.3dph through the use of low-rise medium density housing model, where every resident has a front door to the street. In accordance with these guidelines, this density is achieved through a finer grain of housing, 16m back-to-backs with narrower streets and setbacks in the traditional manner. A strong emphasis on high-quality streets and public open space will create a strong sense of place and community and at its heart is compliance with the Design Manual for Urban Roads and Streets.

7.8 The site has a challenging topography and is steeply sloping. This is set against the requirement to achieve Part M compliance, universal access and an internal road at maximum gradient of 5%. Therefore, the design approach took the form of a series of terraces with intermittent areas of steep gradients as the site design down the hillside. Within each pocket of development, the proposal addresses the steep gradients

- by the provision of split-level buildings and retaining structures. The split-level buildings are specifically included to conceal the retaining walls within structures, rather than large retaining walls within the landscape which would be visually dominant.
- 7.9 A selection of the bespoke designed units are proposed, which enable the level changes to be absorbed into the buildings, allowing the surrounding landscape to be at a gentle, people friendly, part M compliant environment.
- 7.10 To the southern boundary and the east, there are generous separation distances between new buildings and neighbouring boundary walls so as to not affect or undermine them when undertaking excavation works. Gardens will be terraced, with a series of retaining walls raising up to the boundary. These have been designed carefully so that levels locally to these boundary walls, shared with neighbours are retained in their current form and will not be affected by the development.
- 7.11 Several distinctive character areas have been created within the site including a formal square addressing the adjoining Military Cemetery, a central village green with landscaped parkland and finally a grid pattern of formal avenues referencing the Military history of the adjoining sites.
- 7.12 Permeability is central to the scheme, with connections to the north enshrined in the masterplan through dedicated linkages. These will provide short, direct walking routes from the proposed development to adjoining residential areas, amenities, and transport links. The existing access already offers short walking distances to public transport, the city centre, and Blackpool Shopping Centre.
- 7.13 The entire scheme is predicated on working with the steeply sloping topography and maximising sunlight for residents in public and semi-public spaces and also within the dwellings. The orientation of the buildings is arranged to maximise sunlight penetration to the dwellings and residential open spaces, creating sun traps for play and relaxation areas. The creation of high-quality public realm is delivered by the careful orientation of the buildings that provide clearly defined bookends and enclosure to open space.
- 7.14 The proposed development site straddles the City Fringe/Corridor and the Inner Urban Suburbs by reference to Figure 10 below. The proposed development will range in height from 2-4 storeys across 12no. blocks (excluding the single-storey dwelling). All buildings are either two storey housing or two/three/four storey split level duplex or town houses rather than high apartment blocks which would have significant visual impact implications. We note the building height targets set out in the Plan which promotes increased heights in suitable locations. Given the visual prominence of the site in the context of its setting within an Area of High Landscape Value the proposed building heights have been carefully considered to ensure no undue negative visual impacts occur.
- 7.15 In terms of housing mix, and as noted above, the proposed development provides 17.3% 1 bed units and 7.7% 4 bed units, and no studio units, which accords with the Plan. The majority of the scheme complies with the unit mix standards of the Plan. The overall emphasis of the scheme is on providing family units as required by housing association providers, with whom the applicant is in active consultation. A Housing

Association will be responsible for the delivery and management of the entire development. In this context, the proposed housing mix satisfies Objective 11.2 of the Plan.



Figure 10 – Subject site in context of building height and density targets for Cork City.

Placemaking and Urban Design

- 7.16 The Plan identifies placemaking as one of the key strategic objectives for the City. In this respect, Strategic Objective 9 of the Plan seeks to *'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'*.
- 7.17 Particular emphasis is placed on the quality of placemaking through proposed design principles as described above, urban design, landscaping and the selection of materials. The approach to the proposed design is to create a high-quality public realm across the site which accords with the principles of good urban design. The design seeks to create pedestrian permeability across the site, linking both through a

high-quality public realm with hard and soft landscaping. The creation of high-quality public realm is delivered by the careful orientation of the buildings that provide clearly defined bookends and enclosure to open space.

7.18 3no. character areas are created, as illustrated in Figure 11.



Figure 11 – Proposed Character Areas

7.19 The proposed development is characterised by 2no. larger usable public open space areas and 2no. smaller public open space areas which benefit from passive surveillance from adjoining dwellings. The total usable public open space has been maintained at 13% throughout the overall design development for the scheme.

