

Cork County Council
Comhairle Contae Chorcaí
Coastal and Flood Projects Department



Ballintubber Flood Relief Scheme

Part 8 Planning Particulars
April 2021

Kevin Morey, BE, MA, CEng, FIEI
County Engineer,
Cork County Council, County Hall, Cork

1. Proposed Development

Ballintubber is located approximately 3km southeast of Carrigtwohill, Co. Cork. Over the years the area has experienced flooding events that have endangered properties and made public roads impassable. The most recent significant flooding event of winter 2015/2016 has far surpassed any other flood event in the past 50 years or more.

The problems in Ballintubber are as a result of prolonged heavy rainfall. The ground becomes saturated and results in elevated groundwater levels and reduced capacity to absorb further precipitation. The community lies in a natural depression in an area identified as a karst limestone aquifer and as such, the groundwater table is extremely susceptible to rainfall volumes. The flooding event of winter 2015/2016 cannot be considered as an isolated incident, and localised flooding is becoming a more regular event which requires the implementation of a sustainable solution.

The subject of this Part 8 planning application is the proposed flood relief scheme. The objective of these works is to facilitate and alleviate flooding in Ballintubber, Carrigtwohill, Co. Cork.

The proposed works incorporates the following principal features:

- Construction of 1.1km of concrete surface water pipes, 22 manholes, and 10 gullies to collect surface water run-off from low lying areas in Ballintubber.

This application is made under Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

2. Part 8 Planning Documentation

In accordance with the requirements of the Planning and Development Regulations, 2001 (as amended), details of the proposed development are set out in the Part 8 planning documentation which comprises (i) the Part 8 Planning Documents pack and (ii) the Part 8 Planning Drawings pack which should be read in conjunction with one another. Together, these plans and particulars describe the nature, extent and principal features of the proposed scheme.

2.1. Part 8 Planning Documents

The Part 8 Planning Documents pack contains the following:

- Ballintubber Flood Relief Scheme Part 8 Planning Application Particulars (this document)
- Ballintubber Flood Relief Scheme Part 8 Planning Application Report
- Ballintubber Flood Relief Scheme AA Screening Report
- Ballintubber Flood Relief Scheme AA Screening Determination
- Ballintubber Flood Relief Scheme Ecological Impact Assessment
- Ballintubber Flood Relief Scheme EIA Screening
- Ballintubber Flood Relief Scheme EIA Determination
- Ballintubber Flood Relief Scheme Flood Risk Assessment
- Ballintubber Flood Relief Scheme Archaeological Impact Assessment
- Ballintubber Flood Relief Scheme Outline Construction Environmental Management Plan

2.2. Part 8 Planning Drawings

The Part 8 Planning Drawing pack contains the following:

Drawing No.	Title	Revision
-------------	-------	----------

18104-JBB-00-XX-DR-Z-00015	Overall Location Plan	P06
18104-JBB-00-XX-DR-Z-00017	Plan and Longitudinal Section Sheet 1 of 2	P06
18104-JBB-00-XX-DR-Z-00018	Plan and Longitudinal Section Sheet 2 of 2	P06
18104-JBB-00-XX-DR-Z-00101	Site Notices Locations	P02
18104-JBB-00-XX-DR-Z-00017	Proposed Outfall Headwall	P03

3. Determination in accordance with Section 120(1B)(b)(i) of the Planning and Development Regulations 2001 (as amended)

J.B. Barry on behalf of Cork County Council has prepared an EIA Screening Report in accordance with the requirements of Section 120(1B)(b)(i) of the Planning and Development Regulations 2001 (as amended). On the basis of this report, Cork County Council has completed EIA screening and has determined that there is no real likelihood of significant effects on the environment. Accordingly, it has been determined that EIA is not required in respect of this proposed development.

4. Notice of Proposed Development

Notice of the proposed development will be published in the Irish Examiner on 09th April 2021. Site notices will be displayed on the public road as shown in the Part 8 Planning Drawings.

Plans and particulars of the proposed development shall be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during normal office hours on each day and time during which the said offices are open for business during the period commencing on 09th April 2021 and ending on 14th May 2021, both dates inclusive, at the following offices of Cork County Council:

- Cork County Council Offices, Floor 10 – Lobby, County Hall, Carrigrohane Road, Cork.
- Cork County Council Offices, Cobh Municipal District Offices, Carrig House, Cobh, Co. Cork.
- Cork County Council Offices, Pearse Memorial Chambers, Youghal Road, Midleton, Co. Cork.

Plans and particulars are also available for inspection and to print as follows:
Online via the Cork County Council website:

<https://www.corkcoco.ie/en/planning/part-8-development-consultation>

5. Submissions

Written submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development is situated may be made on or before 28th May 2021 as follows:

- **In writing to:**
 - Kevin Costelloe Senior Engineer, Coastal Management & Flood Projects Dept., Floor 10, County Hall, Carrigrohane Road, Cork.

