

Phasing & Implementation Plan

For Development at Castlepark, Castlelands (townland), St Joseph's Road, Mallow, Co. Cork on behalf of Reside (Castlepark) Ltd.

October 2024



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Document Control Sheet

Client	Reside (Castlepark) Ltd.	
Project Title	Castlelands, Mallow	
Document Title	Phasing & Implementation Plan	
Document Comprises	Volumes	1
	Pages (Including Cover)	15
	Appendices	N/A
Prepared by	Cora Savage	
Checked by	Tom Halley	
Office of Issue	Cork	
Document Information	Revision	A
	Status	Final
	Issue Date	October 2024

CORK

6 Joyce House
Barrack Square
Ballincollig
Cork
P31 YX97

T. +353 (0)21 420 8710

DUBLIN

Kreston House
Arran Court
Arran Quay
Dublin 7
D07 K271

T. +353 (0)1 804 4477

www.mhplanning.ie

Contents

1.	Introduction.....	3
2.	Phasing and Implementation.....	4
2.1	Phase 1a (49 units).....	5
2.2	Phase 1b (49 units + Creche).....	7
2.3	Phase 1c (90 units + interpretive centre / café).....	9
2.4	Phase 2 (161 units).....	10
2.5	Phase 3 (120 units).....	12

1. Introduction

This document has been prepared in response to requirements raised by Cork County Council (CCC) in their Pre-planning Large Scale Residential Development (LRD) Opinion issued on May 20th last, in relation to the proposed LRD at Castlepark, Mallow, Co. Cork, comprising 469 no. residential units, 1 no. creche, 1 no. interpretive centre and café and all associated ancillary development works at Castlepark, Castlelands (townland), St Joseph's Road, Mallow, Co. Cork. In particular, this document is a response to Item No. 14 of the opinion which reads as follows:

“Phasing of the development should be clearly aligned to infrastructural requirements. The impact on the phasing of the housing scheme and the thresholds of development associated with each phase should be clearly articulated and substantiated. The applicant should prepare a table of infrastructure constraints identified, the thresholds of development associated with each phase and the required intervention/mitigation measures to facilitate each phase of development. It is the opinion of the Planning Authority that the first phase of development shall deliver the highest level of density within the overall subject site.”

It is worth noting that the Local Authority have included the overall development site (Phases 1a, 1b, 1c, 2 & 3) within the scope of RZLT. Land should only be included within the scope of RZLT if the Local Authority is satisfied that the land is serviced where it has sufficient access to the infrastructure required for residential development. This includes roads, paths, lighting and access to water supply and services, including sewers and drainage.

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from the town centre with undeveloped land closest to the centre and public transport routes (if available) being given preference, i.e. ‘leapfrogging’ to peripheral areas should be avoided where feasible;
- A strong emphasis should be placed on encouraging infill opportunities and better use of underutilised lands;
- Areas to be developed should be contiguous to existing developed areas; and
- The development of Action Area Plans and Specific Local Objectives should be phased in accordance with the stated objectives of the Action Area / SLO where phasing has been specified.

The proposed development site complies with the above criteria based on its proximity to the town centre and the public transport links. The site benefits from significant existing infrastructure networks, including pedestrian and cycle connections to the town and public transport networks. Therefore, it offers a real prospect of delivering on the local authority's modal shift targets without significant infrastructure upgrades being required.

2. Phasing and Implementation

This document sets out the key infrastructure necessary, in a staged delivery schedule, in order to achieve the timely delivery of the proposed development. This document focuses on the key road, utility, recreational, community and educational infrastructure required to facilitate development of the lands.

Key principles considered as part of the Phasing Programme:

- Balanced delivery of infrastructure, urban centres and community services in tandem with population increase in order to ensure sustainable communities and place making is prioritised.
- A logical flexible schedule for development that ensures the coordinated and incremental development of the lands; and
- Identification of critical infrastructure with the delivery of such linked to the completion of individual phases.

The proposed development is identified as Phase 1a, 1b, 1c, 2 and 3 of a larger scale development on adjoining lands.

The overall development site comprises the following phases of development;

Phase	Residential Units constructed and occupied	Construction Duration	Application Status
1A	49	12 months	The phase of development has been proposed under planning application ref: 24/4519. The phase of development also forms part of the wider landholding which is the subject of this LRD application
1B	49 + Creche	12 months	The phase of development has been proposed under planning application ref: 24/4519. The phase of development also forms part of the wider landholding which is the subject of this LRD application
1C	90	18 months	The phase of development forms part of the wider landholding which is the subject of this LRD application.

