



BALLINACURRA MILL LRD ARCHITECTURAL DESIGN STATEMENT & HOUSING QUALITY ASSESSMENT

2025

Former Ballinacurra Mill Buildings & Rose Hill House, Ballinacurra Midleton, County Cork

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1. Project Description

Development on lands measuring 3.63 hectares at the former Ballinacurra Mill Buildings (Protected Structure Ref. 523), Rosehill House (Protected Structure Ref. 520), and Eastville House (NIAH Ref. 20907636), Ballinacurra, Midleton, Co. Cork, The proposed development consists of the Demolition of 1,165sq.m of structures associated with the former Mill, 3 no. vacant dwellings and an extension to the rear of Rosehill house.

The provision of 128 residential units (103 dwellings and 25 apartments) as follows:

Construction of 92 no. new dwelling houses ranging from 2 to 3 storeys in height (comprising of 39 no. 2 bedroom houses, 36 no. 3 bedroom houses and 17 no. 4 bedroom houses),

The conversion/ change of use of existing structures to 11 no. dwelling houses (including 1 no. 4 bedroom dwelling in Rosehill House, 1 no. 3 bedroom dwelling in Rosehill outbuildings, 1 no. 2 bedroom dwelling and 1 no. 3 bedroom dwelling in Eastville House, and 3 no. 2 bedroom dwellings and 4 no. 3 bedroom dwellings in the Mill Buildings),

The conversion/ change of use of existing mill building structures ranging from 3 to 4 storeys in height to 25 no. apartments (comprising of 1 no. ground floor Studio and 10 no. 1 bedroom apartments and 14 no. 2 bedroom apartments in existing Mill buildings from first to third floor),

Also the construction of 1 no. single storey creche, 1 no. single storey café, 2 no. ground floor retail units, 1 no. ground floor commercial office unit, 1 no. ground floor medical centre unit, 1 no. ESB substation.

Ancillary works including provision of roads, footpaths, public open space, communal open space, private open spaces, 214 car park spaces, 114 cycle spaces, EV charging spaces, drainage infrastructure, 2 no. access points (one off Rose Lane and one off the Cloyne Road, R629) and all associated site works including play area, landscaping and boundary treatments.

It is also proposed to carry out new parking arrangements along part of Rose Lane to the north of the site measuring 0.057 hectares (bringing gross site area to 3.687 ha).

The application is accompanied by a Natura Impact Statement (NIS).

1.1 Location & Services

The site is located less than 3km south of Midleton town centre, Midleton Train Station and Park & Ride Facility. It is 1km south of the N25 Road that connects to Cork City to the west and to Waterford to the east.

There are bus stops close to the site on the R630 which connects north to Midleton town centre and is flanked by a walkway and cycleway which are in part greenway from the site up to the N25.

Midleton has many school facilities for all ages and community facilities local to Ballinacurra. There is the Ballinacurra GAA less than 1km to the east of the site and many local scenic walks.



Figure 1.1 – Local Context and Transport Routes

1.2 Development Summary

The development consists of:

- 128 Residential Units
 - 103 no. dwelling houses
 - 25 no. apartments
- Commercial & Retail Floor Area: 539m²
 - Retail Floor Area: 414m²
 - Medical Centre Area: 69m²
 - Office Floor Area: 56m²
- Cafe: 69m²
- Creche : 223m²
- Public Open Space: 5.090m²
- Useable Public Open Space: 4.690m² Green Space & Civic Square (13% of nett site area)
- Private Open Space - Gardens: 7,915m²
- Useable Private Open Space - Gardens: 6,465 m²
- Communal Open Space - Apartments: 260m²

The proposal combines houses, apartments, a café, a creche and commercial, retail & office space set within the grounds of Ballinacurra Mill and Rose Hill House and a unique green infrastructure of parkland, homezones, streetscapes, squares, play spaces and wildlife zones.

1.3 Policy Overview

The scheme design is informed by recommendations and guidance on housing and urban landscaping including:

Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)

Sustainable Residential Development & Compact Settlements: Guidelines for Planning Authorities (2022)

Cork County Development Plan 2022.

Design Standards for New Apartments.

Guidelines for Planning Authorities (2025)

&

Cork Metropolitan Area Transport Strategy 2040



Figure 1.2 – Site Plan - Proposal

1.4 Site Density - Zoning

The Nett site area comprises 3.63 hectares.

The layout proposes 128 no. residential units, for a density of 37 units/ha calculated on the total site. The density of the site is 43 residential units per h/ha excluding non- residential ground floor areas.

The layout proposes 119 no. residential units in Zone A which is zoned as Town Centre / Neighbourhood Centres as per “Cork County Development Plan (2022)”. It comprises of 2.91 hectares for a density of 41 units/HA. The housing density of Area A is 50 residential units per h/ha when excluding non- residential functions. There is also a 34-child crèche and commercial, residential and office units proposed in this zone.

The layout proposes 9 no. residential units in Zone B which is zoned as Existing Residential / Mixed Residential & Other Uses as per “Cork County Development Plan (2022)”. It comprises of 0.72 hectares for a density of 12.5 units/HA.

Refer to Figure 1.3 – Zoning Diagram.



Diagram Key

Nett site area: 3.63 ha

	A. Town Centre / Neighbourhood Centres 29,070m ²
	B. Existing Residential / Mixed Residential & Other Uses 7,230m ²

Figure 1.3 – Zoning Diagram

1.5 Public Realm – Taking In Charge



Figure 1.4 – Taking in Charge Diagram

1.6 Useable Open Spaces

The layout proposes 0.45 hectares of public open space which equates to 12.5% of the developable area of which 0.41 hectares is useable public open space. This equates to 11% of the developable area. 0.76 hectares of private open space is proposed which equates to 21% of the developable area. This in accordance with *Cork County Council Development Plan 2022*.

For further details on public and private green spaces please refer to Landscape Drawings, Landscape Report and Figure 1.5 – Public & Private Green Space Diagram below.

Diagram Key:

Nett site area: 3.63 ha

 Useable Public Open Space	4,691m ²
 Communal Open Space (Apartments)	260m ²
Total Private Open Space	7,915m ²
 Useable private open space	
 Wildlife area (Non useable private open space)	
 Shared private access for bins	
<u>In Rear Gardens:</u>	
 Total garden area (useable & wildlife area)	
 Useable garden area	



Figure 1.5 – Public & Private Open Space Diagram

1.7 Circulation

Diagram Key

Nett site area: 3.63 ha

- ➡ Vehicle, Bicycle & Pedestrian Site Access
- ➡ Pedestrian & Bicycle Site Access
- ➡ Possible Pedestrian & Bicycle Access
- Vehicle, Bicycle & Pedestrian - Shared Surface, Access 30km/h
- - - Vehicle, Bicycle - Road, Route 30km/h
- Footpaths & Public Areas

