Cork County Council

R577 Village Renewal Scheme, Ballydesmond

Part 8 Application Report

Development under Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended)

Regional and Local Road Design Office
Innishmore
Ballincollig

12th April 2019
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Appendix B: Habitat Screening Report  
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Introduction

Cork County Council proposes to construct a Village Improvement Scheme in Ballydesmond Village.

This Part 8 application is for the following works:

- Public Realm Works
- Proposed New Pedestrian Footbridge
- Construction of replacement footpath
- Construction of new footpaths / buildouts
- Construction of an uncontrolled pedestrian crossings
- Upgrade existing public lighting
- Related accommodation works
Part 8 Planning

The proposals require Part 8 planning including public consultation and pursuant to the requirements of Part 8 of the Planning and Development Regulations 2001, as amended, notice is hereby given that Cork County Council proposes to carry out village improvement works in Ballydesmond Village, Ballydesmond, Co Cork.

Developments by a local authority are subject to Part 8 Planning process which consists of a public consultation process as set out in the Planning and Development Regulations. The procedure consists of a site notice to be erected and notice given in the press. The notice will set out where the plans and details of the proposal are available for inspection by the public and the dates for inspection and receiving submissions.

Any submissions or observations received by the Council are considered in the Part 8 Managers Report which is prepared and presented to the Councillors for adoption. The Managers Report lists those who made a submission together with summary of their points made in the respective submission. The Report addresses each point and forms the local authority’s response.

Arising from consideration of the representations, the Manager’s Report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal. It is then a matter for the members of the Council (i.e. the Councillors) to grant planning or not.

The location for inspecting the Part 8 Planning documentation, the relevant dates and necessary information relating to making submissions and observations to the Local Authority is set out in the Part 8 Planning site and newspaper notices. A copy of the Part 8 planning notices and newspaper notice is attached to this report, see Appendix A.
Principle Features of the Scheme

Project Objectives

The proposed project objectives include:

- To increase the safety of the vulnerable users within the speed limits of the village. This will be accomplished by a mixture of traffic calming within the centre of the village and the provision of uncontrolled pedestrian crossings.
- To control vehicular speeds on approaches to the main street with a combination of new wider footpaths and concrete build outs combined with speed ramps / raised table.

Project Context

There is a significant residential population living in the environs of the urban area, with potential for further development. There is potential for walking to and from local amenities such as the park, playground, church, school etc. It is important that the required infrastructure is either in place or planning providing the framework for future development work to facilitate this.

Another feature of the scheme is the public realm works on the main street (R577), this will help encourage sustainable development as it creates a more attractive urban centre for the village inhabitants.

Project Specific Proposals

The following lists the principle features of the proposed scheme:

- Public Realm Works
- Proposed New Pedestrian Footbridge
- Construction of replacement footpath
- Construction of new footpaths / buildouts
- Construction of an uncontrolled pedestrian crossings
- Upgrade existing public lighting
- Related accommodation works

Landowners

There are a number of different land owners that land acquisition is required from to deliver this scheme in its entirety. This land acquisition is required to provide space for the provision of new footpaths within the village.
Habitats Directive Screening Report

As per Article 81 of the Planning and Development Regulations 2001 (as amended) an Environmental Impact Assessment (EIA) screening determination has been made and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development once standard industry environmental management systems are in place. A determination has been made that an EIA is not required.

The Screening Assessment Report can be found in Appendix B of this report and concludes having considered the potential impacts and sensitivity of the River Blackwater SPC, it is considered that the proposed works will not significantly affect the River Blackwater SPC.

In accordance with Article 120 (3), as amended by S.I. No. 296 of 2018, a person may, within 4 weeks from the date of the site notice (12th April 2019), apply to An Bord Pleanala for a screening determination as to whether the development would be likely to have significant effects on the environment. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin, 1.
**Conclusion**

The proposed works are consistent with proper planning and sustainable development of the area in which it relates.

Cork County Council proposes to carry out works to improve the village centre and approaches as part of the Village Renewal Scheme.