7.20 A Landscape Masterplan and Design Rationale has been prepared by Cunnane Stratton Reynolds and accompanies this submission. The landscape strategy aims to deliver the following:

- **Place Making** - develop a strong sense of identity and belonging by creating a place that is visually appealing, functional, and deeply connected to the local character.
- **Connectivity/Permeability** – provision of adequate pedestrian across the development in line with principles of DMURS.
- **Recreation and Amenity** - provision of versatile and inclusive amenity spaces, well distributed across the site that cater to the needs of people of all ages and abilities; designed to allow ease of access, supervision and overlooking.
- **Boundaries** – retention of existing trees along vegetation where possible.
- **Topography** – consideration of contours by designing with the land, utilizing slopes for terraces, seating areas. Introduction of green retaining walls to address challenging levels, minimizing visual impact and creating vertical green spaces that support biodiversity.

- **Biodiversity** – bolstering habitat value of the overall site and with a wildlife friendly tree, shrub and meadow planting strategy developed in line with the principles and recommendations of the All Ireland Pollinator Plan.
- **Integrating Blue and Green Infrastructure** elements to naturally manage stormwater while enhancing the visual and sensory appeal of the space. These elements will contribute to a climate-resilient urban landscape that prioritizes sustainability.
- **Maintenance and Management** – requiring that all specified hard and soft materials, finishes and treatments are robust, durable and can be managed / maintained with relative ease.

7.21 A Tree Survey and Arboricultural Report prepared by Holly Arboriculture, has informed the preparation of the Landscape Masterplan. The Report advises of the following:

- This Report notes that the majority of the 20no. trees tagged on site are Category B. 8no. tree groups have been recorded.
- The most noticeable loss of trees required to facilitate the development will come from the removal of large section of Tree Group 8. They are of low arboricultural value. Other tree groups to be removed are of moderate quality but are smaller in scale relative to Tree Group 8.
- The footpath linking the proposed development with Glentrasna will result in the partial removal of a section of Tree Group 3. This will result in a minor impact.
- In relation to tree nos. 0979-80, there is the potential for root severance/damage due to the installation of Soakaway Facility 1. The erection of protective fencing will mitigate this.
- In relation to tree nos. 0976-84, there is also potential for roots to be damaged. This impact can be minimised by installing protective fencing around the RPA to prevent access and create a construction exclusion zone.
- A landscape plan which includes new high quality tree planting has been designed as part of the proposal.

7.22 It is concluded that, subject to the recommendations contained in the Report, the proposed development can be successfully carried out without having a negative impact on the character or appearance of the surrounding landscape.

7.23 To contribute further to placemaking, the proposed material palette is high quality with a combination of buff and red stock bricks, some plaster finishes to provide variety in the streetscapes. This variety of finishes alternate to provide nodal points in the scheme, identify rows of townhouses, create character areas and to define different homes. As a high-quality scheme, brick is returned to all gables rather than a facadism

to front elevation only. The Duplex buildings have a similar architectural expression to the dwellings, but its mass is broken with the use of brick for durability.

7.24 With regards the adjoining properties, to the west at no. 34-42 Popes Hill, the proposed development is designed so there are good separation distances of c. 20m. The existing boundary vegetation is retained and incorporated within the private garden areas of the proposed dwellings where appropriate. These areas are defined by boundary fencing and gated access to allow for ongoing maintenance. This approach ensures that the vegetation is properly managed while avoiding the creation of "no-man's land". With regards to the nearest house, no. 63 at the top of Popes Hill, there are no opposing windows with the gable facing the site. To the north, the homes at Glentrasna are significantly lower and orientated away from the proposed development site so privacy will not be compromised. There is also screening to this boundary which is being maintained/enhanced as shown on the Landscape Masterplan.