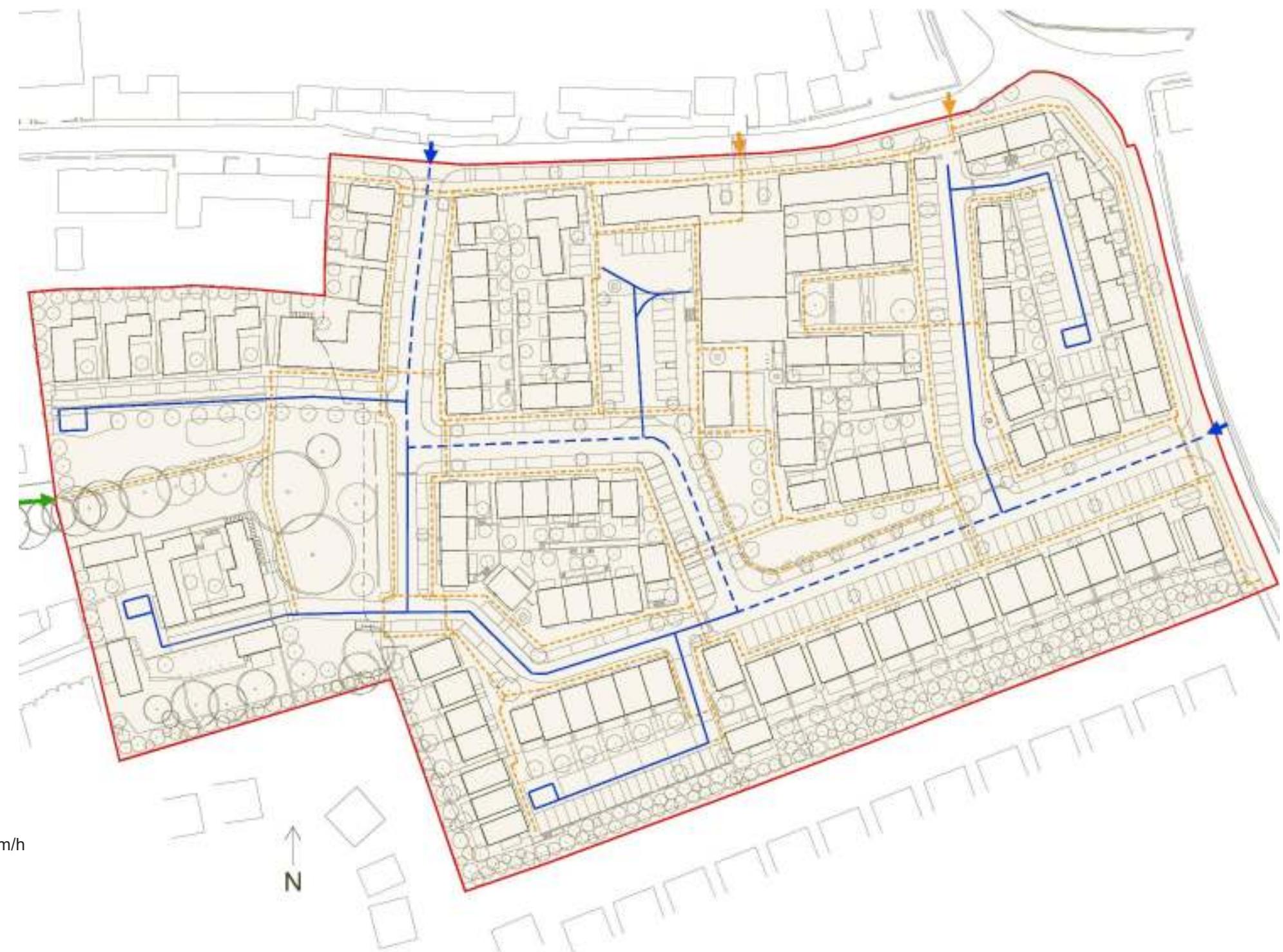


Figure 1.6 – Circulation Diagram

2. Architectural Design Statement

2.1 Neighbourhood – Sustainability

Context

The overall design incorporates the context of the notable existing buildings of the Mill and historic houses integrating new building and creating new spaces with reference to the existing logical development of the context of the town and the local area. The layout references character, scale, detail and finishes and is respectful of the forms of historic buildings and their detail and placement while incorporating the requirements of a modern development. Modern requirements are understood and integrated without compromising the overall urban design intention to integrate the Mill site as a continuation of the townscape creating a neighbourhood centre within a development that respects the origins of the traditional buildings on the site and the area. Traditional streets and character areas are created, and historic buildings are presented in their context using the design requirements of guidance for public space to showcase them and give them purpose in urban design.

The development evolves naturally as part of the surrounding streetscape referencing historic and local forms of architecture, integrating with existing buildings and site boundaries with particular consideration of neighbouring property and amenity of existing buildings.

While contemporary, the new buildings reference closely the historic forms of architecture of the area in terms of their volume and placement and certain details such as the vertical nature of building openings in the domestic and industrial historic architecture.

As a development of the form of the townscape and integrating the existing buildings, the development positively contributes to the character of the identity of the town.

The development is highly considerate of security and good urban design placement of buildings with passive surveillance of new space a priority and rear gardens generally placed to boundaries within the scheme of similar function.

Connections

The landscape and urban space proposed is well connected to the townscape with multiple connections to Rose Lane and the Cloyne Road (R629). Open space is placed to connect with Rose Hill House providing a setting for the house, reinstating planting and the form of historic open space and enabling visual and possible physical connection with the existing adjacent housing scheme of the Old Dairy to the west.

The Ballinacurra Mill proposal is designed as an extension to the centre of the town of Ballinacurra and may gain amenity and facilities from the connection as well as adding to the offering of the existing town.

The development is served by public transport including bus services associated with the area and links to existing routes of movement in the area reflecting a density appropriate to the zoning of the Mill site and the Rose Hill house setting.

Inclusivity

New homes aim to meet the aspirations of a range of people. The houses and apartments are designed for easy access in groups that identify a sense of place within the scheme. There is a variety of public amenity spaces and facilities attractive to different ages, parents and the elderly, placed conveniently with an emphasis on open space around Rose Hill House and at the Mill Buildings which are accessible to the entire area. All new buildings are designed to present a positive and gentle aspect to passers-by, utilising tried and tested design in the transition from public to private space that is low key and attractive.

Variety

The development supports a variety of dwelling types and combines attractive historic buildings with retail and commercial functions in addition to the domestic use. Activities generated by the development contribute to the quality of life in its locality including the provision of open space, play areas and amenity space in the form of an urban place defined by the former Kiln Building. Neighbouring uses and activities are compatible with

each other. The development adds to the variety of the surrounding townscape in function by its varied uses that compliment those already available in the neighbourhood including a new creche building, medical centre and retail and commercial space.

2.2 Site - The Built Environment

Efficiency

The proposal looks at the potential of higher density, considering appropriate accessibility by public transport and the objectives of good design. Landscaped areas are designed to provide amenity and biodiversity, support wildlife and protect buildings and spaces from the elements incorporating sustainable urban drainage systems as appropriate. Buildings, gardens and public spaces have layouts that carefully consider solar gain. The scheme brings redundant buildings of historic merit and a derelict site back into use protecting many buildings for the future and using them to greatest advantage.

Distinctiveness

Ballinacurra Mill has significant historic features so that residents may describe where they live and form an emotional attachment to the place. The scheme is a positive addition to the identity of the locality and new design aims to harmonise with historic architecture. The layout makes the most of the opportunities presented by the significant existing buildings and landscape. The proposal successfully exploits views into and out of the site and creates new vistas and character areas for distinctiveness which include historic forms and patterns of development combining formal and informal placement reflecting historic precedent. There is a discernible focal point to the scheme at the Mill buildings and a series of character areas defined by open space, historic buildings or the character of the streetscape which varies deliberately to emphasise character and contrasting open space and intimacy in the streetscapes.

Layout

The scheme layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around and reflecting the existing form of Rose Lane. The layout focuses activity on the streets by creating active frontages with front doors directly serving the street. The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers. Traffic speeds are controlled by design and layout. Block layout places some public spaces in front of building lines as squares or greens, and some semi-private space to the back as communal space.

Public Realm

All public open space is passively surveyed / overlooked by surrounding buildings so that this amenity is owned by the residents and safe to use. The public realm is an integrated and primary element in the design of the development. Children's play areas are sited where they are overlooked, safe and contribute to the amenities of the neighbourhood. There is a clear definition between public, semi-private, and private space. Access roads and parking areas are considered as an integral landscaped element in the design of the public realm. The placement of light fittings, trees and planting, open space and building forms and locations has all been balanced to create a rich and considerate public realm that is rooted in its location and safe to use. The boundary to the south to Rose Hill East supports a wildlife zone for increased biodiversity.

2.3 Homes - Architectural Design

Adaptability

The house designs are based on historic precedent with all space contained under one roof. Principle rooms are placed adjacent to each other for connection possibility and kitchens and utility areas placed adjacent to private garden space. The homes are energy-efficient and allow for many opportunities of solar panels in concealed areas. Homes can be extended without ruining the character of the types, layout and outdoor space. The structure of the houses allows for adaptation and subdivision as well as adaptation of rooms to different uses such as a small office.

Privacy

Each dwelling has access to an area of useable private outdoor space. The design maximises the number of homes enjoying dual aspect. Homes prevent sound transmission by appropriate acoustic layout. Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floors. The homes are designed to provide adequate storage internally referencing relevant guidance.

Parking

Appropriate car parking is on-street or within easy reach of a front door. Parked cars are overlooked by houses, pedestrians and traffic. Parking is provided to maximise efficiency and accommodate visitors. Some parking is dedicated in front of properties and others are communal or near a property for a varied approach. Adequate secure facilities are provided for communal bicycle storage for apartments, for visitors to the area and in private gardens for the homes.

Detailed Design

The material expression of the buildings and the external design makes a positive contribution to the locality by referencing historic forms of domestic building and of industrial building forms which reference the Mill. Windows are vertical in form and yet vary in height and roofs are pitched in a variety of forms. The landscape design facilitates the use of the public spaces and integrates historic buildings which express a continuity of history and permanence and thus wellbeing through the architecture. The design of the interface between public and private space, particularly at entrance doors has been carefully considered in terms of location and detail. The historic buildings and landscape setting has informed the detail and finishes of the public realm which reference only historic forms of surface and finish. Design of the buildings and public space facilitates easy and regular maintenance and reduces a maintenance requirement. Care has been taken over the siting of bin stores which are almost entirely within enclosed private space.

8 no. apartment units support the Universal Design Guidelines for Homes in Ireland guidance. These units have been designed to cater for a range of end users.

Care has been taken in the design of the proposed development to address each Principle of Universal Design. Each Principle has been addressed as part of the Universal Design Statement and references the Technical Guidance Documents Part M regarding Access and Use.

2.4 Historic Architecture Finishes

Rose Hill House

Smooth Plastered - Painted Facade - Natural Slate
Harled Finish
Doors and Windows: Historic Restoration
Gutters & Downpipes - Cast Iron Historic Half Round with Brads

Rose Hill House - Outbuildings

Harled Finish - Natural Slate
Doors and Windows: Historic Restoration
Gutters & Downpipes - Cast Iron Historic Half Round with Brads

Eastville House

Smooth Plastered - Painted Facade - Natural Slate
Harled Finish
Doors and Windows: Historic Restoration
Gutters & Downpipes - Cast Iron Historic Half Round with Brads

The Smarts Store

Harled & Flush pointed Stone Elevations - Natural Slate
Doors and Windows: Historic Restoration & Contemporary Heritage.
Gutters & Downpipes - Cast Iron Historic Half Round with Brads

The Malt House

Smooth Plaster & Harling – Standing Seam Roofing - Zinc
Doors and Windows: Historic Restoration & Contemporary Heritage.
Aluminium on Timber of Minimalist Heritage Form.
Gutters & Downpipes - Cast Iron Historic Half Round with Brads

The Malt Store

Pointed Stone & Brickwork with Harling – Natural Slate
Doors and Windows: Historic Restoration & Contemporary Heritage.
Gutters & Downpipes - Cast Iron Historic Half Round with Brads

The Cerial Station

Harled & Smooth Plaster - Natural Slate
Doors and Windows: Historic Restoration & Contemporary Heritage.
Gutters & Downpipes - Cast Aluminium Historic Half Round with Brads

The Kiln Building

Scored plaster & Harled Elevations – Standing Seam Roofing - Zinc
Doors and Windows: Historic Restoration & Contemporary Heritage.
Gutters & Downpipes - Cast Iron Historic Half Round with Brads

Contemporary Windows to Historic Buildings

Contemporary Aluminium Composite Window with Timber Internal Frame & Openers and Fixed Frames the same. These are a good formal match to the historic timber plain windows.

