



Date: 24th June 2017

Planning Department,
Cork County Council,
County Hall,
Cork.

PLANNING APPLICATION

CLIENT: Rowan View Developments Limited
ADDRESS: Pembroke Woods, Pembroke, Passage West, Co.Cork
PROPOSAL planning permission to construct 24 no. apartments over 3 floors and all associated development works including access, car parking, landscaping and amenity areas, bicycle storage and service/refuse storage facilities
AUTHORITY: Cork County Council Planning Authority

Dear Sirs,

I confirm that we act on behalf of the above named clients. Full pre-planning consultation took place between Martin Byrne, John Lalor and Greg Simpson at the Council offices on the 9th February 2017. Further pre-planning consultation took place with Cork Council Estates engineer Reamonn Walsh. following is a summary of the point discussed:

The following design statement has been prepared on behalf of the applicant, Rowan View Developments Limited, who are seeking permission to construct 24 no. apartments over 3 floors and all associated development works including access, car parking, landscaping and amenity areas, bicycle storage and service/refuse storage facilities at a vacant site in Pembroke Woods, Pembroke, Passage West, Co.Cork. This planning and design statement has been prepared in accordance with the requirements of objective HOU 3-2 (c) of the County Development Plan 2014 which specifies that it is an objective of the Council to:

"require the submission of design statements with all applications for residential development in order to facilitate the proper evaluation of the proposal relative to the key objectives of the development plan with regard to the creation of sustainable residential communities"

In order to provide a comprehensive overview and assessment of the proposed residential scheme, the requirement of a design statement have been coupled with details and information generally provided in a planning statement to provide for a single planning and design statement. From a design perspective the guidance contained in the "Urban Design manual - a best practice guide and the planning guidelines on sustainable residential development in urban areas' and Sustainable Urban Housing; Design Standards for New Apartments - Guidelines for Planning Authorities' served as a basis for the design rationale.

1.0 Proposed Development:

The proposed development consists of 24 no. apartments over 3 floors and all associated development works including access, car parking, landscaping and amenity areas, bicycle storage and service/refuse storage facilities. The development will be access from the existing roadway to Pembroke Park Drive which currently acts as a cul de sac. Our proposal is to extend this cul de sac road to meet the existing Pembroke Wood roadway to the north.

There will be a formal garden / public Open space to the West of the proposed apartments providing 27% of the site area as a quality central, overlooked public open space with associated play area to meet the requirements of the Council Recreational policy.

The western boundary will also contact a landscaped 1.2m railing to ensure safety from traffic on the main Pembroke Road.

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1.1 Planning History:

08/9094

Permission

Mixed use neighbourhood centre development consisting of a four storey building with cafe, office/medical floorspace with option for internal subdivision of up to 3 no. units, retail floorspace with option for internal subdivision of up to 2 no. units, 18 no. apartments and all associated development works including car parking, landscaping and amenity areas, bicycle storage and service/refuse storage facilities.

Application granted by Cork County Council and An Bord Pleanála PL 04.233744

14/6127

Extension of duration

Mixed use neighbourhood centre development consisting of a four storey building with cafe, office/medical floorspace with option for internal subdivision of up to 3 no. units, retail floorspace with option for internal subdivision of up to 2 no. units, 18 no. apartments and all associated development works including car parking, landscaping and amenity areas, bicycle storage and service/refuse storage facilities, extension of duration to permission granted under Planning Ref. No. 08/9094 and An Bord Pleanála Ref. No. PL 04.233744

1.2 Design Principle:

As mentioned above there is an active planning permission in place under Planning Ref. No. 08/9094 and An Bord Pleanála Ref. No. PL 04.233744 which was also extended by Cork County Council under Planning Ref. No. 14/6127. This permission is valid until 13/10/2019.

Having reviewed the scheme granted by Cork County Council and completed a feasibility exercise on the requirement for commercial units within the area it is clear that there is minimal requirement for commercial units in the area. I then reviewed the contents of the objectors to the original 08/9094 planning application regarding the commercial elements of the scheme summarised by An Bord Pleanála as follows:

Pembroke Woods Residents' Association

"Fear that medical and retail units would remain vacant as happened in the adjoining Ardmore estate. These units should be provided for in Passage West town itself. New supermarket opened only 300 yards from entrance to estate. A major development is also proposed in Passage West (PL 04.130785). There will be no need for the proposed development."