2	161	30 months	The phase of development forms part of the wider landholding which is the subject of this LRD application.
3	120	24 months	The phase of development forms part of the wider landholding which is the subject of this LRD application.
Total	469 + Creche	96 months	

For this application, the below table identifies the infrastructure measures/upgrades which are required to facilitate the proposed development. The thresholds of development associated with each phase have also been outlined, along with the required intervention/mitigation measures to facilitate each phase of development.

2.1 Phase 1a (49 units)

Infrastructure	Items to be Delivery in Phase
Roads Infrastructure	<ul style="list-style-type: none"> ➤ The introduction of Slow Zone/Homezone Speed Limit Signage and Traffic Calming along Kingsfort Avenue and Castlepark Avenue where necessary will be provided in this phase. ➤ Enhanced facilities for pedestrians at existing access junctions off St Joseph’s Road – namely the Castlepark Avenue and Kingsford Avenue entrances will also be provided. ➤ Alteration the junction arrangement of Maple Square / Maple Wood / Castlepark Avenue / Maple Avenue to address traffic calming and reinforce priority on the various junction arms. The applicant is the owner of the lands affected by the junction alterations, therefore, no third party consents are required to implement the alterations. ➤ The planned infrastructure improvements, mitigation measures and management strategies as outlined in the TTA & MMP which have been included with this application. ➤ Any additional items which may be identified by the local authority following a review of the Quality Audit submitted with this application.

<p>Footpaths/Cycleways/Greenways</p>	<ul style="list-style-type: none"> ➤ The Greenway and its associated connection and all pathways and cycleways to the south of the site will be provided in Phase 1a. ➤ The provision of a 4m wide amenity route dedicated to cyclists throughout the development and four cycle priority crossings within the development as part of the aforementioned amenity route will be provided. ➤ Construction of Part-M compliant links and improvements along the existing Greenway will also be provided. ➤ The planned infrastructure improvements, mitigation measures and management strategies as outlined in the TTA & MMP which have been included with this application. ➤ Any additional items which may be identified by the local authority following a review of the Quality Audit submitted with this application.
<p>Water & Wastewater</p>	<ul style="list-style-type: none"> ➤ Uisce Eireann have confirmed that connection is feasible for both water and wastewater connections without the need for infrastructure upgrades. ➤ 2 No. new 100mm/150mm (internal diameter) HDPE connections to the public watermain on the adjacent Castlepark estate Road with associated valves and metering requirements will be required for Phase 1 of the development. ➤ Internally within the development it is proposed to have a series of 100mm Ø branches and loops with associated hydrants, valves, and metering requirements. ➤ The foul waste within the development will be collected via a new internal gravity network and will discharge to the existing foul sewer located in the adjoining Castlepark estate. ➤ The proposed surface water drainage network will collect surface water runoff from the site via a piped network prior to discharging off site via the required detention basin, flow control devices and separator arrangement.

<p>Educational/Childcare</p>	<ul style="list-style-type: none"> ➤ The childcare facility will be delivered in Phase 1B. Phase 1a will see the construction of 49 no. of units which is below the 75 unit threshold for a childcare facility. ➤ The development adjoins an existing national school and provision has been made to allow future pedestrian connection between the sites.
<p>Community Facilities</p>	<ul style="list-style-type: none"> ➤ A community room is facilitated in the proposed crèche which will be delivered in Phase 1B. ➤ There are adequate community facilities in the surrounding area to cater for the 49 no. units to be constructed in this phase.
<p>Open Space</p>	<ul style="list-style-type: none"> ➤ The following will be provided; ➤ Large parkland area to the south of the development ➤ The 4,775 sqm open space area to the south. ➤ The 549 sqm pocket park along the eastern boundary. ➤ A portion of the central open space area ➤ All footpaths, planting and trees to the south of the development will be delivered in Phase 1a.

2.2 Phase 1b (49 units + Creche)

Infrastructure	Minimum Delivery In Phase
<p>Roads Infrastructure</p>	<ul style="list-style-type: none"> ➤ A financial contribution towards two uncontrolled pedestrian crossings on St Joseph’s Road in order to ensure continuity of footpaths / crossing facilities will be provided. ➤ Directional signage and road naming to be upgraded through the estate along Kingsfort Avenue and Castle Park Avenue as part of Phase 1b. ➤ The planned infrastructure improvements, mitigation measures and management strategies as outlined in the TTA & MMP which have been included with this application. ➤ Any additional items which may be identified by the local authority following a review of the Quality Audit submitted with