Brickwork To Historic Buildings

Quoins and Window Surrounds: Heritage Orange / Red Brick to Match
Un-plastered Wall: Light Grey Varied Heritage Brick (to sympathetically match rubble stone colour).

2.5 New Houses - Material Character

Windows

Contemporary Aluminium Composite Window with Timber Internal Frame & Openers and Fixed Frames the same.

Doors

Contemporary Aluminium / Timber Composite Flush
Contemporary Aluminium / Timber Composite Glazed
Contemporary Timber Composite
Vertical Sheeted Timber Heritage Form

Roof

Natural Slate - No Visible Clips
Contemporary Standing Seam Roof Cladding - Zinc Finish

External Finishes - Plasters

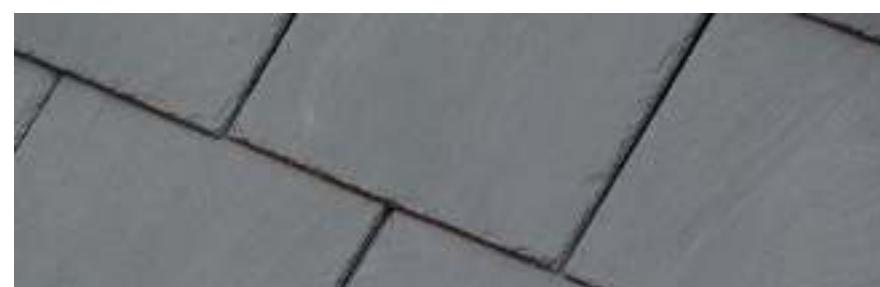
Smooth Plaster - Painted and Unpainted
Harling Finish - Heritage Form - Unpainted

External Finishes Brickwork

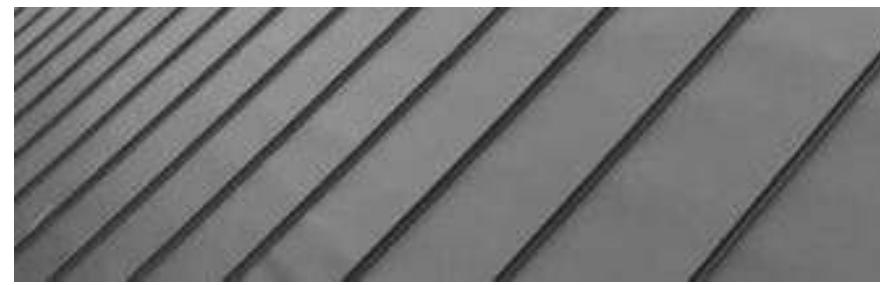
Light Warm Coloured Varied Heritage Brick - Flush Pointed in Off White
Medium Coloured Varied Heritage Brick - Flush Pointed in Off White
Dark Coloured Varied Heritage Brick - Flush Pointed in Off White

Rainwater Goods

To Streets - Heritage Half Round and Round Cast Aluminium
To Rear Gardens - Heritage Form Half Round and Round - PVC



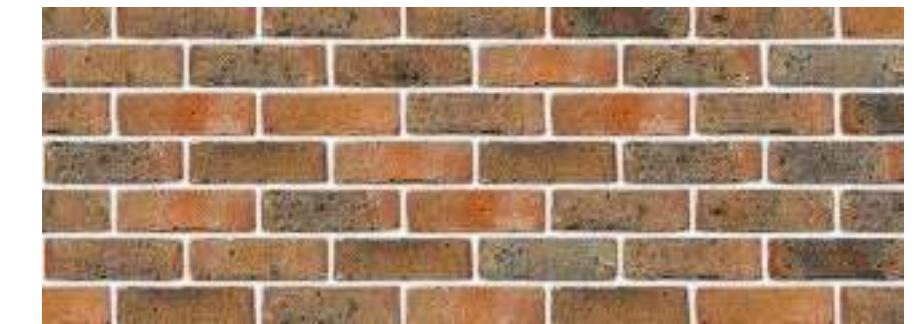
Natural Slate without Clips



Standing Seam Roofing - Zinc Colour



Light Varied Heritage Brick



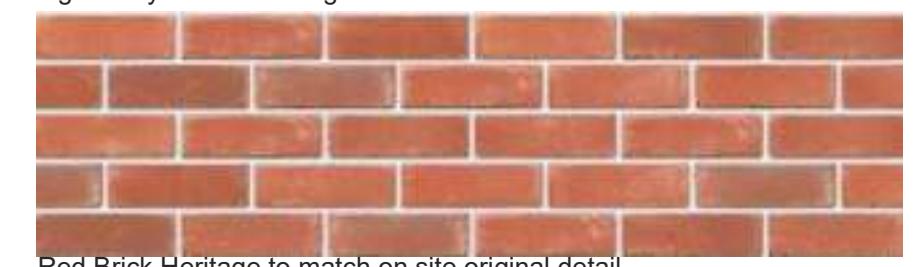
Medium Varied Heritage Brick



Dark Varied Heritage Brick



Light Grey Varied Heritage Brick



Red Brick Heritage to match on site original detail.

3. Key Site Statistics

3.1 Scheme Summary - Site

Nett Site Area	3.63 ha
No. of Dwellings	128
No. of Houses / 94 New & 9 Existing Buildings	103
No. of Apartments	25
Overall Site Density	43 units/ha
Density - Zone A	50 unit/ha
Density - Zone B	12.5 units/ha
Total Public Open Space Area	5,090 sqm
Useable Public Open Space Area	4,690 sqm
Useable Public Open Space	13%
Gross Floor Area - Total (Residential, Creche, Café & Commercial)	14,642 sqm
Gross Residential Floor Area (Dwellings & Apartments)	13,268 sqm
Gross Commercial Floor Area	831 sqm
Crèche	1 / 223 sqm
Commercial – Medical, Retail & Office	3 / 539 sqm
Café	1 / 69 sqm
Gross Mill Floor Area (Change of Use)	3,475 sqm
Total Car Parking	214
Total Bicycle Parking	114

Table 3.1

Diagram Key

Nett site area: 3.63 ha

Commercial

ESB Substation:	30m ²
Crèche:	223m ²
	Crèche provided to accommodate up to 34 children.
Medical Centre:	69 m ²
Retail:	414m ²
Café:	69m ²
Office:	56m ²

Residential

Apartments:	25 Apartments (1 no. ground floor studio, 24 no. 1-2 bed apartments to upper floors)
New Dwelling Houses in town centre / neighbourhood centre	
New Dwelling Houses in existing residential / mixed residential / heritage setting	
Dwelling Houses in existing buildings	
Existing Building	



Figure 3.1 – Commercial & Residential Diagram

3.2 Scheme Summary - Building Heights

1 Storey

1 dwelling house has 1 storey (Rosehill outbuilding). This is 1% of the total number of dwelling houses in the proposed development. 2 public buildings (creche and café) have 1 storey. The bin storage off the Kiln building, the bin store off the Malt Store and the proposed ESB sub- station are 1 storey. Some parts of the new dwellings also have 1 storey elements. See Figure 3.2 – Building Height Diagram for detail.

2 Storeys

71 dwelling houses have 2 storeys. This is 69% of the total number of dwelling houses in the proposed development. See Figure 3.2 – Building Height Diagram for detail.

3 Storeys

31 dwelling houses have 3 storeys. This is 30% of the total number of dwelling houses in the proposed development. The Smarts Store and The Kiln Building have also 3 storeys. See Figure 3.2 – Building Height Diagram for detail.

4 Storeys

The Malt House and The Malt Store have 4 storeys. See Figure 3.2 – Building Height Diagram for detail.

Diagram Key:

Nett site area: 3.63 ha



Figure 3.2 – Building Height Diagram

3.3 Architecture - Materials & Finishes

Diagram Key

Nett site area: 3.63 ha

Roof Finishes

- New Heritage Slate.
- Zinc – Upstand @ 500mm Centred.
- Corrugated iron roof.

Wall Finishes

- Harled.
- Painted.
- Light Varied Brick.
- Medium Varied Brick.
- Dark Varied Brick.
- Grey Varied Brick.
- Plaster – Scored.
- Slate Hung.
- Stone – Flushed Pointed.
- Denotes grey varied brick on first floor and above.
- Denotes medium varied brick on first floor and above.

Door Finishes

- Heritage Timber Sheeted Front Entrance Door.
- Heritage Timber Panelled Front Entrance Door.
- Glazed Front Entrance Door.
- Timber Clad Solid Front Entrance Door.
- Aluminium Clad Front Entrance Door.