Passage Town Council

"Details of vacant retail and medical units in the area are provided. It is reasonable to assume that there is little demand for either medical or retail units at the eastern end of Passage West."

Darran & Martina McMahon, residents of Pembroke Park Drive

"No need for retail/ commercial development in the area. Large number of vacant units in the vicinity of the site."

An Bord Pleanála Inspector comments:

"I note that both the Eurospar and Ardmore developments were granted planning permission and constructed subsequent to the Board's previous grant of permission, and are within easy walking distance of the Pembroke Woods estate. In light of the proximity of these developments, the high level of vacancy indicating a lack of demand/ need for such facilities, and the fact that the commercial centre was only ever intended to meet the needs of local residents, I am inclined to agree with the objectors that the scale of the floorspace proposed is in excess of the needs of the residents of Pembroke Woods and the immediate environs at this point in time."

"In relation to the possible use of the medical units as offices, I agree with the objectors that this use is more appropriately located in the town centre rather than at the centre of an established housing estate. Whilst a bus service does run between Passage West and Cork City, the location of the appeal site is such that I consider it highly unlikely that any employees of an office use would use anything other than the private car to travel to work"

My clients is in agreement that there is not a commercial requirement within the area. With this in mind we have designed a residential scheme only and omitted the commercial units on the ground floor.

The 2008 application had a total floor area of 2,770 sq.m. An Bord Pleanála decision stated that a floor should be removed which took the final total floor area down to 2,049 sq. m. Our proposed design has a footprint of 2,019 sq.m. which is a reduction in what was granted previously.



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233744: Pembroke Woods, Pembroke Passage West, Co. Cork. (08/9094)

Cork County Council

Mixed use neighbourhood centre development including cafe, office/ medical floor space, 18 no. apartments and all associated works.

Case reference: PL04.233744

Case type: Planning Appeal

Decision: Grant permission with conditions

Date Signed: 16/10/2009

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1.3 Site Layout:

The site is c0.29 Hectares in area and the topography of the site is relatively flat with approximately 1m fall from south west to north east of the site. At present the site is a green field site with no noticeable features.

The proposed layout has been designed to function as a sustainable and enjoyable residential development which will enhance the residential offering within Pembroke Woods.



Aerial view of site - source google earth



Street view of site looking south

1.4 Architectural Design and Visual Impact assessment:

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The Planning Authority will note the contemporary design of the design granted under the active planning permission. Having completed a pre-Planning meeting with the Council it was decided to use a pallet of materials similar to the existing houses/apartments and creche within the Pembroke Woods estate. We have incorporated a red brick finish as well as a smooth plaster render to comply with this requirement.

M Byrne Architecture have completed CGI perspective views of the proposed scheme as well as submitted continuous elevation/cross sectional drawings demonstrating how the proposed scheme sits within its surroundings. We consider that the revised design is more in keeping with the existing houses, apartments and commercial building and it is our view that the proposed design response is more appropriate than that previously permitted.

Please see drawings; 1545-c, 1545-d, 1545-e, 1545-f and 1545-0 attached to this application for further details.



CGI Front Perspective View of the proposed scheme



CGI Rear Perspective View of the proposed scheme

1.5 Parking and Bicycles:

Appendix D - Parking and cycling standards - Table 1a has been referenced in the car parking design standards. 30 no. car parking spaces (24 x 1.25) have been provided in the proposed scheme. It was discussed at pre-planning stage that clear designation of the parking spaces for the proposed apartment scheme should be by a change in paving material. Details of same are provided on the attached landscape drawing (1545-n)

Residential (All areas)	
Dwelling House	2 spaces per dwelling
Apartments	1.25 spaces per apartment

Appendix D - Parking and cycling standards - Table 1b has been referenced in the bicycle design standards. 12 no. covered bicycle parking space are provided to comply with this policy. You will the details of same on drawing 1545-p.