Figure 12 – Proposed Landscape Masterplan

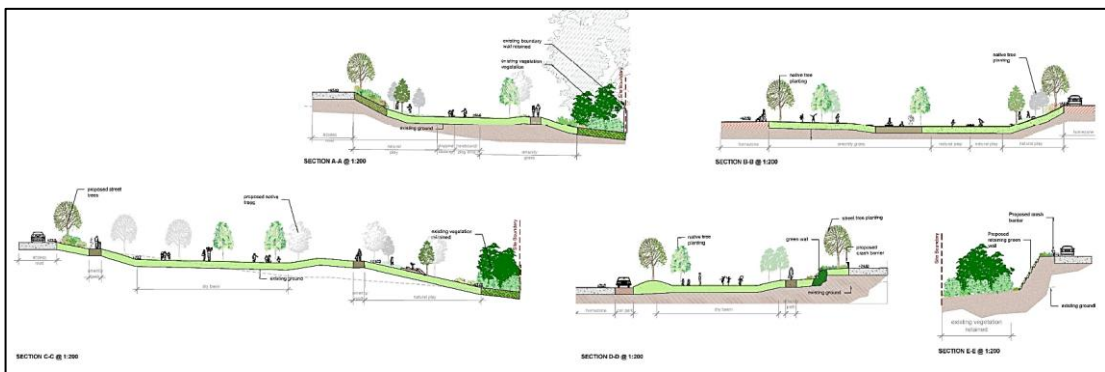


Figure 13 – Proposed Landscape Sections

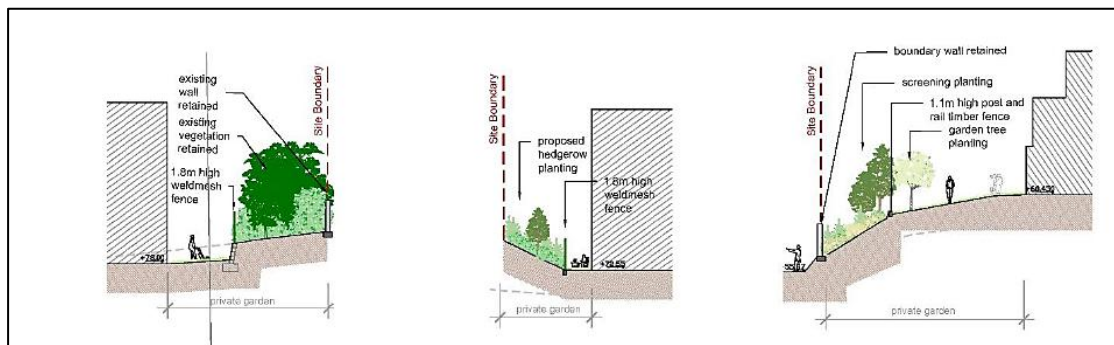


Figure 14 – Proposed Landscape Sections

Engineering

7.25 An Engineering Design Report and Drainage Impact Assessment Report has been carried out by Punch Consulting Engineers and accompanies this submission.

i) **Water, Wastewater and Surface Water Infrastructure Works.**

7.26 The site can be serviced in terms of water and foul infrastructure services. An existing 600mm watermain traverses the site in a north-south direction. The proposed layout includes for the maintenance of 5m clearance from this pipe to new building structures. It is proposed to construct 1 new watermain line of 150mm diameter, also ramifications of 100mm and 90mm diameter to serve the proposed development. The proposed watermains will connect to the existing mains on Popes Road.

7.27 The proposed water connection to an external existing network is feasible subject to infrastructure upgrade on the existing 3-inch diameter cast iron watermain located along Pope's Road. It is required to upsize approximately 80m of the existing 3-inch diameter cast iron watermain to a minimum of 150mm internal diameter to connect from a 6-inch diameter watermain pipe. The Confirmation of Feasibility from Uisce Éireann is enclosed as part of this submission (COF Ref: CDS25009768).

7.28 In relation to foul, it is proposed that the foul sewer will be discharged by gravity to the existing foul sewer network located on Popes Road flowing east-west. The COF from Uisce Éireann indicates that a connection is feasible subject to upgrades to the foul drainage network. It is required to upsize approximately, 60 meters of sewer pipes downstream of the proposed development from 300mm to 450mm in diameter.

7.29 Following the formal s247 pre-application consultation with Cork City Council, it has been agreed that this application could proceed prior to the formal receipt of the Statement of Design Acceptance for the proposed development from Uisce Éireann. This review is currently ongoing.

7.30 A new surface water sewer network, entirely separate from the foul water sewer network, will be provided for the development. Surface water from the proposed development is designed to discharge to the existing surface water network within Glentrasna Estate.

7.31 The overall surface water strategy involves collecting runoff from the roofs, impermeable road, footpath and parking surfaces to a series of tree pits and bioretention areas and interconnecting filter drains. The

drainage systems will allow for some infiltration at source through a Nature Based Solution approach with the filter drain pipework collected to buried surface water pipework

- 7.32 A range of SuDS measures are proposed to be included in the development, including 2no. large detention basins, 2no. soakaways, 2no. bio retention areas, permeable paving, and tree pits.

ii) Traffic and Access

- 7.33 Vehicle access to the site will be from the southwest corner where the existing Pope's Road is located. The proposed internal roads and parking layout will be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS) and the Recommendations for Site Development Works. Provisions have been made for 2no. dedicated pedestrian accesses connecting to Glentrasna Park residential estate along the northern boundary of the site.