Figure 3.3 – Architecture – Materials & Finishes Diagram

3.4 Scheme Summary - Houses

Unit Type	House Type	Bed Rooms	Bed Space	Minimum Unit Area provided (sqm)	No. of Units	Total Bed Space	Total no. of Units	Mix %	Total Mix %
2 Bed Detached	H5, H6	2	3	80	3	9	9	8%	2Bed
2 Bed Detached	G10, M1, M2, M3, M4	2	4	83	6	24			41%
2 Bed Semi-detached /End of Terrace	H1, H2, H3, H4, H7, J1, Eastville House No.2	2	3	80	8	24	21	20%	
2 Bed Semi-detached /End of Terrace	G1, G2, G3, G5, G6, G7, G8, G9, N1, N4, Mill Building House No. 7	2	4	83	13	52			
2 Bed Terraced	H7	2	3	87	2	6	13	13%	
2 Bed Terraced	G1, G4, N2, N3 Mill Building House No. 4, Mill Building House No. 5	2	4	87	11	44			
3 Bed Detached	Rosehill Outbuilding, Mill Building House No. 9	3	4	91	2	8	16	15.5%	3Bed
3 Bed Detached	C5, D5, D8, E1, E4, F5, F6, K1, L1, L2	3	5	100	14	70			41%
3 Bed Semi-Detached / End of Terrace	B3, C1, C2, C3, C4, D1, D3, D4, D7, E2, E3, F1, F2, F3, F4, Eastville House No. 1	3	5	100	15	75	16	15.5%	
3 Bed Semi-Detached	Mill Building House No.3	3	6	122	1	6			
3 Bed Terraced	Mill Building House No. 8	3	4	96	1	4	10	10%	
3 Bed Terraced	B1, B2, D2, E3, Mill Building House No. 6	3	5	100	9	45			
4 Bed Detached	A1, A4, Rose Hill House	4	8	157	3	24	3	3%	4Bed
4 Bed Semi-Detached	A2, A3, A5	4	8	157	14	98	14	14%	
4 Bed Terraced	D6	4	7	140	1	7	1	1%	18%
Total					103	496			

Table 3.2

3.5 Scheme Summary – Apartments

Unit Type	Apt Type	Bed Rooms	Bed Space	Minimum Unit Area provided (sqm)	No. of Units	Total Bed Space	Total no. of Units	Mix %	Total Mix %
Studio	A0	1	2	38	1	2	1	4%	4%
1 Bed Apartment	A1, A2, C3, D1, D2, D3, E1, E2, J1, J2	1	2	48	10	20	10	40%	40%
2 Bed Apartment	B1, B2, C1, C2, F1, F2, G1, G2, H1, H2, I1, I2, L	2	3	69	13	39	14	56%	56%
2 Bed Apartment	K	2	4	116	1	4			
Total					25	65	25		

Table 3.3

3.6 Scheme Summary – Overall Unit Mix

Unit type	No. of Units	Total Unit Mix %
Studio/ 1 Bed	11	9%
2 Bed	57	44%
3 Bed	42	33%
4 Bed	18	14%
Total	128	

Table 3.4

3.7 Scheme Summary - Housing & Apartment Mix

Diagram Key:

Nett site area: 3.63 ha

XX. House Type

XX. Existing Building House Types

XX. Apartment Types

Apartments: 25 Apartments (Ground, 1st, 2nd & 3rd Floor)

Studio : No.1

1 Bed Apartment: 10 Apt

2 Bed Apartment: 14 Apt

(Note Apartments shown reflect first floor layouts only.
Refer to Mill plans for other floors).

Dwelling Houses: 103 dwelling houses:

Total 2 Bed Dwellings: 43 Dwellings:

2 Bed Detached Dwelling: 9 Dwellings

2 Bed Semi-Detached Dwelling: 22 Dwellings

2 Bed Terraced Dwelling: 12 Dwellings

Total 3 Bed Dwellings: 42 Dwellings:

3 Bed Detached Dwelling: 15 Dwellings

3 Bed Semi-Detached Dwelling: 18 Dwellings

3 Bed Terraced Dwelling: 9 Dwellings

Total 4 Bed Dwellings: 18 Dwellings:

4 Bed Detached Dwelling: 3 Dwellings

4 Bed Semi-Detached Dwelling: 14 Dwellings

4 Bed Terraced Dwelling: 1 Dwelling



Figure 3.4 – Housing & Apartment Mix Diagram

3.8 Scheme Summary – Street Names & Residential Numbers - Preliminary

Diagram Key:

Nett site area: 3.63 ha

- Mill Road – Bóthar an Mhuiinn
- Maltings Road – Bóthar na Braiche
- Rose Hill Drive – Céide Cnoc na Rós
- South Green – Fhaiche Theas
- Eastville – Teach Thoir
- Coppering's Way – Slí Copair
- Cloyne Road/ R629 – Bóthar an Cluain
- Rose Lane – Bóthar an Rós
- Rose Hill – Cnoc na Rós
- West Green – Fhaiche Thiar
- An Cearnóg

The Mill Apartments

(1 no. Studio to Ground Floor & remaining apartments to upper Floors)

- The Smarts Store – An Stóras Grán
- The Malt Store – An Stóras Teach
- The Malt House – An Stóras Braiche
- The Kiln Building – An Foirgneamh Áith



The commercial premise located in the Kiln Building has access to An Cearnóg and Eastville.

The commercial premise located in the Malt House has access to Eastville and Rose Lane.

The medical centre located in the Smarts Store has access to Rose Lane.

The office located in the Malt Store has access to Rose Lane.

Figure 3.5 – Street Names & House Numbers Diagram - Preliminary

3.9 Scheme Summary – Zoning

In the proposed development there are 128 residential units, 4 commercial units (1 X medical, 2 X retail & 1 X office units) a cafe and a crèche.

Proposed for Zoning Area A – Town Centre/ Neighbourhood Centres are 94 dwelling houses, 25 apartments, 2 retail units, 1 medical unit, 1 office unit, a cafe and a crèche.

Proposed for Zoning Area B – Existing Residential/ Mixed Residential & Other Uses are 9 dwelling houses.

See Table 3.4, Table 3.5, Table 3.6, and Figure 1.3 – Zoning Diagram and Figure 3.6 – Plot Boundaries & House Types Diagram for detail.

House Types

There are 13 new dwelling house types (with variations to each house type), 2 house types proposed for the existing building of Eastville, the restoration of Rose Hill House and Rosehill outbuilding as two separate houses, 7 house types proposed in the existing building of The Mill as well as 14 different apartment types in The Mill. This means a total of 38 different house and apartment types.

Zoning Area A - Town Centre/ Neighbourhood Centres

There are 20 dwelling house types, 14 apartment types, 4 commercial units, a cafe and a crèche proposed for Zoning Area A. See Table 3.4 and Table 3.5 for details.

The Mill – Zoning Area A: House & Apt Types				
Unit Type	No. Beds	No. Floors	Gross Floor Area	No. of Units
A1	4 Bed	3F	157m ²	1 house
A2	4 Bed	3F	157m ²	7 houses
A3	4 Bed	3F	157m ²	6 houses
A4	4 Bed	3F	157m ²	1 house
A5	4 Bed	3F	157m ²	1 house
B1	3 Bed	2F	120m ²	3 houses
B2	3 Bed	2F	120m ²	1 house
B3	3 Bed	2F	120m ²	1 house
C1	3 Bed	3F	119m ²	1 house
C2	3 Bed	3F	119m ²	1 house
C3	3 Bed	3F	119m ²	1 house
C4	3 Bed	3F	119m ²	1 house
C5	3 Bed	3F	119m ²	1 house
D1	3 Bed	3F	131m ²	1 house
D2	3 Bed	3F	131m ²	1 house

D3	3 Bed	3F	131m ²	1 house
D4	3 Bed	3F	143m ²	1 house
D5	3 Bed	3F	131m ²	1 house
D6	4 Bed	3F	140m ²	1 house
D7	3 Bed	3F	131m ²	1 house
D8	3 Bed	3F	131m ²	2 houses
E1	3 Bed	2F	116m ²	1 house
E2	3 Bed	2F	100m ²	1 house
E3	3 Bed	2F	100m ²	3 houses
E4	3 Bed	2F	100m ²	1 house
F1	3 Bed	2F	112m ²	1 house
F2	3 Bed	2F	112m ²	1 house
F3	3 Bed	2F	112m ²	1 house
F4	3 Bed	2F	112m ²	1 house
F5	3 Bed	2F	112m ²	1 house
F6	3 Bed	2F	112m ²	1 house
G1	2 Bed	2F	87m ²	7 houses
G2	2 Bed	2F	87m ²	3 houses
G3	2 Bed	2F	87m ²	1 house
G4	2 Bed	2F	87m ²	1 house
G5	2 Bed	2F	87m ²	1 house
G6	2 Bed	2F	87m ²	1 house
G7	2 Bed	2F	87m ²	1 house
G8	2 Bed	2F	87m ²	1 house
G9	2 Bed	2F	87m ²	1 house
G10	2 Bed	2F	87m ²	1 house
H1	2 Bed	2F	80m ²	1 house
H2	2 Bed	2F	80m ²	1 house
H3	2 Bed	2F	80m ²	1 house
H4	2 Bed	2F	80m ²	1 house
H5	2 Bed	2F	80m ²	1 house
H6	2 Bed	2F	87m ²	2 houses
H7	2 Bed	2F	87m ²	4 houses
J1	2 Bed	2F	82m ²	1 house
M1	2 Bed	2F	83m ²	2 houses
M2	2 Bed	2F	83m ²	1 house
M3	2 Bed	2F	83m ²	1 house
N1	2 Bed	2F	90m ²	1 house
N2	2 Bed	2F	90m ²	1 house
N3	2 Bed	2F	90m ²	1 house
N4	2 Bed	2F	90m ²	1 house
Houses in Existing Buildings: Eastville House & The Mill				
1.	3 Bed	2F	110m ²	1 house in Eastville
2.	2 Bed	2F	108m ²	1 house in Eastville
3.	3 Bed	2F	122m ²	1 house in Mill
4.	2 Bed	2F	91m ²	1 house in Mill
5.	2 Bed	2F	91m ²	1 house in Mill

6.	3 Bed	2F	115m ²	1 house in Mill
7.	2 Bed	2F	101m ²	1 house in Mill
8.	3 Bed	2F	96m ²	1 house in Mill
9.	3 Bed	2F	106m ²	1 house in Mill
25 Apartments to 1 st , 2 nd & 3 rd floors of the Mill Building:				
A0.	Studio		38m ²	1 unit
A1, A2	1 Bed		48m ²	2 units
C3	1 Bed		70m ²	1 unit
B1, B2	2 Bed		69m ²	2 units
C1, C2	2 Bed		70m ²	2 units
D1, D2, D3	1 Bed		49m ²	3 units
E1, E2	1 Bed		56m ²	2 units
F1, F2	2 Bed		71m ²	2 units
G1, G2	2 Bed		68m ²	2 units
H1, H2	2 Bed		77m ²	2 units
I1, I2	2 Bed		83m ²	2 units
J1, J2	1 Bed		56m ²	2 units
K	2 Bed		116m ²	1 unit
L	2 Bed		104m ²	1 unit

Table 3.5

The Mill – Zoning Area A: Commercial, Retail, Office & Amenity				
Unit Type	No. Floors	Gross Floor Area	No. of Units	
Ground Floor Commercial Units in the Mill Building:				
10. Unit 1 – Medical	1F	69m ²	1 unit	
11. Unit 2 - Office	1F	56m ²	1 unit	
12. Unit 3 - Retail	1F	274m ²	1 unit	
13. Unit 4 - Retail	1F	140m ²	1 unit	
Cafe	1F	69m ²	1 unit	
Crèche	1F	223m ²	1 unit	

Table 3.6

Zone Area B – Existing Residential/ Mixed Residential & Other Uses

There are 5 dwelling house types proposed for Zoning Area B. See Table 3.7 below for detail.