	<p>this application.</p>
<p>Footpaths/Cycleways/Greenways</p>	<ul style="list-style-type: none"> ➤ All pathways and cycleways to the north of the site will be provided in Phase 1b. ➤ A financial contribution toward the upgrade of existing 1.5m wide trussed bridge spanning a minor tributary to the Blackwater to a concrete bridge that matches the 3.3m wide concrete path adjacent will be provided as part of Phase 1b. ➤ The planned infrastructure improvements, mitigation measures and management strategies as outlined in the TTA & MMP which have been included with this application. ➤ Any additional items which may be identified by the local authority following a review of the Quality Audit submitted with this application.
<p>Water & Wastewater</p>	<ul style="list-style-type: none"> ➤ Uisce Eireann have confirmed that connection is feasible for both water and wastewater connections without the need for infrastructure upgrades. ➤ 1 No. new 100mm/150mm (internal diameter) HDPE connections to the public watermain on the adjacent Castlepark estate Road with associated valves and metering requirements will be required for Phase 1 of the development. ➤ This phase will also require an extension of the internal watermain laid to facilitate Phase 1A of the development. ➤ The foul waste will be collected via a new internal gravity network and will connect to the network constructed to facilitate Phase 1A. The proposed surface water drainage network for Phase 1B will connect into the network laid for Phase 1A.
<p>Educational/Childcare</p>	<ul style="list-style-type: none"> ➤ A 122-child crèche will be delivered in this phase. The crèche has a gross internal area of 788.6 sq.m. ➤ This large childcare facility will cater for the wider development at Castlelands.
<p>Community Facilities</p>	<ul style="list-style-type: none"> ➤ A community room is facilitated in the proposed crèche and will be delivered in this phase.

	<ul style="list-style-type: none"> ➤ The community room can be accessed both from within the crèche or externally to allow for usage independent of the crèche.
Open Space	<ul style="list-style-type: none"> ➤ The remainder of the central open space area ➤ The 2,853 sqm park to the north west. ➤ The 150 sqm pocket park to the north ➤ All footpaths, planting and trees to the north of the development will be delivered in phase 1b.

2.3 Phase 1c (90 units + interpretive centre / café)

Infrastructure	Minimum Delivery In Phase
Roads Infrastructure	<ul style="list-style-type: none"> ➤ A financial contribution towards two uncontrolled pedestrian crossings on St Joseph’s Road in order to ensure continuity of footpaths / crossing facilities will be provided. ➤ Directional signage and road naming to be upgraded through the estate along Kingsfort Avenue and Castle Park Avenue. ➤ The planned infrastructure improvements, mitigation measures and management strategies as outlined in the TTA & MMP which have been included with this application. ➤ Any additional items which may be identified by the local authority following a review of the Quality Audit submitted with this application.
Footpaths/Cycleways/Greenways	<ul style="list-style-type: none"> ➤ All pathways and cycleways to the south of the site will be provided in Phase 1c. ➤ A financial contribution toward the upgrade of existing 1.5m wide trussed bridge spanning a minor tributary to the Blackwater to a concrete bridge that matches the 3.3m wide concrete path adjacent will be provided. ➤ The planned infrastructure improvements, mitigation measures and management strategies as outlined in the TTA & MMP which have been included with this application. ➤ Any additional items which may be identified by the local authority following a review of the Quality Audit submitted with this application.

<p>Water & Wastewater</p>	<ul style="list-style-type: none"> ➤ Uisce Eireann have confirmed that connection is feasible for both water and wastewater connections without the need for infrastructure upgrades. ➤ 1 No. new 100mm/150mm (internal diameter) HDPE connections to the public watermain on the adjacent Castlepark estate Road with associated valves and metering requirements will be required. ➤ This phase will also require an extension of the internal watermain laid to facilitate Phase 1A and 1B of the development. ➤ The foul waste will be collected via a new internal gravity network and will connect to the network constructed to facilitate Phase 1A and 1B. The proposed surface water drainage network for Phase 1C will connect into the network laid for Phase 1A and 1B.
<p>Community Facilities</p>	<ul style="list-style-type: none"> ➤ The former lodge will be redeveloped as an interpretive center and café and will be provided in this phase.
<p>Open Space</p>	<ul style="list-style-type: none"> ➤ All open space areas indicated within phase 1c as shown on DWG Ref. 23107/P/009 by Deady Gahan Architects ➤ All footpaths, planting and trees to the south west of the development will be delivered in phase 1b.