- 7.34 Autotrack has been carried out to ensure there are no issues with swept paths and manoeuvrability of fire appliances, emergency vehicles and refuse trucks

- 7.35 To ensure future transport sustainability and to promote increased pedestrian connectivity and accessibility, a Mobility Management Plan has been prepared. Further to this, an assessment is carried out in respect of existing and future planned pedestrian and cycling facilities in the vicinity along with existing and future planned public transport provisions.

- 7.36 The proposed development has been subject to a Traffic and Transport Assessment in accordance with the TII Traffic and Transport Assessment Guidelines 2014, as well as a Road Safety Audit.

- 7.37 Analysis was carried out on 5 Junctions as requested by Cork City Council on the 10th January 2025. Junction modelling indicates that the proposed development will have very little impact on the surrounding existing junctions and road network. The junction worst affected by the proposed development is the Popes Road/Rathmore Park Junction. Modelling at this junction indicates that the maximum Ratio of flow to capacity (RFC) is 13%. As such, it can be said that the junctions analysed will not experience any significant impact from the proposed development.

- 7.38 Parking spaces for the proposed development are well below the maximum permissible under the Cork City Development Plan, and are aligned with the provisions of the Sustainable Residential Development and Compact Settlements Guidelines, to encourage modal split. A significant emphasis on pedestrian and cycle connectivity for the development and its surroundings has been incorporated into the design to assist with connectivity to Cork City. New pedestrian linkages are proposed to the north to Glentrasna and the greater Glen area of the City.

- 7.39 The TTA has concluded that the development will have minimal impact on the surrounding road network. Junction modelling shows only a modest increase in traffic. The most affected junctions are projected to continue operating within acceptable capacity thresholds, with overall impacts considered minor. Parking

provisions have been reduced below the maximum standards to encourage sustainable transport, and enhanced pedestrian,

iii) **Flood Risk**

- 7.40 A Site-Specific Flood Risk Assessment has been carried out by Punch Consulting Engineers and is enclosed as part of the LRD Application Pack.
- 7.41 The FRA confirms that the site is not naturally prone to coastal, fluvial, pluvial or groundwater flooding. The site sits at a significantly higher elevation than nearby recorded flood locations, resulting in low to very low flood risk.
- 7.42 The proposed development, with the adoption of recommended flood mitigation measures, will not be susceptible to flooding and will not increase flood risk elsewhere within the catchment.
- 7.43 The SSFRA concludes that the site is suitable for development from a flood-risk perspective, subject to the implementation of outlined measures.

iv) **Construction**

- 7.44 An Outline Construction Environment Management Plan, prepared by Punch Consulting, accompanies the submission, which includes details on the management of surface water during the construction phase; location of temporary construction compound; duration of construction phase; list of plant, machinery and materials required for the construction phase; and the estimated no. of construction personnel during the construction phase. The final CEMP will be agreed with the appointed contractor and Cork City Council prior to the commencement of development, in the event of a grant of permission, and will include the standard environmental protection measures set out in Appendix 1 of the EIA Screening Report that accompanies this application.
- 7.45 The construction programme for the works will take an estimated 24 months, with units delivered in a phased basis. The site will be accessed via one access point located on Popes Road.

Environment

- 7.46 The proposed development is a project for the purposes of Schedule 5 of the Planning and Development Regulations, 2001, as amended. Having regard to its nature and scale, the proposed development does not require a mandatory EIA. Given that the proposed development is a class of development for the purposes of EIA, a screening report prepared by Doherty Environmental Consultants (DEC) Ltd to provide information to assist the planning authority with a determination as to whether or not the project falls under Part 2, Class 15 of Schedule 5. Class 15 requires EIA for any project listed in Part 2 that does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have a significant effect on the environment, having regard to the criteria set out in Schedule 7/7A.