The Mill – Zoning Area B: House Types				
Unit Type	No. Beds	No. Floors	Gross Floor Area	No. of Units
K1	3 Bed	2F	134m ²	4 houses
L1	3 Bed	2F	112m ²	1 house
L2	3 Bed	2F	112m ²	1 house
M4	2 Bed	2F	83m ²	1 house
Houses in Existing Building: Rose Hill House				
14.	4 Bed	3F& basement)	280m ²	1 exist house
15.	3 Bed	1F	91 m ²	1 in Rosehill outbuilding

Table 3.7

3.10 Scheme Summary - Plot Boundaries



Figure 3.6 – Plot Boundaries & House Types Diagram

4. Housing Quality Assessment – Houses

For the housing element, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “*Quality Housing for Sustainable Communities (2007)*”, “*Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities (2022)*” and the “*Cork County Development Plan (2022)*”. See Appendix for detail.

Refer to 2. *Architectural Design Statement* of this document for information on the qualitative aspects such as the residential conceptual design approach.

see Table 4.2 to Table 4.11 below for detail. Also refer to Figure 3.4 – Housing & Apartment Mix Diagram and Figure 3.5 – Street Names & House Numbers Diagram for detail.

Housing Mix

The proposed development comprises of 41% 2 bed dwelling houses (43no.), 41% 3 bed dwelling houses (42 no.) and 18% 4 bed dwelling houses (18 no.). See Table 3.2 for detail.

Bedroom and Living/ Dining/ Kitchen Sizes

All proposed dwelling houses meet and exceed target requirements as set out in the guidelines. See attached Appendix for reference and see tables below for detail.

Internal Storage

All proposed dwelling houses meet and exceed target requirements as set out in the guidelines. See attached Appendix for reference and see Table 4.2 to Table 4.11 below for detail.

Private Open Space

As outlined in the guidelines, proposals for new houses must meet the following minimum private open space standards: 1 bed house - 20sq.m, 2 bed house - 30sq.m, 3 bed house - 40sq.m and 4 bed house - 50sq.m.

All new dwelling houses in the proposed development meet and exceed these requirements. Two 3 bedroom dwelling houses proposed in the Mill buildings are 2sq.m below the recommended 40sq.m but are located close to public open space to accommodate the smaller private space provided. See Table 4.2 to Table 4.11 below for detail.

Aspect

All proposed dwelling houses are double, triple or quadruple aspect to create a safe public realm. Refer to Figure 4.1 – Passive Surveillance & Overlooking Diagram for detail. 48% of the proposed dwelling houses are double aspect. 37% of the proposed dwelling houses are triple aspect. 15% of the proposed dwelling houses are quadruple aspect. Refer Table 4.2 to Table 4.11 below for detail.

Greater than 10%

All houses in the proposed development meet the target gross floor areas set out in the guidelines (see Appendix for detail) and 73% exceed the target floor area by at least 10%. See Table 4.2 to Table 4.11 for detail.

The dwelling type sizes vary with the different house typologies; Table 4.1 below shows that the minimum is achieved.

The Mill Dwelling Houses – Greater than 10%					
Dwelling type	Target Gross Area (sq.m)	Min. Gross Area Achieved (sq.m)	Total No. of Units	No. of Units over 10%	Percentage of units over 10%
4 Bed/7 ppl (3 storey)	120	140	18	18	100%
3 Bed/6 ppl (2 storey)	100	122	1	1	100%
3 Bed/5 ppl (3 storey)	102	119	13	13	100%
3 Bed/5 ppl (2 storey)	92	100	25	20	80%
3 Bed/4 ppl (2 storey)	83	96	3	3	100%
2 Bed/4 ppl (2 storey)	80	82	30	7	23%
2 Bed/3 ppl (2 storey)	70	80	13	13	100%
Total			103	75	73%

Table 4.1

4.1 Summary Statistics – Mill Road

Mill Road																
House No / Street Ref.	House type	Description	No. Storey	No. People per Unit	Unit Area (sq.m)	Agg. Living area (sq.m)	Bed 1 (sq.m)	Bed 2 (sq.m)	Bed 3 (sq.m)	Bed 4 (sq.m)	Agg. Bed Area (sq.m)	Storage (sq.m)	Private Open space (sq.m)	Aspect	Over 10%	
01	F6	3 bed detached	2	5	112	36.1	13.8	11.5	7.7	-	33	5.5	138	quadruple	Yes	
02	A5	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	137	triple	Yes	
03	A2	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	118	triple	Yes	
04	A3	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	118	triple	Yes	
05	A2	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	118	triple	Yes	
06	A3	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	127	triple	Yes	
07	A2	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	126	triple	Yes	
08	A3	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	126	triple	Yes	
09	A2	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	127	triple	Yes	
10	A3	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	126	triple	Yes	
11	A2	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	128	triple	Yes	
12	A3	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	128	triple	Yes	
13	A2	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	128	triple	Yes	
14	A3	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	132	triple	Yes	
15	A2	4 bed semi-detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	7	134	triple	Yes	
16	A4	4 bed detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	8.5	50	quadruple	Yes	
17	B3	3 bed semi-detached	2	5	120	39.9	14.4	12.3	9.3	-	36	5.3	41	triple	Yes	
18	B2	3 bed terraced	2	5	120	39.9	14.4	12.3	9.3	-	36	5.3	42	double	Yes	
19	B1	3 bed terraced	2	5	120	39.9	14.4	12.3	9.3	-	36	5.3	44	double	Yes	
20	B1	3 bed terraced	2	5	120	39.9	14.4	12.3	9.3	-	36	5.3	46	double	Yes	
21	B1	3 bed terraced	2	5	120	39.9	14.4	12.3	9.3	-	36	5.3	49	double	Yes	
22	J1	2 bed semi-detached	2	3	82	29.9	16.9	10.7	-	-	27.6	4	52	triple	Yes	
23	G8	2 bed semi-detached	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	82	double	No	
24	G9	2 bed semi-detached	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	57	double	No	
25	G10	2 bed detached	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	69	double	No	
26	A1	4 bed detached	3	7/8	157	49.6	14.2	12.9	12.1	13.4	52.6	8.5	82	quadruple	Yes	
27	D8	3 bed detached	3	5	131	40.8	15	14.2	9.3	-	38.5	5.4	55	triple	Yes	
28	N1	2 bed semi-detached	2	4	90	31.7	14.0	12.7	-	-	26.7	4	66	triple	Yes	
29	N2	2 bed terraced	2	4	90	31.7	14.0	12.7	-	-	26.7	4	52	double	Yes	
30	N3	2 bed terraced	2	4	90	31.7	14.0	12.7	-	-	26.7	4	47	double	Yes	
31	N4	2 bed semi-detached	2	4	90	31.7	14.0	12.7	-	-	26.7	4	65	double	Yes	
32	G6	2 bed semi-detached	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	46	double	No	
33	G7	2 bed semi-detached	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	47	double	No	
34	M3	2 bed detached	2	4	83	32.2	14.9	12.3	-	-	27.2	4.5	101	triple	No	
35	M1	2 bed detached	2	4	83	30.2	14.9	12.3	-	-	27.2	4.5	64	triple	No	
36	M1	2 bed detached	2	4	83	30.2	14.9	12.3	-	-	27.2	4.5	67	triple	No	
37	M2	2 bed detached	2	4	83	30.2	14.9	12.3	-	-	27.2	4.5	220	quadruple	No	

Table 4.2

4.2 Summary Statistics – Maltings Road, Rose Hill Drive & South Green

Maltings Road																
House No / Street Ref.	House type	Description	No. Storey	No. People per Unit	Unit Area (sq.m)	Agg. Living area (sq.m)	Bed 1 (sq.m)	Bed 2 (sq.m)	Bed 3 (sq.m)	Bed 4 (sq.m)	Agg. Bed Area (sq.m)	Storage (sq.m)	Private Open space (sq.m)	Aspect	Over 10%	
01	G2	2 bed semi-detached	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	47	double	No	
02	G1	2 bed terraced	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	47	double	No	
03	G1	2 bed terraced	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	38	double	No	
04	G1	2 bed terraced	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	39	double	No	
05	D4	3 bed semi-detached	3	5	143	51.9	15	14.2	9.3	-	38.5	6	60	quadruple	Yes	
06	H2	2 bed semi-detached	2	3	80	28.2	13.1	9.4	-	-	22.5	3.5	37	double	Yes	
07	H1	2 bed semi-detached	2	3	80	28.2	13.1	9.4	-	-	22.5	3.5	36	triple	Yes	
08	D5	3 bed detached	3	5	131	40.8	15	14.2	9.3	-	38.5	5.4	41	triple	Yes	

