

Part 8	Planning Report
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Address	Townlands of Gallanes, Templebryan South and Grillagh, Clonakilty.
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Proposal	<p>The proposed development consists of the following:</p> <ul style="list-style-type: none"> • To develop an existing amenity area which incorporates the Joe Walsh Walkway to link it with the existing pathways within the West Cork Technology Park. The project also provides for the creation of a walkway along the N71 in the event of the pathways within the West Cork Technology Park being unavailable. • The installation of public lighting using low spillage LED lights along the route at a medium height level. The provision of high-level LED lighting where the walkway crosses public roads. • The development of a 53-space carpark at the south western corner of the Clonakilty Rugby Grounds. Public lighting using low spillage LED lights to be provided to the carpark. • The development of an amenity area towards the east of the existing amenity area. • The demolition of the existing dwelling house (in ruins) and adjoining outhouses (in ruins) at the North end of the site. • The construction of low-level feature stone walls using the stone reclaimed from the demolition of the buildings on the site. • The development of hard surface hiking trails from the east of the site towards the North of the site to a number of viewing points at a higher level.
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Planning Report

Cork County Council is proposing to carry out works including walkways, carpark, hiking trails, amenity area and viewing points in the townlands of Gallanes, Templebryan South and Grillagh, Clonakilty. An existing walkway, known as the Joe Walsh Walkway, currently extends approx. 1.1km from Clonakilty Community Hospital along the N71. The proposed works include extending the amenity walkway northwards through the grounds of Clonakilty Rugby Club to the local road L-80611.

A detailed description of the proposed development has been provided in the accompanying Part 8 application report in addition to the documentation and drawings provided with the Part 8 proposal including both the Ecological Impact Assessment report (EclA) and the 'Report in Support of Appropriate Assessment Screening', which have been completed by Dixon Brosnan Consultants dated 21/11/21. The Ecological Impact Assessment report does not raise any significant concerns regarding

the proposal. A Habitats Directive Appropriate Assessment Screening Determination has screened out the requirement for Appropriate Assessment.

Having reviewed the supporting documentation and subject to the implementation of the mitigation measures set out in the Ecological Impact Assessment report, there is no objection in principle to the proposed development.

The value of green infrastructure linkages is recognised and supported by the Cork County Development Plan, 2022.

The proposal would enhance the recreational and amenity value of the existing walkway, which is an important asset for Clonakilty Town, as well as providing an essential pedestrian connection linking the existing sporting rugby grounds and the West Cork Business and Technology Park to the town.

As such, the proposed development would be compatible with the Cork County Development Plan, 2022 and would be in accordance with the proper planning and sustainable development of the area.

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