

Part 8 Development – Ballintubber Flood Relief Scheme

Introduction/ Development Description

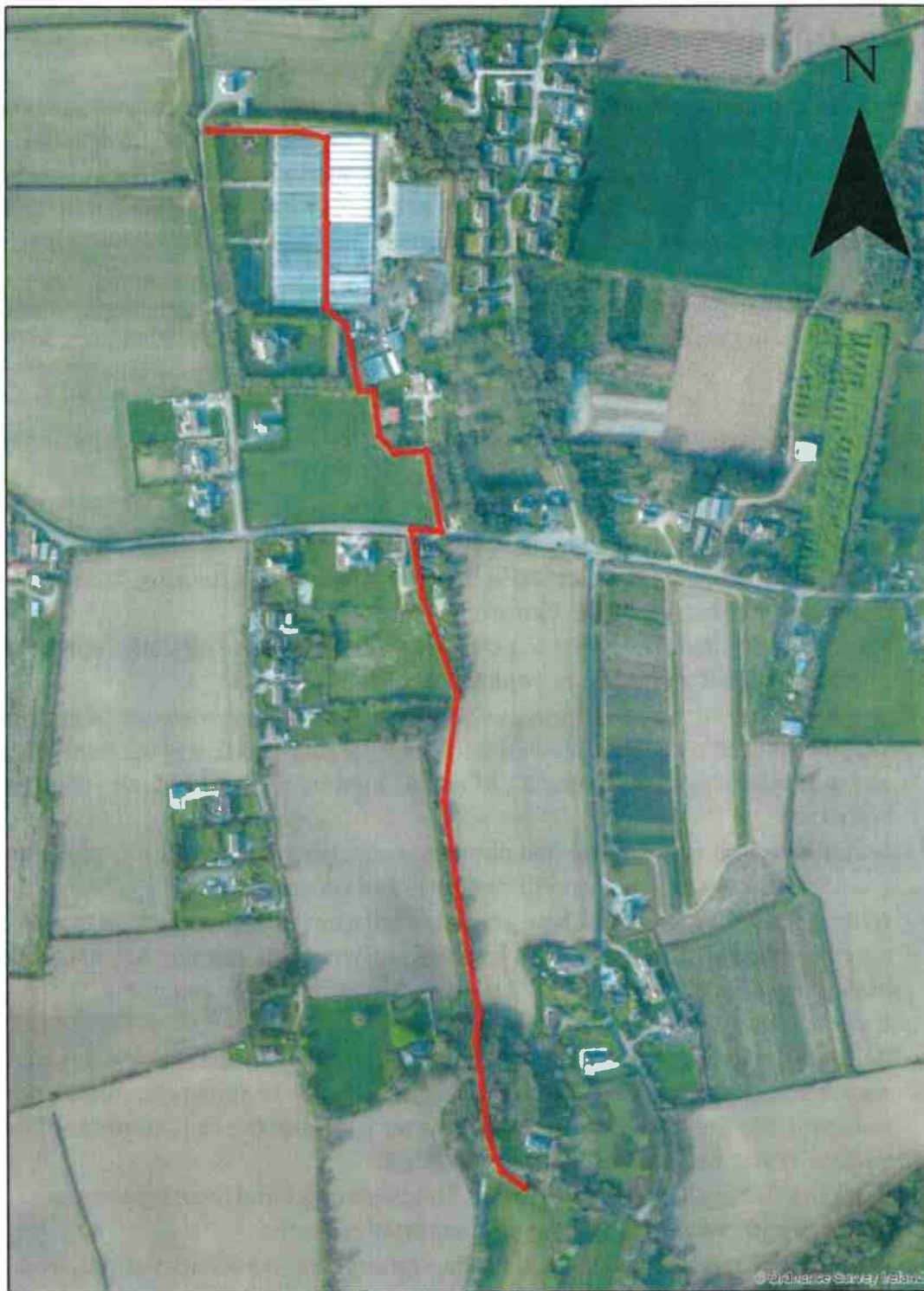
The aim of the proposed infrastructure works is to alleviate flooding in Ballintubber via the construction of a 1.1km gravity surface water concrete sewer to facilitate flow to the existing West Ballintubrid Stream. It is understood that this locality experiences frequent flood events which have endangered properties and made local roads impassable. CCC is therefore aiming to improve this situation and to this end provided the following brief -

‘Lay 940m of 450mm diameter pipe from the northern boundary of the nursery (Irish Plant Propagation Ltd.) to the outfall to existing stream approximately 940m south’.