The scheme will have the following benefits:

- Improved pedestrian connectivity for vulnerable users within the urban environs
- Traffic calming
- Public realm works will provide an enhanced urban centre for leisure activities
Appendix A
CORK COUNTY COUNCIL

DEVELOPMENT UNDER SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT, 2000 AND NOTICE PURSUANT TO THE REQUIREMENTS OF PART 8, ARTICLE 81 & ARTICLE 120(3) OF THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 AS AMENDED

Notice is hereby given that Cork County Council proposes to carry out the following development:

**R577 Village Renewal Scheme, Ballydesmond**

**Location:** The proposed development will be carried out with the speed limits of Ballydesmond Village, Co Cork.

**Townland:** Kingwilliamstown and Glencollins Lower

**Nature and Extent of Proposed Development:**

The proposed development includes the following elements:

1. Public Realm Works
2. New Pedestrian Footbridge
3. Replacement Footpaths
4. New Footpaths / Buildouts
5. Uncontrolled Pedestrian Crossings
6. Public Lighting Upgrade

As per Article 81 of the Planning and Development Regulations 2001 (as amended) an Environmental Impact Assessment (EIA) screening determination has been made and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development once standard industry environmental management systems are in place. A determination has been made that an **EIA Report is not required.**

In accordance with Article 120 (3), as amended by S.I. No. 296 of 2018, a person may, within 4 weeks from the date of this notice (12th April 2019), apply to An Bord Pleanala for a screening determination as to whether the development would be likely to have significant effects on the environment. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin, 1.

Plans and full particulars of the proposed developments are available for inspection, or purchase at a fee not exceeding the reasonable cost of making a copy, from Friday 12th April 2019 until Friday 24th May 2019 and may be inspected during public opening hours at the following locations:

- Cork County Council Office, Millstreet, Co Cork

Plans and particulars are also available for inspection and to print at [www.corkcoco.ie](http://www.corkcoco.ie)

Submissions or Observations with respect to the proposed developments, dealing with proper planning and sustainable development of the area in which the developments will be situated, may be made on or before Friday 7th June 2019 as follows:

In writing to: Senior Engineer, Cork County Council, Regional & Local Roads Design Office, Innishmore, Ballincollig, P31 WT69.

By email to: part8.rldo@corkcoco.ie

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Appendix B
## SECTION 1: PROJECT INFORMATION