Other cultural / recreational & leisure uses	Dependent upon nature and location of use
Residential Apartments	0.5 spaces per unit (1-2 Bed Apartment) 1 space per unit (3+ Bed Apartment)
Student housing	1 space per 4 students

1.6 Compliance with Design Standards:

Design Standards for New Apartments - Guidelines for Planning Authorities served as a basis for the design rationale. A full breakdown of compliance with these standards are detailed below:

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Compliance with Design standards																			
Unit Mix																			
	UNIT NUMBER	UNIT TYPE	UNIT DESCRIPTION	Unit Area Required (sq.m.)	Unit Area Achieved (sq.m.)	Aspect	Ceiling Height (kitchen/dining/living)	No. of Bedrooms	No of Bedspaces	Aggregate Bedroom area required (sq.m.)	Aggregate Bedroom area achieved (sq.m.)	Kitchen/dining/Living Room Area required (sq.m.)	Kitchen/dining/Living Room Area achieved (sq.m.)	Main Living Room width required (m)	Main Living Room width achieved (m)	Aggregate storage area required (sq.m.)	Aggregate storage area achieved (sq.m.)	Balcony area required (sq.m.)	Balcony area achieved (sq.m.)
Ground floor	1	apartment	1 Bedroom Unit	45.00	48.80	East	2.7m	1	2	11.4	12.2	23	25.7	3.3	4.4	3	3	5	5.8
	2	apartment	2 Bedroom Unit	73.00	81.70	N/E	2.7m	2	4	24.4	26.0	30	32.8	3.6	5.0	6	6	7	8.3
	3	apartment	2 Bedroom Unit	73.00	81.00	N/W	2.7m	2	4	24.4	26.1	30	33.2	3.6	4.9	6	6	7	8.5
	4	apartment	2 Bedroom Unit	73.00	80.00	West	2.7m	2	4	24.4	27.6	30	33.2	3.6	3.6	6	6	7	8.3
	5	apartment	2 Bedroom Unit	73.00	80.20	West	2.7m	2	4	24.4	27.6	30	33.2	3.6	4.4	6	6	7	8.3
	6	apartment	2 Bedroom Unit	73.00	81.70	S/W	2.7m	2	4	24.4	26.1	30	33.2	3.6	5.0	6	6	7	8.5
	7	apartment	2 Bedroom Unit	73.00	81.00	S/E	2.7m	2	4	24.4	26.0	30	32.8	3.6	4.9	6	6	7	8.3
	8	apartment	1 Bedroom Unit	45.00	48.80	East	2.7m	1	2	11.4	12.2	23	25.7	3.3	4.4	3	3	5	5.8
First floor	9	apartment	1 Bedroom Unit	45.00	48.80	East	2.7m	1	2	11.4	12.2	23	25.7	3.3	4.4	3	3	5	5.8
	10	apartment	2 Bedroom Unit	73.00	81.70	N/E	2.7m	2	4	24.4	26.0	30	32.8	3.6	5.0	6	6	7	8.3
	11	apartment	2 Bedroom Unit	73.00	81.00	N/W	2.7m	2	4	24.4	26.1	30	33.2	3.6	4.9	6	6	7	8.5
	12	apartment	2 Bedroom Unit	73.00	80.00	West	2.7m	2	4	24.4	27.6	30	33.2	3.6	3.6	6	6	7	8.3
	13	apartment	2 Bedroom Unit	73.00	80.20	West	2.7m	2	4	24.4	27.6	30	33.2	3.6	4.4	6	6	7	8.3
	14	apartment	2 Bedroom Unit	73.00	81.70	S/W	2.7m	2	4	24.4	26.1	30	33.2	3.6	5.0	6	6	7	8.5
	15	apartment	2 Bedroom Unit	73.00	81.00	S/E	2.7m	2	4	24.4	26.0	30	32.8	3.6	4.9	6	6	7	8.3
	16	apartment	1 Bedroom Unit	45.00	48.80	East	2.7m	1	2	11.4	12.2	23	25.7	3.3	4.4	3	3	5	5.8
Second floor	17	apartment	1 Bedroom Unit	45.00	48.80	East	2.7m	1	2	11.4	12.2	23	25.7	3.3	4.4	3	3	5	5.8
	18	apartment	2 Bedroom Unit	73.00	81.70	N/E	2.7m	2	4	24.4	26.0	30	32.8	3.6	5.0	6	6	7	8.3
	19	apartment	2 Bedroom Unit	73.00	81.00	N/W	2.7m	2	4	24.4	26.1	30	33.2	3.6	4.9	6	6	7	8.5
	20	apartment	2 Bedroom Unit	73.00	80.00	West	2.7m	2	4	24.4	27.6	30	33.2	3.6	3.6	6	6	7	8.3
	21	apartment	2 Bedroom Unit	73.00	80.20	West	2.7m	2	4	24.4	27.6	30	33.2	3.6	4.4	6	6	7	8.3
	22	apartment	2 Bedroom Unit	73.00	81.70	S/W	2.7m	2	4	24.4	26.1	30	33.2	3.6	5.0	6	6	7	8.5
	23	apartment	2 Bedroom Unit	73.00	81.00	S/E	2.7m	2	4	24.4	26.0	30	32.8	3.6	4.9	6	6	7	8.3
	24	apartment	1 Bedroom Unit	45.00	48.80	East	2.7m	1	2	11.4	12.2	23	25.7	3.3	4.4	3	3	5	5.8