Following on from same the potential flood alleviation measures identified to be applied as part of the proposed works include:

- Construction of 1.1km of concrete surface water pipes, 23 manholes, and 10 gullies.
- Install and or erect all Health and Safety controls identified in Project Risk Assessment & Safety Plan, including the following; signage, fencing, access/egress route, secure access ladders, barriers etc.
- Plant used on site is restricted to plant approved in advance by Cork County Council engineering staff and will vary depending on requirements.
- The following plant and materials will likely be available but may not be required on site; 14t and 25t excavator, tracked dumper, hydraulic rock breakers, mini-digger, 5t and 7.5t mini-digger, dumpers, 3", 4" and 6" pumps, compressors, and shuttering systems.
- Materials which may be required during the construction process include; imported granular fill, concrete, gully pots, manholes and concrete pipes.
- A temporary compound will be established adjacent to the works area to accommodate work huts, welfare facilities and materials storage. Any excavated material will be transported to a designated tip with tractor and dump trailer/dumpers.
- Water will be pumped from excavations as required. Pumped silted water from excavations to be put through a de-silting or series of de-silting chambers prior to releasing into the river. The discharged water will meet the requirements of the Surface Water Regulations 2009 as amended.
- Rock breakers will be utilised in areas identified in ground investigations or elsewhere to reach the required pipe excavation depths.
- Diversion of any stormwater, sewerage, water pipes and services as required.
- No in stream works are proposed as part of the construction methodology. All works will take place from the hard surface upgradient of the spring outfall.
- Removal of trees where necessary and all associated road resurfacing in the vicinity of the works.

Planning History

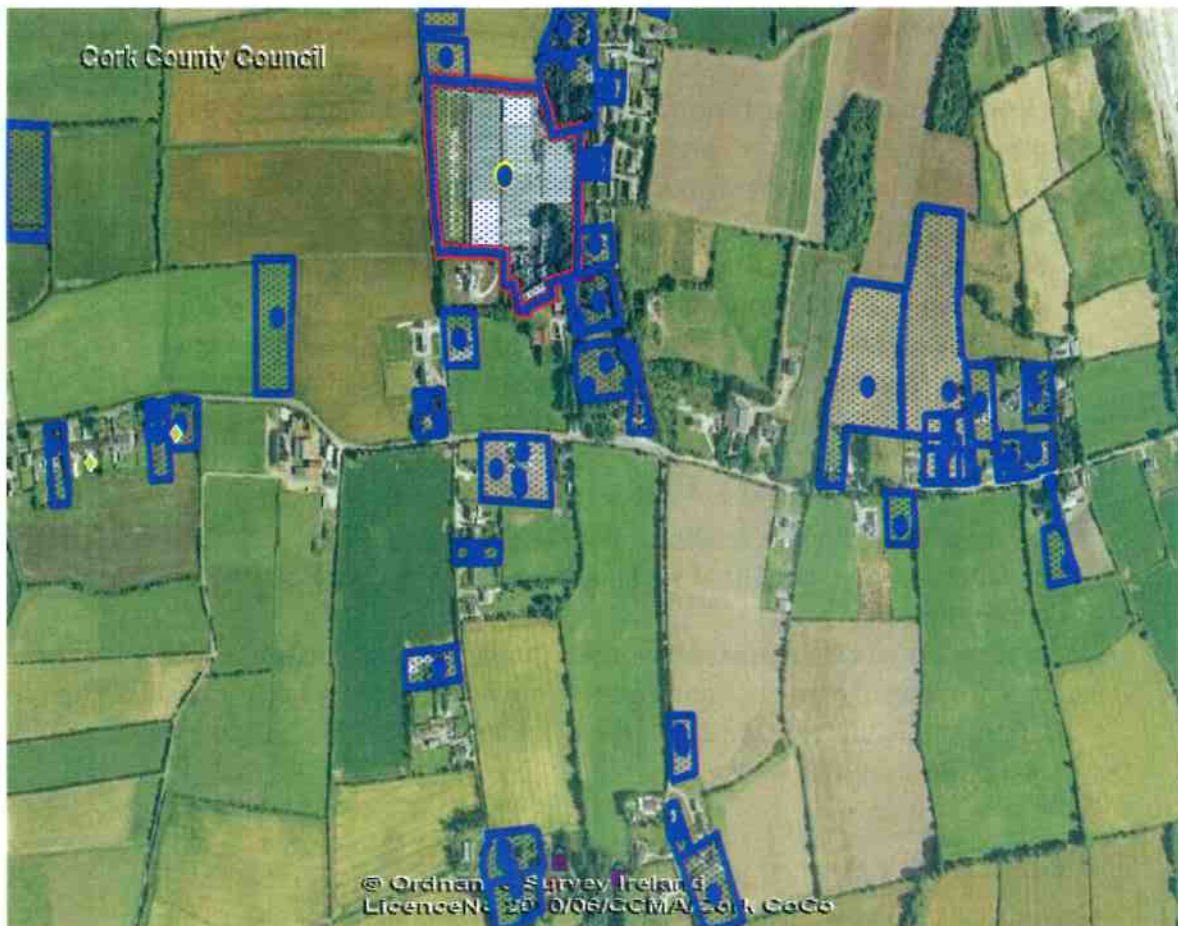


0 112.5 225 450 Meters



Legend

— Proposed Pipeline



Extract from CCC Planning register

The pipeline only traverses one property where there has been recent planning activity (see highlighted in red)