2.4 Phase 2 (161 units)

Infrastructure	Minimum Delivery in Phase
<p>Roads Infrastructure</p>	<ul style="list-style-type: none"> ➤ A financial contribution towards two uncontrolled pedestrian crossings on St Joseph’s Road in order to ensure continuity of footpaths / crossing facilities will be provided. ➤ Directional signage and road naming to be upgraded through the estate along Kingsfort Avenue and Castle Park Avenue. ➤ The planned infrastructure improvements, mitigation measures and management strategies as outlined in the TTA & MMP which have been included with this application. ➤ Any additional items which may be

	<p>identified by the local authority following a review of the Quality Audit submitted with this application.</p>
<p>Footpaths/Cycleways/Greenways</p>	<ul style="list-style-type: none"> ➤ All pathways and cycleways to the east of the site will be provided in Phase 2. ➤ A financial contribution toward the upgrade of existing 1.5m wide trussed bridge spanning a minor tributary to the Blackwater to a concrete bridge that matches the 3.3m wide concrete path adjacent will be provided as part of Phase 1b. ➤ The planned infrastructure improvements, mitigation measures and management strategies as outlined in the TTA & MMP which have been included with this application. ➤ Any additional items which may be identified by the local authority following a review of the Quality Audit submitted with this application.
<p>Water & Wastewater</p>	<ul style="list-style-type: none"> ➤ Uisce Eireann have confirmed that connection is feasible for both water and wastewater connections without the need for infrastructure upgrades. ➤ 1 No. new 100mm/150mm (internal diameter) HDPE connections to the public watermain on the adjacent Castlepark estate Road with associated valves and metering requirements will be required. ➤ This phase will also require an extension of the internal watermain laid to facilitate Phase 1 of the development. ➤ The foul waste will be collected via a new internal gravity network and will connect to the network constructed to facilitate Phase 1. The proposed surface water drainage network for Phase 2 will connect into the network laid for Phase 1.
<p>Open Space</p>	<ul style="list-style-type: none"> ➤ All open space areas indicated within phase 2 as shown on DWG Ref. 23107/P/009 by Dedy Gahan Architects ➤ All footpaths, planting and trees to the east of the development will be delivered in phase 2

2.5 Phase 3 (120 units)

Infrastructure	Minimum Delivery In Phase
Roads Infrastructure	<ul style="list-style-type: none"> ➤ A financial contribution towards two uncontrolled pedestrian crossings on St Joseph’s Road in order to ensure continuity of footpaths / crossing facilities will be provided. ➤ Directional signage and road naming to be upgraded through the estate along Kingsfort Avenue and Castle Park Avenue. ➤ The planned infrastructure improvements, mitigation measures and management strategies as outlined in the TTA & MMP which have been included with this application. ➤ Any additional items which may be identified by the local authority following a review of the Quality Audit submitted with this application.
Footpaths/Cycleways/Greenways	<ul style="list-style-type: none"> ➤ All pathways and cycleways to the north of the site will be provided in Phase 3. ➤ A financial contribution toward the upgrade of existing 1.5m wide trussed bridge spanning a minor tributary to the Blackwater to a concrete bridge that matches the 3.3m wide concrete path adjacent will be provided. ➤ The planned infrastructure improvements, mitigation measures and management strategies as outlined in the TTA & MMP which have been included with this application. ➤ Any additional items which may be identified by the local authority following a review of the Quality Audit submitted with this application.
Water & Wastewater	<ul style="list-style-type: none"> ➤ Uisce Eireann have confirmed that connection is feasible for both water and wastewater connections without the need for infrastructure upgrades. ➤ 1 No. new 100mm/150mm (internal diameter) HDPE connections to the public watermain on the adjacent Castlepark estate Road with associated valves and metering requirements. ➤ This phase will also require an extension of

	<p>the internal watermain laid to facilitate Phase 1 and 2 of the development.</p> <ul style="list-style-type: none"> ➤ The foul waste will be collected via a new internal gravity network and will connect to the network constructed to facilitate Phase 1 and 3. The proposed surface water drainage network for Phase 3 will connect into the network laid for Phase 1 and 2.
<p>Open Space</p>	<ul style="list-style-type: none"> ➤ All open space areas indicated within phase 3 as shown on DWG Ref. 23107/P/009 by Deady Gahan Architects ➤ All footpaths, planting and trees to the north of the development will be delivered in phase 3.

It is clear from the above details that sufficient infrastructure is already in place and/or can be provided without the need for significant upgrade works being undertaken to facilitate the proposed development.