<table>
<thead>
<tr>
<th>PROJECT TITLE</th>
<th>R577 Village Improvement Scheme, Ballydesmond</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>Ballydesmond, Co Cork</td>
</tr>
</tbody>
</table>
| NATURA 2000 SITES WITHIN THE POTENTIAL IMPACT ZONE | Blackwater River (Cork/Waterford) SAC (Site Code – 002170)  
Stacks’s to Mullaghaireirk, Mountains, West Limerick Hills and Mount Eagle SPA (Site Code – 004161) |
| BRIEF DESCRIPTION OF THE KEY COMPONENTS OF THE PROPOSED DEVELOPMENT | It is proposed to carry out village improvement works in Ballydesmond Village with the following elements: -  
- Traffic Calming  
- New footpaths  
- Replace existing footpaths  
- Associated works |
| DESCRIPTION OF ENVIRONMENTAL PROCEDURES TO BE IMPLEMENTED DURING THE WORKS | The works will be carried out by Cork County Council (CCC) Staff, or by a contractor appointed by CCC. The works will be carried out in accordance with a Construction Method Statement drafted by CCC Staff or by the contractor, as appropriate, and will include the following environmental procedures.  
1. All works shall have regard to CIRIA Guideline C532.  
2. All site operatives will be thoroughly briefed on the environmental constraints before works commence. A hardcopy of the environmental constraints will also be kept on site at all times.  
3. The location of any surface water drains or foul sewers will be established and marked on site and identified within the Construction Method Statement.  
4. Measures will be put in place to control silt and other material within the site. (Sandbag, Bunds etc). The specific measures to be put in place for this project will be included in the Construction Method Statement.  
5. Machines and equipment shall be maintained and serviced in accordance with manufactures requirements.  
6. Material Safety Data Sheets (MSDS) will be kept on site for Concrete, Mould Oil and any other chemicals used on site. Chemicals will be used and handled according to the MSDS.  
7. There will be a designated area outside of the site for concrete washing out.  
8. Spill kits will be kept on site at all times. Site operatives will be familiar with their use.  
9. Local staff of National Parks & Wildlife Services (NPWS) will be informed when the works commence. Contact details of CCC’s project manager will be forwarded. CCC will comply with any NPWS directions. |
<p>| DISTANCE OF PROJECT FROM NATURA 2000 SITE | The distance from the works site to the Blackwater River (Cork/Waterford) SAC (Site Code – 002170) is 100 mts as the crow flies. |</p>
<table>
<thead>
<tr>
<th><strong>IS THERE A SURFACE WATER CONNECTION BETWEEN THE SITE OF THE PROPOSED PROJECT AND THE NATURA 2000 SITE</strong></th>
<th>Existing surface water drains running through the site connect directly into the river</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SECTION 2: NATURA 2000 SITE DATA</strong></td>
<td></td>
</tr>
</tbody>
</table>
| **Qualifying features of Natura 2000 sites** | 1029 Freshwater Pearl Mussel *Margaritifera margaritifera*  
1092 White-clawed Crayfish *Austropotamobius pallipes*  
1095 Sea Lamprey *Petromyzon marinus*  
1096 Brook Lamprey *Lampetra planeri* 1099 River Lamprey *Lampetra fluviatilis*  
1103 Twaite Shad *Alosa fallax*  
1106 Atlantic Salmon *Salmo salar* (only in fresh water)  
1130 Estuaries  
1140 Mudflats and sandflats not covered by seawater at low tide  
1220 Perennial vegetation of stony banks  
1310 Salicornia and other annuals colonizing mud and sand  
1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) 1355 Otter *Lutra lutra*  
1410 Mediterranean salt meadows (*Juncetalia maritimi*)  
1421 Killarney Fern *Trichomanes speciosum*  
3260 Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation  
91A0 Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles  
91E0 *Alluvial forests with* *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*)  
91J0 *Taxus baccata* woods of the British Isle  
SPA (Site Code – 004161)  
A082 Hen Harrier *Circus Cyaneus* |
| **Other notable features of the Natura 2000 site** | The River Blackwater is one of the largest rivers in Ireland, draining a major part of Co. Cork and parts of Cos. Kerry, Limerick, Tipperary and Waterford. The site consists of most of the freshwater stretches of the system as well as the estuarine component at Youghal. Tidal influence extends almost to Cappoquin. The Blackwater rises in the east Kerry uplands where Namurian grits and shales build the low heather-covered plateaux. In the lowlands in the Mallow district it passes over limestone and later cuts through ridges of Old Red Sandstone to the south of Cappoquin. Main tributaries include the Rivers Lickey, Bride, Allow and Awbeg. A wide range of habitats associated with the rivers are included within the site, including substantial areas of woodland (deciduous, mixed), scrub, wet |
grassland, swamp and marsh vegetation, bog, salt marshes and intertidal sand and mud flats. Areas of improved grassland, arable land and coniferous plantations are included in the site for water quality reasons.

SPA (Site Code – 004161)
This a very large, upland site, centred on the borders between the counties of Cork, Kerry and Limerick. The peaks are not notably high or indeed pronounced, with a maximum of 451 m at Knockhefa. Many rivers rise within the site, notably the Blackwater, Feale, Clydagh, Oolagh, and Smerlagh. The site consists of a variety of upland habitats, though almost half (45%) is afforested. The coniferous forest includes first and second rotation plantations, with both pre-thicket stands present as well as clearfell areas. A substantial part (28%) of the site is unplanted blanket bog and heath, with both wet and dry heath present. The remainder of the site is largely rough grassland that is used for hill farming. Some areas of scrub and deciduous woodland occur, especially within the river valleys.