Table 4.3

Rose Hill Drive																
House No / Street Ref.	House type	Description	No. Storey	No. People per Unit	Unit Area (sq.m)	Agg. Living area (sq.m)	Bed 1 (sq.m)	Bed 2 (sq.m)	Bed 3 (sq.m)	Bed 4 (sq.m)	Agg. Bed Area (sq.m)	Storage (sq.m)	Private Open space (sq.m)	Aspect	Over 10%	
01	E1	3 bed detached	2	5	116	38.5	13.6	11.4	7.2	-	32.2	5.5	48	quadruple	Yes	
02	G1	2 bed semi-detached	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	52	double	No	
03	G1	2 bed terraced	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	32	double	No	
04	G1	2 bed terraced	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	31	double	No	
05	G2	2 bed semi-detached	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	31	double	No	
06	C4	3 bed semi-detached	3	5	119	38.2	14.3	13.2	9.5	-	37	5.8	75	double	Yes	
07	C3	3 bed semi-detached	3	5	119	37.9	14.5	13.2	9.5	-	37.2	5.8	47	triple	Yes	
08	D1	3 bed semi-detached	3	5	131	40.8	15	14.2	9.3	-	38.5	5.4	45	triple	Yes	
09	D2	3 bed terraced	3	5	131	40.8	15	14.2	9.3	-	38.5	5.4	48	double	Yes	
10	D3	3 bed semi-detached	3	5	131	40.8	15	14.2	9.3	-	38.5	5.4	45	triple	Yes	
11	H6	2 bed detached	2	3	80	28.2	13.1	9.4	-	-	22.5	3.5	63	double	Yes	
12	H6	2 bed detached	2	3	80	28.2	13.1	9.4	-	-	22.5	3.5	53	double	Yes	

Table 4.4

South Green																
House No / Street Ref.	House type	Description	No. Storey	No. People per Unit	Unit Area (sq.m)	Agg. Living area (sq.m)	Bed 1 (sq.m)	Bed 2 (sq.m)	Bed 3 (sq.m)	Bed 4 (sq.m)	Agg. Bed Area (sq.m)	Storage (sq.m)	Private Open space (sq.m)	Aspect	Over 10%	
01	E2	3 bed semi-detached	2	5	100	36.1	13.6	11.4	7.2	-	32.2	6	42	triple	No	
02	E3	3 bed terraced	2	5	100	36.1	13.6	11.4	7.2	-	32.2	6	47	double	No	
03	E3	3 bed terraced	2	5	100	36.1	13.6	11.4	7.2	-	32.2	6	50	double	No	
04	E3	3 bed semi-detached	2	5	100	36.1	13.6	11.4	7.2	-	32.2	6	54	double	No	
05	H5	2 bed detached	2	3	80	28.2	13.1	9.4	-	-	22.5	3.5	35	triple	Yes	
06	G5	2 bed semi-detached	2	4	87	30.2	13.4	12.2	-	-	25.6	3.5	35	double	No	
07	G4	2 bed semi-detached	2	4	87	30.2	13.4	12.2	-	-	25.6	3.5	34	double	No	
08	G3	2 bed semi-detached	2	4	87	30.2	13.4	12.2	-	-	25.6	3.5	33	double	No	

Table 4.5

4.3 Summary Statistics – Eastville, Copperger's Way & Cloyne Road/ R629

Eastville																
House No / Street Ref.	House type	Description	No. Storey	No. People per Unit	Unit Area (sq.m)	Agg. Living area (sq.m)	Bed 1 (sq.m)	Bed 2 (sq.m)	Bed 3 (sq.m)	Bed 4 (sq.m)	Agg. Bed Area (sq.m)	Storage (sq.m)	Private Open space (sq.m)	Aspect	Over 10%	
01	C1	3 bed semi-detached	3	5	119	38.2	14.3	13.2	9.5	-	37	5.8	47	double	Yes	
02	C2	3 bed semi-detached	3	5	119	38.2	14.3	13.2	9.5	-	37	5.8	46	double	Yes	
03	C1	3 bed detached	3	5	119	38.2	14.3	13.2	9.5	-	37	5.8	67	double	Yes	
04	Eastville House 2	2 bed semi-detached	2	3	108	29.6	17	8	-	-	25	6	69	double	Yes	

Table 4.6

Copperger's Way																
House No / Street Ref.	House type	Description	No. Storey	No. People per Unit	Unit Area (sq.m)	Agg. Living area (sq.m)	Bed 1 (sq.m)	Bed 2 (sq.m)	Bed 3 (sq.m)	Bed 4 (sq.m)	Agg. Bed Area (sq.m)	Storage (sq.m)	Private Open space (sq.m)	Aspect	Over 10%	
01	D8	3 bed detached	3	5	131	40.8	15	14.2	9.3	-	38.5	5.4	53	triple	Yes	
02	G2	2 bed semi-detached	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	39	double	No	
03	G1	2 bed terraced	2	4	87	30.2	13.4	12.2	-	-	25.6	4.3	33	double	No	
04	D6	4 bed terraced	3	7	140	40.8	15	14.2	9.3	9.3	47.8	6.2	62	double	Yes	
05	D7	3 bed semi-detached	3	5	131	40.8	15	14.2	9.3	-	38.5	5.4	60	double	Yes	
06	H3	2 bed semi-detached	2	3	80	28.2	13.1	9.4	-	-	22.5	3.5	52	double	Yes	
07	H4	2 bed semi-detached	2	3	80	28.2	13.1	9.4	-	-	22.5	3.5	30	triple	Yes	
08	E4	3 bed detached	2	5	100	36.1	13.6	11.4	7.2	-	32.2	6	58	triple	No	
09	Mill Building 7	2 bed semi-detached	2	4	101	38.8	16.8	14	-	-	30.8	4	42	triple	Yes	
10	Mill Building 8	3 bed terraced	2	4	96	36.2	13	8.2	7.7	-	28.9	4	43	double	Yes	
11	Mill Building 9	3 bed semi-detached	2	4	106	40	13.5	9.8	8.3	-	31.6	4	38	double	Yes	
12	Mill Building 6	3 bed terraced	2	5	115	36.2	15.4	15	8.4	-	38.8	9.5	38	double	Yes	
13	Mill Building 5	2 bed terraced	2	4	91	30	14.1	12.4	-	-	26.5	4.5	31	double	Yes	
14	Mill Building 4	2 bed terraced	2	4	91	30	14.1	12.4	-	-	26.5	4.5	31	double	Yes	
15	Mill Building 3	3 bed semi-detached	2	6	122	44.3	15.1	13.7	14.7	-	43.5	6.5	42	triple	Yes	

Table 4.7

Cloyne Road/ R629																
House No / Street Ref.	House type	Description	No. Storey	No. People per Unit	Unit Area (sq.m)	Agg. Living area (sq.m)	Bed 1 (sq.m)	Bed 2 (sq.m)	Bed 3 (sq.m)	Bed 4 (sq.m)	Agg. Bed Area (sq.m)	Storage (sq.m)	Private Open space (sq.m)	Aspect	Over 10%	
01	F4	3 bed semi-detached	2	5	112	36.1	13.8	11.5	7.7	-	33	6	51	triple	Yes	
02	F3	3 bed semi-detached	2	5	112	36.1	13.8	11.5	7.7	-	33	6	47	double	Yes	
03	H7	2 bed semi-detached	2	3	87	29.2	13.1	10.5	-	-	23.6	4.5	50	triple	Yes	
04	H7	2 bed terraced	2	3	87	29.2	13.1	10.5	-	-	23.6	4.5	32	double	Yes	
05	H7	2 bed terraced	2	3	87	29.2	13.1	10.5	-	-	23.6	4.5	35	double	Yes	
06	H7	2 bed semi-detached	2	4	87	29.2	13.1	10.5	-	-	23.6	4.5	30	double	Yes	

Table 4.8

4.4 Summary Statistics – Rose Hill, West Green & Rose Lane

Rose Hill																
House No / Street Ref.	House type	Description	No. Storey	No. People per Unit	Unit Area (sq.m)	Agg. Living area (sq.m)	Bed 1 (sq.m)	Bed 2 (sq.m)	Bed 3 (sq.m)	Bed 4 (sq.m)	Agg. Bed Area (sq.m)	Storage (sq.m)	Private Open space (sq.m)	Aspect	Over 10%	
01	Rose Hill House	4 bed detached	3 (with basement)	7/8	280	61 +12.5 study	23.3	13.3	23.3	9.5	69.4	35	124	quadruple	Yes	
02	Rose Hill Outbuilding	3 bed detached	1	4	91	37.7	13	7.1	10.7	-	30.8	5.5	76	quadruple	Yes	
03	M4	2 bed detached	2	4	83	32.2	14.9	12.3	-	-	27.2	4.5	334	quadruple	No	
04	L1	3 bed detached	2	5	112	41.8	14.7	12.9	7.2	-	34.8	6	329	quadruple	Yes	
05	L2	3 bed detached	2	5	112	41.8	14.7	12.9	7.2	-	34.8	6	97	quadruple	Yes	