1.7 Management / Maintenance Proposals:

We can confirm that a management / maintenance company will be established for the proposed scheme. Rowan View Developments consent to a common pre-commencement condition being put in place requesting full details be submitted to and agreed by Cork County Council on the management / maintenance company prior to works commencing on site.

1.8 Proposed Utilities to serve the development:

Details of utilities such as satellite dishes and services (Mechanical and electrical) shall be the responsibility of the management / maintenance company. Rowan View Developments consent to a common pre-commencement condition being put in place requesting full details be submitted to and agreed by Cork County Council on the management / maintenance company prior to works commencing on site.

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1.9 Part V proposal:

Part V, s96 of the Planning and Development Act 2000 (as amended) applies to this application. New provisions relating to Part V under the Urban regeneration and Housing Act 2015 were formally enacted on 1st September 2015. The applicant proposes to meet the Part V obligations through the transfer of 2 no. 1 bedroom apartments in accordance with the revised 10% requirement.

Under the new Part V Planning Regulations, it is a requirement to provide details of the land or houses to be transferred as part of any proposal as well as information on the calculations and the applied methodology for land values, site costs, construction costs, development costs and profit on these costs.

The applicant is proposing to transfer the following units:-

Unit No.	House Type	House Description	Floor Area
1.	Apartment	1 Bedroom Unit	51.6 sq. m.
8.	Apartment	1 Bedroom Unit	51.6 sq. m.

Please note that all identified construction costs are based on average estimates and additional costs may arise during detailed site investigation works or as a condition of planning.

House Cost Summaries

Unit size	51.6 sq. m.
No. of Units	2
Total No. of Units as part of overall scheme	24
Total site Area	0.29 Ha

Assumed Costs

Construction Cost (per sq. m.) (1)	€1,850.00
Site Works and Indirect Site Costs (per sq. m.) (2)	€195.00
Existing use value of land (per ha.) (3)	€49,400.00

Construction Costs (excluding construction cost profit)

Estimated construction cost per unit	€95,460.00
Estimated External Works; site works & Indirect site costs per unit	€42,957.00

SUB-TOTAL:

€138,417.00

Attributable Development Costs per Unit (4)

22.5% of House construction Cost (4)

Costs
Design Team fees
Legal and estate agent fees
Marketing costs
Assigned Certifier - Building Control
Other costs (specify)



€21,478.50

SUB-TOTAL (ex. VAT):

€159,895.50

Profit on construction costs but not attributable development costs @15%	€23,984.32
House (ex Vat)	€183,879.82
Vat @ 13.5%	€24,823.77
Total cost (incl. VAT) but excluding Development Contributions /Local Authority Bonds (5)	€208,703.59
Average site existing use value per unit (EUV) (6) Site Area /Total Units	€596.91
Vat on land @ 13.5%	€80.58
OVERALL UNIT COST, WITH VAT & EUV OF LAND	€209,381.08

The information is intended to provide a reasonable estimate of the costs and values of the proposed Part V Units based on construction costs and values prevailing at the time of this application. The information set out is for the purposes of facilitating the planning application and will be subject to finalisation and formal agreement with Cork County Council. The ultimate agreement with regard to compliance with Section 96 of the Act is dependant upon receipt of a final grant of permission and upon the site value at the time the permission is granted.

Conclusion:

The proposed development represents a natural progression for a residential development in the Pembroke Woods estate. The development will provide much needed housing, as well as potentially supporting existing community facilities both commercially and socially. The development ties in well with the existing infrastructure of the area.

The details within this supporting documentation highlight the principles for the design. The developers aim is to provide high quality housing as per the supporting documentation attached to further enhance the Pembroke Woods estate.

M Byrne Architecture have provided a full list of documents accompanying this application below.

I trust that this is satisfactory, however if you require any further information please do not hesitate to contact me.

Yours Sincerely,