This conclusion is supported by the fact that the Local Authority have included the development site within the scope of RZLT, which indicates that the Local Authority is satisfied that the land is serviced where it has sufficient access to the infrastructure required for residential development. This includes roads, paths and transport links.

The existing infrastructure along with the proposed upgrade works which are outlined in this document reinforce the decision taken by the local authority to include the lands in the scope of RZLT.

As is evidence from the above significant infrastructure elements to support the proposed development are being 'front loaded' and delivered in Phase 1a, 1b & 1c to ensure that all required upgrades which benefit the existing and proposed developments are in place prior to occupation of Phases 2 & 3.

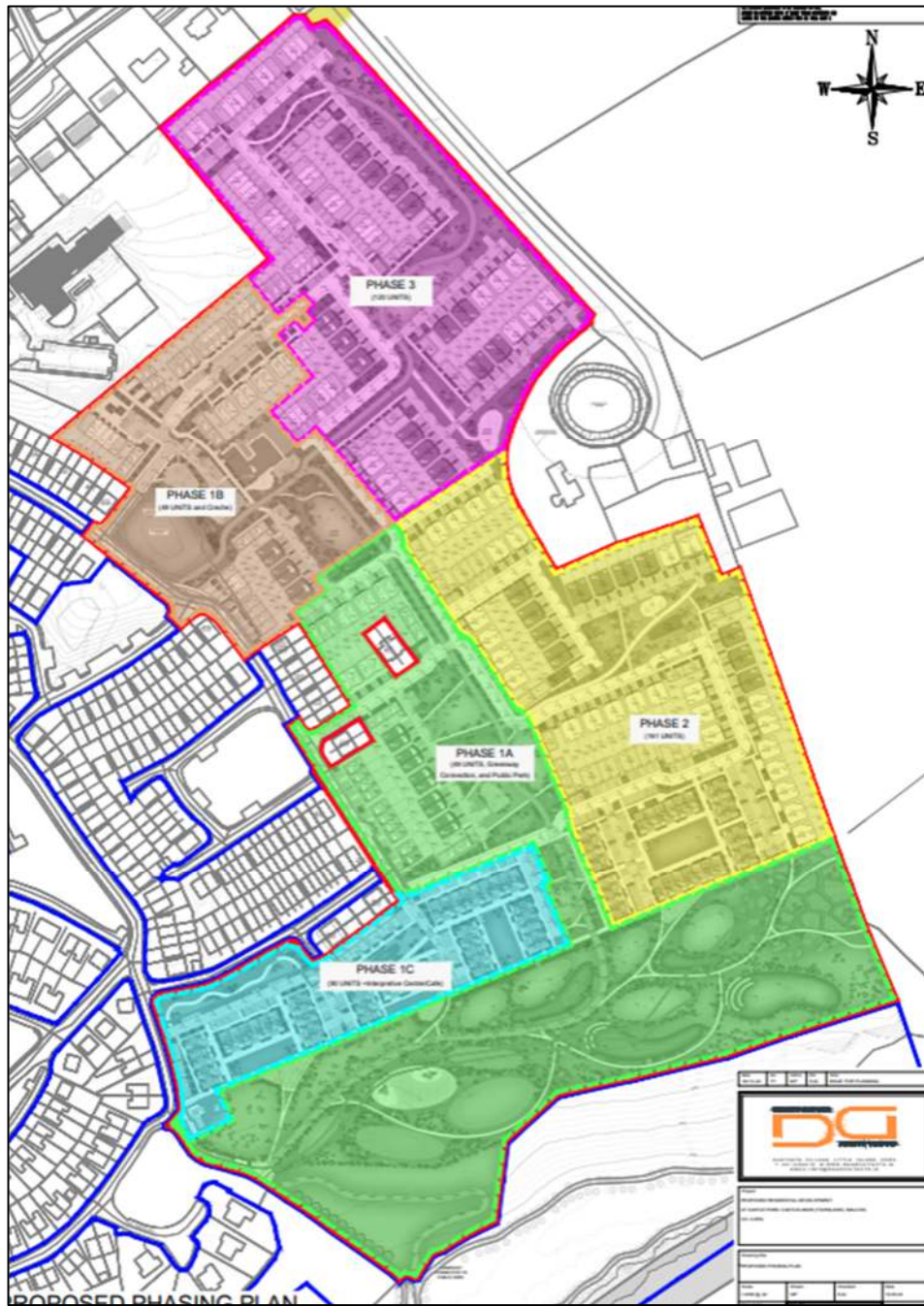


Fig 1: Proposed Phasing Plan (Overall Landholding-Phases 1a, 1b, 1c, 2 & 3)