Or

Online at:

- https://corkcc-dash.achieveservice.com/service/Cork_County_Council_own_development_Part_8s

APPENDIX A. Bodies to whom a Notice and copies of the proposal will be sent as Scheduled in Section 82

A notice in accordance with sub-article (1) shall be sent—	Selected in this Case
a) where it appears to the authority that the land or structure is situated in an area of special amenity, whether or not an order in respect of that area has been confirmed under section 203 (or deemed to be so confirmed under section 268(1)(c) of the Act, or that the development or retention of the structure might obstruct any view or prospect of special amenity value or special interest — to An Chomhairle Ealaíon, Fáilte Ireland, and An Taisce — the National Trust for Ireland,	YES
(b) where it appears to the authority that the development might obstruct or detract from the value of any tourist amenity or tourist amenity works— to Fáilte Ireland,	NO
(c) where it appears to the authority that the development— (i) would involve the carrying out of works to a protected structure or proposed protected structure, or to the exterior of a structure which is located within an architectural conservation area, (ii) might detract from the appearance of a structure referred to in sub-paragraph (i), (iii) might affect or be unduly close to— (I) a cave, site, feature or other object of archaeological, geological, scientific, ecological or historical interest, (II) a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994 (No. 17 of 1994), 114 (III) a historic monument or archaeological area entered in the Register of Historic Monuments under Section 5 of the National Monuments (Amendment) Act, 1987 (No. 17 of 1987), (IV) a national monument in the ownership or guardianship of the Minister under the National Monuments Acts, 1930 to 1994, or (iv) might obstruct any scheme for improvement of the surroundings of, or any means of access to, any structure, place, feature or object referred to in sub-paragraph (iii), — to the Minister, the Heritage Council, and An Taisce — the National Trust for Ireland, and in the case of development of a type referred to in subparagraph (i) or (ii), An Chomhairle Ealaíon and Fáilte Ireland,	YES
(d) where it appears to the authority that the area of another local authority might be affected by the development — to that local authority,	NO
(e) where it appears to the authority that the development would not be consistent with or would materially contravene any regional planning guidelines (or any objective thereof) of a regional authority — to that regional authority,	NO
(f) where it appears to the authority that if permission were granted, a condition should be attached under section 34(4)(m) of the Act — to any local authority (other than the planning authority) who would be affected by any such condition,	NO
(g) where it appears to the authority that— (i) the development might cause the significant abstraction or addition of water either to or from surface or ground waters, whether naturally occurring or artificial, (ii) the development might give rise to significant discharges of polluting matters or other materials to such waters or be likely to cause serious water pollution or the danger of such pollution, or 115 (iii) the development would involve the carrying out of works in, over, along or adjacent to the banks of such waters, or to any structure in, over or along the banks of such waters, which might materially affect the waters, — to the appropriate Regional Fisheries Board and, in any case where the waters concerned are listed in Part 1 of Annex 1 of the Schedule to the British-Irish Agreement Act, 1999 (No. 1 of 1999), to Waterways Ireland,	YES
(h) where it appears to the authority that the development might endanger or interfere with the safety of, or the safe and efficient navigation of aircraft — to the Irish Aviation Authority	NO
(i) where it appears to the authority that the development might interfere with the operation and development of a licensed airport, whose annual traffic is not less than 1 million passenger movements — to the airport operator,	NO
(j) where the development may have an impact on bus or rail-based transport — to Córas Iompair Éireann and the Railway Procurement Agency, as appropriate,	NO
(k) where it appears to the authority that— (i) the development consists of or comprises the formation, laying out or material widening of an access to a national road within the meaning of section 2 of the Roads Act, 1993 (No. 14 of 1993), not being a national road within a built up area within the meaning of section 45 of the Road Traffic Act, 1961, or (ii) the development might give rise to a significant increase in the volume of traffic using a national road, — to the National Roads Authority,	NO
(l) where the development might significantly impact on surface transport in the Greater Dublin Area, the Dublin Transportation Office (or any body that replaces that office), 116	NO
(m) where the development comprises or is for the purposes of an activity requiring an integrated pollution	NO

control licence or a waste licence — to the Environmental Protection Agency,	
(n) where it appears to the authority that the development might have significant effects in relation to nature conservation — to the Heritage Council, the Minister and An Taisce - the National Trust for Ireland,	NO
(o) where the development is in a Gaeltacht area and it appears to the authority that it might materially affect the linguistic and cultural heritage of the Gaeltacht, including the promotion of Irish as the community language — to the Minister for Community, Rural and Gaeltacht Affairs and Údarás na Gaeltachta,	NO
(p) where the development is in the vicinity of an explosives factory, storage magazine or local authority explosives store — to the Minister for Justice, Equality and Law Reform,	NO
(q) where it appears to the authority that the development might have significant effects on public health — to the Health Service Executive,	NO
(r) where the application relates to extraction of minerals within the meaning of the Minerals Development Acts, 1940 to 1995 — to the Minister for Communications, Marine and Natural Resources,	NO
(s) where it appears to the authority that the development might impact on the foreshore — to the Minister for Communications, Marine and Natural Resources,	NO
(t) where the development might— (i) give rise to a significant increase in the volume or type of traffic (including construction traffic) passing under a height restricted railway bridge, or using a railway level crossing, or a bridge over a railway, (ii) because of its proximity to a railway, impact on the structural integrity of railway infrastructure during construction of the development, or 117 (iii) endanger or interfere with the safe operation of a railway, during or after construction, — to the railway operator, the Railway Safety Commission, and, in the case of development which might impact on a light railway or metro, the Railway Procurement Agency,	NO
(u) where the application relates to— (i) the extraction of minerals, other than minerals within the meaning of the Minerals Development Acts 1940-1999, whether by surface or underground means, (ii) the development of, or extensions to, quarries, including sand or gravel pits, for the extraction of earth materials, or (iii) a development which, for other purposes, requires the excavation of earth materials greater than a total volume of 50,000m ³ or the excavation of earth materials on a site area greater than 1 hectare — to the Minister for Communications, Marine and Natural Resources,	NO
(v) where it appears to the authority that the development might impact on the provision of public water services — to Irish Water.	NO