

## Executive Summary

### Strategic Housing Development at Lahardane and Ballincolly, Ballyvolane, Cork City

The proposed development includes 753 residential units to be constructed in a series of phases (six neighbourhoods in total), a local centre including retail (2 no. units) a crèche, doctors surgery and community use unit and all associated and ancillary infrastructure, services and site development works.

It is a high quality development that has been designed in accordance with the *Guidelines for Sustainable Residential Development in Urban Areas*, the *Urban Design Manual*, the *Design Standards for New Apartments* and the *Design Manual for Urban Roads and Streets*. The proposed development will make a significant contribution to housing provision in Cork which has been earmarked for rapid population growth under the National Planning Framework.

It consists of a wide range of house and apartment types and sizes including 10% social housing to meet differing household needs and ensure an inclusive development. The key statistics relevant to the proposed development are set out in the table below:

<b>Summary Development Statistics</b>	
<b>Total Site Area</b>	46.9Ha
<b>Number of Units</b>	753 houses and apartments
<b>Density (Units per Hectare)</b>	35.7 u/ha
<b>Local Centre Services and Facilities</b>	Crèche, 2 no retail units, doctors surgery and community use unit
<b>Open Space Provision (within neighbourhoods)</b>	15.2%
<b>Open Space Provision (including the greenway)</b>	32%
<b>Bicycle space provision</b>	591 spaces

Significant infrastructure included in this development includes Irish Water Pumping Stations and Foul Services, a distributor road through the site, cycle and footpaths on the Ballyhooly Road, bus stops, approx. 3 Hectare of Public park as the initial part of a 20 Hectare public park, undergrounding of 38 KV power lines, lands for future schools and the creation of a local centre all as part of a phased development

It is proposed that the development will be constructed in six phases of development as follows:

- 75 no. units are proposed to be constructed in Phase 1. This phase also includes setbacks on the Ballyhooly Road to allow for the bus corridor and the delivery of the cycle lanes and pedestrian footpaths for the widened road. Phase 1 will also include the provision of a new bus stop on the Ballyhooly Road and the improvement of the Ballyhooly Road/ Lower Dublin Hill Road junction with the provision of a signalised junction;
- 200 no. units are proposed to be constructed in Phase 2/3. This phase includes the Irish Water Type 1 pumping station and associated infrastructure that will service the entire Ballyvolane Urban Expansion Area. This phase also includes the partial provision (c.3 ha) of the urban park that is proposed for the Urban Expansion Area. Phase 2/3 includes the provision of a temporary bus turning area within the site such that buses can be routed



through the site to serve the new bus stops. This phase also includes the construction of the crèche and local centre in Neighbourhood 2 of the proposed development;

- 100 no. units are proposed to be constructed in Phase 4. This phase also includes the construction of the second northern access on the Ballyhooly Road and the footpath fronting the Ballyhooly Road to the west of Phase 4. It further includes the development of the park land/ greenway north of the internal distributor road and pedestrian links to the north of the site;
- 100 no. units are proposed in Phase 5. Phase 5 also includes the Irish Water Type 3 pumping station to support lands to the north east of the site;
- Phase 6 is proposed to be delivered in two parts. The first part of the phase proposed the construction of 125 no. units. The second part of the phase includes 153 no. units including apartments in Neighbourhoods 2 and 6 if they have not been developed at this stage. The apartments and community space in Neighbourhood 2 may be developed at an earlier stage subject to demand.

The construction of the proposed development will occur in tandem with improvements to the Ballyhooly Road as part of the Ballyvolane Strategic Transport Corridors Project which is to be carried out by Cork City Council and supported by the National Transport Authority.