Conservation Objectives
Favourable conservation status of a habitat is achieved when:
• its natural range, and area it covers within that range, are stable or increasing, and
• the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
• the conservation status of its typical species is favourable. The favourable conservation status of a species is achieved when:
• population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
• the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
• there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

SPA (Site Code – 004161)
To maintain or restore the favorable conservation condition of the bird species listed as Special Conservation Interests for this SPA:

SECTION 3: SCREENING ASSESSMENT

Section 3: General Impact Assessment
Consult with or refer file to ecology section if the answer to any of the following is yes.

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the proposed project within the SAC?</td>
<td>No</td>
</tr>
<tr>
<td>Is the proposed project within 100m of the SAC?</td>
<td>No</td>
</tr>
<tr>
<td>Question</td>
<td>Answer</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>Is the proposed project relating to a residential development (&gt;5 houses) within 500m of the SAC?</td>
<td>No</td>
</tr>
<tr>
<td>Does the proposed project involve excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SAC?</td>
<td>No</td>
</tr>
<tr>
<td>Does the proposed project require the provision of an EIS where the development is within the potential impact zone of the SAC?</td>
<td>No</td>
</tr>
<tr>
<td>Does the proposed project involve the development or extension of buildings or other structures to be used for agricultural purposes within the potential impact zone of the SAC?</td>
<td>No</td>
</tr>
<tr>
<td>Does the proposed project involve a discharge from industrial sources to watercourses within the potential impact zone of the SAC?</td>
<td>No</td>
</tr>
<tr>
<td>Does the proposed project involve the quarrying or excavation of minerals within the potential impact zone of the SAC?</td>
<td>No</td>
</tr>
<tr>
<td>Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within the SAC?</td>
<td>No</td>
</tr>
<tr>
<td>Does the proposed project involve development in the intertidal or coastal zone within the potential impact zone of the SAC eg extensions or improvements to marine infrastructure (piers, slips, pontoons, marinas), or coastal protection works SAC?</td>
<td>No</td>
</tr>
<tr>
<td>Does the proposed project involve dredging of marine sediments within the potential impact zone of the SAC?</td>
<td>No</td>
</tr>
<tr>
<td>Does the proposed project increase the risk of spills or leaks of chemicals, hydrocarbons or any other leachate into any watercourse within the potential impact zone of the SAC, which has not been addressed in project drawings or by other information?</td>
<td>No</td>
</tr>
</tbody>
</table>

**Section 4: Assessment of Proposals for Treatment of Wastewater**
In order to ensure that there will be no impact on water quality, the following must be certified.

| For projects proposing connection to individual waste water treatment system. Does the waste water treatment system comply with EPA guidelines? | NA |
| For proposed projects connecting to public waste water treatment systems. Does the public system have the capacity to treat the proposed additional loading? | NA |

Comments or Notes

NA

Section 5: Screening Conclusion

There is no potential of these works effecting the Hen Harrier in the SAC or the River Blackwater SPA.

Section 6: Screening Completed By

<table>
<thead>
<tr>
<th>R&amp;L RDO</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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Appendix C
Cork County Council

R577 Village Renewal Scheme, Ballydesmond

Development under Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended)

Part 8 Application

<table>
<thead>
<tr>
<th>Drawing No.</th>
<th>Drawing Title</th>
<th>Rev.</th>
<th>Scale</th>
<th>Size</th>
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<tr>
<td>R577-LM-01</td>
<td>Location Map</td>
<td>D1</td>
<td>NTS</td>
<td>A3</td>
</tr>
<tr>
<td>R577-LA-01</td>
<td>Proposed Overall Layout</td>
<td>D2</td>
<td>1:2000</td>
<td>A1</td>
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<tr>
<td>R577-LA-02</td>
<td>Proposed Layout</td>
<td>D2</td>
<td>1:1000</td>
<td>A1</td>
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<tr>
<td>R577-LA-03</td>
<td>Proposed Layout</td>
<td>D2</td>
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<td>A1</td>
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<tr>
<td>R577-LA-04</td>
<td>Proposed Layout</td>
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<td>1:400</td>
<td>A1</td>
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</table>

Regional & Local Roads Design Office
Innishmore
Ballincollig
County Cork

April 2019