- 7.47 The EIA Screening Report has concluded that the characteristics of the proposed development are not significant due to the compatibility of the project with the current evolution of the urban environment, the characteristics and sensitivities of the receiving environment and design and mitigation measures that will be implemented as part of the construction and operational phase of the proposed development. The overall conclusion for this screening exercise is that there is no likelihood of significant effects on the environment arising from this sub-threshold development and that, therefore, the planning authority can conclude that an EIA of the project is not required.
- 7.48 An Appropriate Assessment Screening Report has also been prepared by Doherty Environmental Consultants. In light of the requirements S177U of the Planning and Development Act 2000, as amended, and having regard for the nature, scale and location of the proposed development, the absence of a direct hydrological connection, and distance from the nearest European site, namely the Cork Harbour SPA, no Appropriate Assessment issues arise, and it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site. It is the considered view of the authors of the Screening Report for Appropriate Assessment that it can be concluded by the competent authority that the project will not, alone or in-combination with other plans or projects, have a significant effect on any European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion.

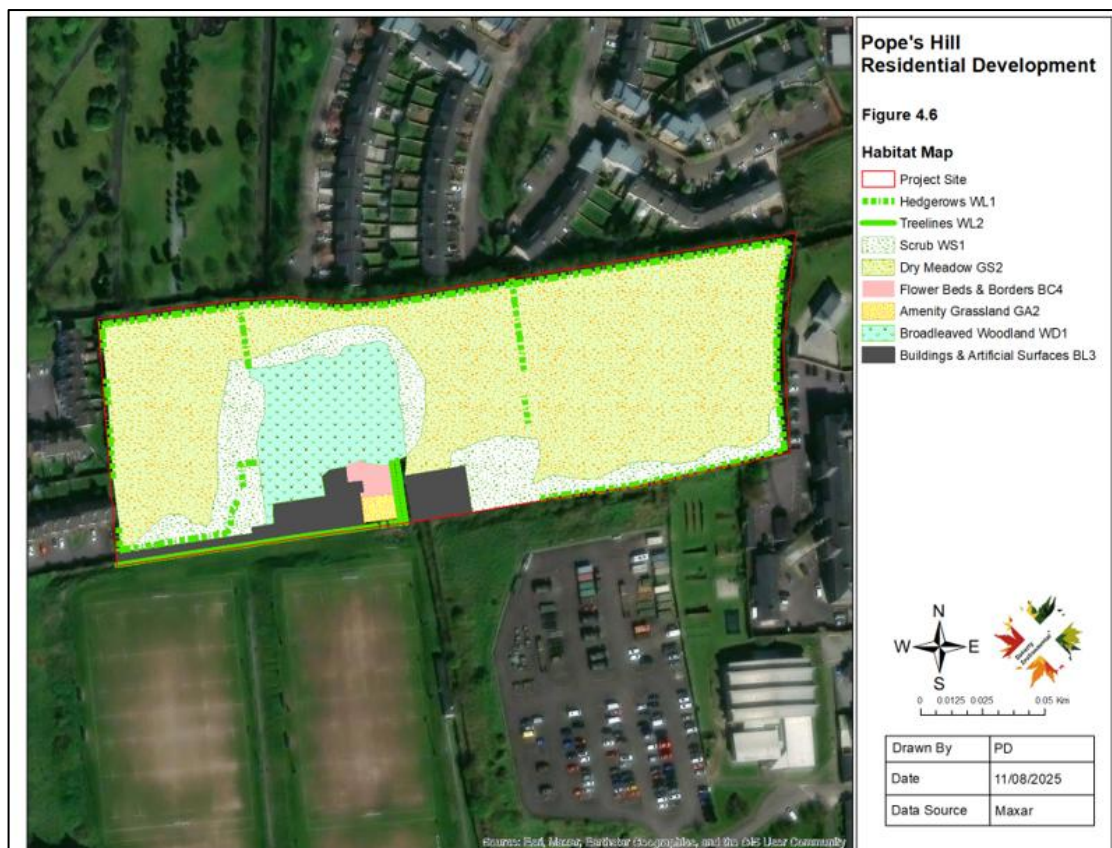


Figure 15 – Habitat Map

- 7.49 An Ecological Impact Assessment (EclA) has been prepared by Doherty Environmental Consultants for the application. A habitat map has been prepared for the site and is illustrated in Figure 15 above. The site is predominantly characterised by amenity grassland, with boundary trees, hedgerows and scrub.
- 7.50 The submission is supported by a detailed Ecological Impact Assessment (EclA), which notes the following:
- No protected non-volant mammals were observed on site during field surveys. Furthermore, the project site does not offer suitable habitat for supporting resting or breeding places for protected non-volant mammals.
 - The buildings on site are of low potential for supporting roosting bats.
 - No roosting bats were observed on site during a roost emergence survey completed at the project site.
 - Bat activity was very low during the nighttime roost survey completed on site with only one no. bat pass recorded of a Leisler's bat flying high overhead.
 - A suite of commonly occurring passerine species were observed during the bird survey carried out during the bird breeding season.
 - The project site does not provide suitable habitat for supporting bird species that are listed as special conservation interest bird species of SPAs in Ireland. As noted above the Cork Harbour SPA is the nearest SPA to the project site. This SPA is designated for its role in supporting populations of waterbirds. The grassland, woodland and built land habitats occurring at the project site do not provide suitable foraging, loafing or roosting habitat for such species.
 - The project will result in the loss of dry meadows and grassy verges, bramble dominated scrub and non-native sycamore woodland. The loss of these habitats from the project site will represent a high magnitude impact in that these types of habitats will be removed from the project site. A high magnitude impact to these habitats of low ecological value will represent an impact of permanent and minor significance. It is noted that as part of the landscape design for the project areas of meadow grassland and woodland planting at the project site's southeastern and northeastern corner will be provided. The provision of such landscape elements will minimise the residual impact of the loss of existing grassland and woodland habitat from the project site.
- 7.51 As illustrated in the Landscape Masterplan, which has been overseen by the ecologist, the proposed woodland planting will be of native species, managed to promote diversity within the small pocket of woodland.