Table 4.9

West Green																
House No / Street Ref.	House type	Description	No. Storey	No. People per Unit	Unit Area (sq.m)	Agg. Living area (sq.m)	Bed 1 (sq.m)	Bed 2 (sq.m)	Bed 3 (sq.m)	Bed 4 (sq.m)	Agg. Bed Area (sq.m)	Storage (sq.m)	Private Open space (sq.m)	Aspect	Over 10%	
01	Creche			223									203	quadruple		
02	K1	3 bed detached	2	5	134	52.3	13.4	13.4	7.2	-	34	6	110	quadruple	Yes	
03	K1	3 bed detached	2	5	134	52.3	13.4	13.4	7.2	-	34	6	124	quadruple	Yes	
04	K1	3 bed detached	2	5	134	52.3	13.4	13.4	7.2	-	34	6	131	quadruple	Yes	
05	K1	3 bed detached	2	5	134	52.3	13.4	13.4	7.2	-	34	6	208	quadruple	Yes	

Table 4.10

Rose Lane																
House No / Street Ref.	House type	Description	No. Storey	No. People per Unit	Unit Area (sq.m)	Agg. Living area (sq.m)	Bed 1 (sq.m)	Bed 2 (sq.m)	Bed 3 (sq.m)	Bed 4 (sq.m)	Agg. Bed Area (sq.m)	Storage (sq.m)	Private Open space (sq.m)	Aspect	Over 10%	
23	F5	3 bed detached	2	5	112	41.8	13.8	11.5	7.7	-	33	6	53	triple	Yes	
24	Eastville House 1	3 bed semi-detached	2	5	108	43.3	15.6	11.7	7.7	-	35	5	64	triple	Yes	
25	F1	3 bed semi-detached	2	5	112	41.8	13.8	11.5	7.7	-	33	6	41	triple	yes	
26	F2	3 bed semi-detached	2	5	112	41.8	13.8	11.5	7.7	-	33	6	88	double	Yes	

Table 4.11

4.5 Passive Surveillance & Overlooking



Figure 4.1 – Passive Surveillance & Overlooking Diagram

5. Housing Quality Assessment – Apartments

For the apartments, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the *"Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2022)"* and *"Cork County Development Plan 2022"*. See Appendix for detail.

Refer to 2. *Architectural Design Statement* of this document for information on the qualitative aspects such as the residential conceptual design approach.

Please see schedule below showing apartment types proposed within the development against the relative legislation.

Please see Table 5.2 for detail. Also refer to Figure 3.4 – Housing & Apartment Mix Diagram and Figure 3.5 – Street Names & House Numbers Diagram for detail.

Apartment Mix

As outlined in the guidelines, apartment developments may include up to 50% one bedroom or studio type units (with no more than 20-25% of the total proposed development as studios), and there shall be no minimum requirement for apartments with three or more bedrooms.

The proposed development has 1 no. studio apartment which makes up 4% of the total apartments and 10 no. one bed apartments which makes up 40% of the total apartments. The proposed studio and 1 bed apartments make up 44% of the total apartments which is below the 50% maximum. The proposed development has 14 no. 2 bed apartments which makes up 56% of the proposed development. Refer to Table 3.3 for detail.

Bedroom and Living/ Dining/ Kitchen Sizes

The minimum space standards outlined in the guidelines are achieved for all apartments in the proposed development. Refer to Table 5.2 for detail.

Internal Storage

The minimum internal storage standards to be achieved for apartments are set out in the guidelines. See Appendix for detail. All apartments in the proposed development meet the minimum storage floor area requirements and no storage room exceeds 3.5m². Refer to Table 5.2 for detail.

Private amenity space

As outlined in the guidelines, private amenity space shall be provided in the form of balconies at upper levels.

The size of balconies in the scheme varies as apartments are within historic, protected structures that may not cantilever 1.5m and such a balcony or ground structured balcony was considered visually intrusive and structurally compromising. The aim is to provide as many balconies as is reasonable within the constraints. 14 apartments have balconies of 1m depth and 4m length, 4 have no balcony and 7 have small access balconies immediately outside doors.

The Mill Apartments – Private Amenity Space				
Apt Type	Total no. of Units	Mix %	Private Amenity provided (sq.m)	Communal Amenity provided average(sq.m)
Studio	1	4%	-	10.5
1 Bed	8	32%	4	10.5
1 Bed	2	8%	-	10.5
2 Bed (3 persons)	12	48%	4	10.5
2 Bed (3 persons)	1	4%	-	10.5
2 Bed (4 persons)	1	4%	4	10.5
Total	25	100%	78	263

Table 5.1

Aspect

As outlined in the guidelines, the minimum number of dual aspect apartments shall be 25% in a scheme.

All apartments in the proposed development, except for two, are dual or triple-aspect. 8% of the apartments are single aspect. 80% of the apartments have double aspect and 12% of the apartments have triple aspect. The two single aspect apartments have north facing windows on to a square with tree planting. Refer to Table 5.2 for detail.

Greater than 10%

As outlined in the guidelines, the majority of apartments shall exceed the minimum floor area standard by a minimum of 10%.

All apartments in the proposed development meet the minimum floor area requirements set out in the guidelines and 80% exceed the minimum floor area by 10%. Refer to Table 5.2 for detail.

Communal Amenity Space

As outlined in the guidelines, the minimum area of communal amenity space for the apartments in this development is 140m². The proposed communal amenity space is 260m² which exceeds the minimum requirement. See Figure 1.5 – Public & Private Open Space Diagram for detail.

5.1 Summary Statistics – The Mill Apartments – The Smarts Store, The Malt Store, The Malt House, The Kiln Building

The Mill Apartments - The Smarts Store, The Malt Store, The Malt House, The Kiln Building														
Level	Apt No./ Street Ref	Apt Type	Description	No. People per Unit	Unit Area (sq.m)	Agg. Living area (sq.m)	Bed 1 (sq.m)	Bed 2 (sq.m)	Bed 3 (sq.m)	Agg. Bed Area (sq.m)	Storage (sq.m)	Private Amenity Space (sq.m)	Aspect	Over 10%
0	A0	A	Studio	1/2	38	30	-	-	-	30	3.3	-	double	yes
1	A1, The Smarts Store	A	1 bed	2	48	23.5	13.2	-	-	13.2	3	4	triple	no
	B1, The Smarts Store	B	2 bed	3	69	29.5	13.1	10.4	-	23.5	5	4	double	yes
	C1, The Malt Store	C	2 bed	3	70	30.9	13	7.4	-	20.4	6	4	double	yes
	D1, The Malt Store	D	1 bed	2	46	29	11.7	-	-	11.7	3	-	double	no
	E1, The Malt House	E	1 bed	2	56	27	13.1	-	-	13.1	4	4	double	yes
	F1, The Malt House	F	2 bed	3	71	28	13	7.3	-	20.3	5.8	1.5	single	yes
	G1, The Malt House	G	2 bed	3	68	28.1	13.3	8.8	-	22.1	9.9	5	double	no
	H1, The Malt Store	H	2 bed	3	77	29.3	13.7	7.3	-	21	6	-	double	yes
	I1, The Kiln Building	I	2 bed	3	83	30.2	13.7	7.9	-	21.6	7	1	double	yes
	J1, The Kiln Building	J	1 bed	2	56	24.2	15.2	-	-	15.2	4	2.5	double	yes
2	A2, The Smarts Store	A	1 bed	2	48	23.5	13.3	-	-	13.3	4.5	4	double	no
	B2, The Smarts Store	B	2 bed	3	69	29	13.1	10.4	-	23.5	5	4	double	yes
	C2, The Malt Store	C	2 bed	3	72	32.2	13.3	7.5	-	20.9	6.3	4	double	yes
	D2, The Malt Store	D	1 bed	2	49	30.9	12.3	-	-	12.3	3	1.5	double	no
	E2, The Malt House	E	1 bed	2	56	27	13.1	-	-	13.1	4	4.5	double	yes
	F2, The Malt House	F	2 bed	3	71	28	13	7.3	-	20.3	5.8	4	single	yes
	G2, The Malt House	G	2 bed	3	68	28.1	13.3	8.8	-	22.1	5	4	double	no
	H2, The Malt House	H	2 bed	3	77	29.3	13.7	7.3	-	21	6	1.5	double	yes
	I2, The Kiln Building	I	2 bed	3	83	30.2	13.7	7.9	-	21.6	7	4.5	double	yes
	J2, The Kiln Building	J	1 bed	2	56	24.2	15.2	-	-	15.2	4	6	double	yes
3	C3, The Malt Store	C	1 bed	2	70	30.5	14	-	-	14	8	-	double	yes
	D3, The Malt Store	D	1 bed	2	49	31	12	-	-	12	5.5	1.5	double	no
	K3, The Malt House	K	2 bed	4	116	67.6	13.1	12.4	-	25.5	8	7.7	double	yes
	L3, The Malt House	L	2 bed	3	104	50.5	13.3	10.1	-	23.4	7	7.7	double	yes

Table 5.2

6. Parking Spaces

6.1 Car Parking Spaces

There are 214 car parking spaces proposed on the site of which 2 are disabled parking spaces and 3 are suitable for parent and child parking. There is also two motorcycle parking spaces proposed. See Figure 6.1 – Parking Diagram for detail and for location of EV charging points.

Dwelling Houses

163 car parking spaces are proposed for the dwelling houses. 1 parking space is proposed for 2 bed dwelling houses, 2 parking spaces are proposed for 3 bed dwelling houses and 2 spaces are proposed for 4 bed dwelling houses. See Figure 6.2 – Assigned Parking Diagram for location.

Apartments

“Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2022)” and “Cork County Development Plan 2022” recommends a maximum of 1.25 car parking spaces per apartment. No parking space is proposed for the ground floor studio unit. 1 parking space is proposed for all 1-2 bed apartments. A total of 24 no. car parking spaces are proposed for the apartments.

Commercial, Retail & Office

20 no. car parking spaces are proposed for commercial, retail, office use and visitor parking.

See Table 6.1 for detail.