PI Ref No. 15/4260 – Permission granted to Irish Plant Propagation Ltd for Erection of 3 no. blocks of polytunnel growing houses with an overall height of 4.25 metres and a total floor area of 4552 square metres and all ancillary site development works including lighting, landscaping and fencing

Compatibility of Proposal with relevant Development Plans

County Development Plan 2014

The subject site is located in a rural area designated as part of the Cork Metropolitan greenbelt

Objective RCI 4-1 Metropolitan Cork Greenbelt

The Metropolitan Cork Greenbelt is the area under the strongest urban pressure for rural housing. Therefore applicants shall satisfy the planning authority that their proposal constitutes an exceptional rural generated housing need based on their social and/or economic links to a particular area, and in this regard must demonstrate that they comply with one of the following categories of housing need

- (a) Farmers, including their sons and daughters who wish to build their first owner occupied home for their own use on the family farm
- (b) Persons taking over the ownership and running of a farm on a full time basis, who wish to build a home on the farm for their own use, where no existing dwelling is available. The proposed dwelling must be associated with the working and active management of the farm
- (c) Other persons working full time on farming, forestry, inland waterway or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build their first owner occupied home
- (d) Landowners including their sons and daughters who wish to build their first owner occupied home on the landholding associated with their principal family residence for a minimum of seven years prior to the date of the planning application

In exceptional circumstances, where a family land holding is unsuitable for the construction of a house, consideration may be given to a nearby landholding where this would not conflict with objective RCI GI 8-1 and other policies and objectives in the plan

Ws 5-3 Surface water Management

Manage surface water catchments and the use and development of lands adjoining streams, watercourses and rivers in such a way as to minimise damage to property by instances of flooding and with regard to any conservation objectives of European sites within the relevant catchments and floodplains

Assessment

This is an infrastructure project to provide an underground pipe for the express intention of alleviating flood risk in a local rural community. With regards compatibility with planning policy, the site is located in a rural area designated as part of the Cork Metropolitan greenbelt. Greenbelt policy objectives primarily relate to the control of housing. A local infrastructure proposal would not conflict with such objectives. Furthermore the proposal accords with general infrastructure objective WS 5-3 of the current County Development Plan 2014. The proposal can therefore be deemed to be fully compatible with overall CDP policy

The main impacts associated with the proposal are likely to be in the area of construction/ traffic management. The potential impact of the proposal on the nearby Natura 2000 site (Cork Harbour SPA and Great Island Channel SAC) also needs to be carefully considered

EIA Screening

An EIA screening document has been submitted as part of the proposal. This document has concluded that the proposal does not require either a mandatory or sub-threshold EIA and a full justification for this conclusion has been provided

I have reviewed the EIA screening document and assessed the proposal against the categories of development requiring EIA as set out under schedule 5 of the Planning and Development Regulations 2001 (as amended). The proposal is not of a type that triggers a requirement for a mandatory EIA. The only specific reference to flood relief works occurs in Part 2, Class 10(f). EIA would only apply where the area of land exceeds 100ha- i.e vastly in excess of the land required for the subject development

Notwithstanding and following on from same I have considered the possibility of “sub threshold” EIA as per the criteria listed under schedule 7. Having considered the nature and scale of the works, the location of the lands and the headings listed under this schedule I am satisfied that the proposal is not of a type that triggers requirement for a sub-threshold EIA

Accordingly I am satisfied that the requirement for EIA has been satisfactorily screened out

AA Screening

File is to be referred to Heritage section to complete AA screening

Conclusion

This is an infrastructure project to provide an underground pipe for the express intention of alleviating flood risk in a local rural community. The proposal is to be welcomed and accords with the general greenbelt zoning for the lands and infrastructure objective WS 5-3 of the current County Development Plan. Provided risks to Natura 2000 sites can be satisfactorily screened out, the proposed development accords with the proper planning and sustainable development of the area

Construction management should be carefully controlled to minimise impacts on the resident community



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6/2/2020



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11/02/2020