Archaeology

7.52 An archaeological impact assessment of the known and potential archaeological heritage resource within, and immediately adjacent to, lands at Pope's Road, Blackpool, Cork City has been prepared by John Cronin & Associates.

7.53 This notes that:

- No surface trace of any potential archaeological features was evident during the site inspection.
- There are no archaeological sites subject to Preservation Orders or Temporary Preservation Orders within the subject lands.
- There are no National Monuments (in the ownership or guardianship of the State) located within the subject site or its immediate vicinity.
- The Archaeological Survey of Ireland (ASI) lists one archaeological site, a distillery (CO074-116----), within 500m of the boundary of the subject site, 240m west of the proposed development area.
- The closest excavation to the subject lands, recorded within the database took place *circa* 130m to the southeast of the site. Licensed archaeological monitoring (License number 03E1035) was carried out by Máire Ní Loingsigh ahead of the construction of a residential development. Nothing of archaeological significance was recorded.
- In 2003, archaeological testing carried out by Sheila Lane (License number 03E0293) took place at a former tannery on Watercourse Road, located to the west of the subject site. In total, seven features were exposed including possible brick lined pits, walls, surfaces in addition to lime rich deposits all thought to be associated with the tannery were recorded.
- there will be no predicted impact on the recorded archaeological heritage resource should the proposed development proceed.
- It is considered that there is moderate potential for the existence of previously unrecorded archaeological remains to be present below the topsoil.
- it is recommended that *the entire site should be subject to a programme of pre-development archaeological testing*. The scope of the testing programme should be agreed upon in consultation with the Executive Archaeologist with Cork City Council.
- Should archaeological material be discovered during these investigations, then consultation should take place between Cork City Council, the National Monuments Service and the developer as to the appropriate further mitigation measures.

8.0 CONCLUSION

- 8.1 The need for the proposed development is justified on the basis of the urgent requirement, as evidenced by the recent instructions at national level to aid the implementation of the NPF First Revision, for new residential dwellings on appropriately zoned and serviced sites within Cork City.
- 8.2 The proposed development is located on a part brownfield, primarily greenfield site within the existing built-up footprint of the Cork City Suburbs. The proposed development is fully aligned with national, regional and local planning policies which are principally focused on the delivery of future residential development in a compact manner, prioritising existing urban land redevelopment over greenfield urban sprawl.
- 8.3 The proposed development will contribute to the rejuvenation of this part of the City and deliver a new residential neighbourhood of an appropriate scale that responds to these strategic objectives.
- 8.4 Having regard to the Plan objectives for the area, and the pattern of development in the vicinity, the proposed development will make a high-quality contribution to the evolving sustainable regeneration of this area of the City at an appropriate density and height, that will strengthen the character of the area, and support the existing community.
- 8.5 The proposed development does not give rise to any undue negative environmental effects. The proposal will not adversely affect the residential amenity of adjoining properties. The proposal does not give rise to issues in relation to flooding, ecology, natural or built heritage or archaeology and the site can be successfully serviced and connected to existing public systems.
- 8.6 Given the above, it is submitted that the proposed development is in accordance with the proper planning and sustainable development of the area.