Ballinacurra Mill – Car Parking			
Type	No. Parking Space	No. of Units	Total Parking Space
2 Bed House	1	43	43
3 Bed House	2	42	84
4 Bed House	2	18	36
Total		103	163
Apartments	1 space (except studio)	24	24
Crèche		7	
Commercial, Retail & Offices		20	
Total		214	

Table 6.1

Crèche

7 no. car parking spaces are proposed for the crèche of which 3 are set-down spaces and 4 are proposed for staff.

See Table 6.2 and Figure 6.1 – Parking Diagram for detail.

Bicycle Spaces				
Apartment Buildings	Total No. Units	Total No. Beds	Total No. Bicycle Parking Required (including visitor – 1 space per 2 apartments)	Total No. Bicycle Space Proposed
The Smarts Store	5	6	9	10
The Malt Store	6	8	11	15
The Malt House	10	18	23	25
The Kiln Building	4	6	8	10
Total	25	38	51	60
Crèche				10
Visitor				30
Commercial				14
Sum Total				114

Table 6.2

6.2 Bicycle Parking Spaces

There are 114 bicycle parking spaces provided for apartments, crèche, commercial, retail, office and visitor use.

Dwelling Houses

All dwelling houses have their own bicycle storage.

Apartments

“Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2022)” and “Cork County Development Plan 2022” states that a minimum of one secure covered bicycle parking space per bedroom should be provided, with one visitor space per 2 units.

Under the guidelines the proposed development generates a demand for 51 no. bicycle spaces. A total of 60 no. bicycle spaces are proposed for the apartments.

Crèche

10 no. covered bicycle parking spaces are proposed for the crèche.

Visitor, Commercial, Retail & Office

30 no. public bicycle spaces are proposed for Visitors at various locations throughout the site and 14 no. bicycle spaces provided for staff & visitors to the café, retail, office & medical centre. As per Cork County Council development plan approximately 2 spaces are required for the office, 6 required for retail, 2 required for café and 2 for medical centre (12 spaces approximately are required for commercial units).

6.3 Car Parking & Bicycle Parking

Diagram Key:

Nett Site Area: 3.63 ha

 Car Parking Spaces (Including 02 disabled spaces & 03 parent and child spaces)	195
 Private	19
Total:	214
 Motorbike Parking	02
 EV Charging – Ducted (80 Houses & 24 Apartments can be ducted)	
 EV Charging – Private Source (17 Houses)	
 EV Charging – Public (6 parking spaces)	
 Bicycle Spaces - Private	70
 Bicycle Spaces – Public	30
 Bicycle Spaces – Visitor & Staff for Commercial, Retail & Office	14



Figure 6.1 Parking Diagram

6.4 Assigned Parking

Diagram Key:

Nett site area: 3.63 ha

214 Parking Spaces Proposed

- Mill Road
- Maltings Road
- Rose Hill Drive
- South Green
- Eastville
- Coppinger's Way
- Cloyne Road/ R629
- Rose Lane
- Rose Hill
- The Mill Apartments (to 1st & 2nd & 3rd Floors) Visitor Parking
- Crèche
- Medical Centre/ Retail/ Office/ Visitor Parking
- D** Wheelchair accessible Parking
- P** Parking suitable for parent & child parking
- M** Motor cycle parking



Figure 6.2 – Assigned Parking Diagram

7. Phasing of the Works

Phase 01.

- Mill Road 01-15
- Rose Hill House – External Envelope

Phase 02.

- Electricity Substation
- Cloyne Road 01-06
- Mill Road 32-33
- Coppinger's Way 01-07
- Rose Lane 25-26
- Smarts Store - External Envelope*
- Crèche
- Rose Hill Drive 11 -12
- Rose Lane 23

Phase 03.

- Mill Road 16-31 & 34-37
- Maltings Road 01-05 & 08
- Malt House & Malt Store - External Envelope*

Phase 04.

- Rose Hill Drive 01-10
- Kiln Building & Cereal Stn. - External Envelope*

Phase 05.

- Eastville 01-04
- Rose Lane 24
- Maltings Road 06-07
- South Green 01-08
- Coppinger's Way 08
- Café
- Smarts Store - Completion
- Malt House & Malt Store - Completion
- Kiln Building & Cereal Station - Completion

Phase 06.

- West Green 02-05
- Rose Hill 03-05
- Rose Hill House - Completion



* Works to historic buildings are linked to commence and be completed in various Works Phases of the development to ensure that all works are carried out in reasonable time by the completion of each Phase and by the completion of the entire project. Each Phase relating to the Mill complex begins with the safe retrieval of industrial archaeology and subsequent recording, study, labelling, issuing and storage of found objects.

Figure 7.1 – Works Phases 01 - 06

8. Appendix

8.1 Housing Guidelines

Extract from "Quality Housing for Sustainable Communities (2007)"

DWELLING TYPE	TARGET FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
<hr/>					
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
<hr/>					
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
<hr/>					
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
<hr/>					
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
<hr/>					
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
<hr/>					
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
<hr/>					
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

8.2 Apartment Guidelines

Extract from "Planning Design Standards for Apartments 2025".

Minimum overall apartment floor areas

Studio	32 sq.m	100 sq.m ¹
One bedroom	45 sq.m	130 sq.m ^{1,2}
Two bedrooms (2 persons)	63 sq.m	155 sq.m ^{1,2}
Two bedrooms (3 persons)	71 sq.m	
Three bedrooms (3 persons)	76 sq.m	170 sq.m ^{1,2}
Three bedrooms (5 persons)	90 sq.m	

¹Figures in brackets refer to 1995 Guidelines

Recommended minimum widths for the main living/dining room

Apartment type ²	Minimum width
Studio	4m ²
One bedroom	3.3 m
Two bedrooms (2 persons)	3.6 m
Two bedrooms (3 persons)	3.6 m
Three bedrooms (3 persons)	3.8 m
Three bedrooms (5 persons)	3.8 m

²Note: Variation of up to 5% can be applied to widths in all apartment types, subject to overall compliance with required minimum overall apartment floor areas.

³Note: Combined living/dining/kitchen area, also includes circulation.

Recommended minimum bedroom widths

Apartment type ²	Minimum width	Minimum floor area
Studio	4m ²	25 sq.m ¹
Single bedroom	2.1 m	7.1 sq.m
Double/twin bedroom	2.0 m	11.0 sq.m

²Note: Variation of up to 5% can be applied to widths and floor areas in all apartment types, subject to overall compliance with required minimum overall apartment floor areas.

³Note: Combined living/dining/kitchen area.

Minimum storage space requirements¹

Studio	3 sq.m
One bedroom	3 sq.m
Two bedrooms (2 persons)	5 sq.m
Two bedrooms (3 persons)	6 sq.m
Three bedrooms (4 persons)	6 sq.m
Three bedrooms (5 persons)	9 sq.m

¹Note: Where secure, allocated storage is provided in addition to that within individual units, it may be used to satisfy up to half of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in these Guidelines.

Minimum recommended floor areas for private amenity space, where provided

Studio	4 sq.m
One bedroom	5 sq.m
Two bedrooms (2 persons)	6 sq.m
Two bedrooms (3 persons)	7 sq.m
Three bedrooms (4 persons)	7 sq.m
Three bedrooms (5 persons)	9 sq.m

Minimum recommended floor areas for communal amenity space, where provided

Studio	4 sq.m
One bedroom	5 sq.m
Two bedrooms (2 persons)	6 sq.m
Two bedrooms (3 persons)	7 sq.m
Three bedrooms (4 persons)	7 sq.m
Three bedrooms (5 persons)	9 sq.m

8.2 Apartment Guidelines

Extract from “Cork County Development Plan 2022 – Volume 1 Appendix A”.

Sustainable Motion Housing Design Standards for New Apartments Guidelines for Planning Authorities 2022		SPPR 1
		Apartments developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Strategic development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).
Table 2: List of Special Planning Policy Requirements (SPPR)		
No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
SPPR 2	<p>For all building refurbishment schemes on-sites of any size, or urban infill schemes on-sites of up to 0.25ha:</p> <ul style="list-style-type: none"> Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units; Where between 10 to 20 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 20th; For schemes of 50 or more units, SPPR 1 shall apply to the entire development. <p>All standards set out in this guidance shall generally apply to building refurbishment schemes on-sites of any size, or urban infill schemes, but there shall also be scope for planning authorities to exercise discretion on a case-by-case basis, having regard to the overall quality of a proposed development.</p>	<p>As outlined above, the provisions of Chapter 3 and Chapter 4 of the Plan supports the delivery of a range of house/unit types and sizes and densities across the settlement network and does not include any provision that would conflict with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>
SPPR 3	<p>Minimum Apartment Floor Areas:</p> <ul style="list-style-type: none"> Studio apartment (2 person) 37 sq.m 1-bedroom apartment (2 person) 46 sq.m 2-bedroom apartment (4 person) 73 sq.m 3-bedroom apartment (6 persons) 90 sq.m 	<p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>
SPPR 4	<p>In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:</p> <ol style="list-style-type: none"> A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate. In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme. For building refurbishment schemes on-sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 50% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other respects. 	<p>As outlined above, the provisions of Chapter 3 and Chapter 4 of the Plan supports the delivery of a range of house/unit types and sizes and densities across the settlement network and does not include any provision that would conflict with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>

Table 2: List of Special Planning Policy Requirements (SPPR)		
No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
SPPR 5	<p>Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on-sites of any size or urban infill schemes on-sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.</p>	<p>As outlined above, the provisions of Chapter 3 and Chapter 4 of the Plan supports the delivery of a range of house/unit types and sizes and densities across the settlement network and does not include any provision that would conflict with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>
SPPR 6	<p>A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on-sites of any size or urban infill schemes on-sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.</p>	<p>This plan does not include any provision that would conflict with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>

end.