

CUNNANE STRATTON REYNOLDS

Green Park, Youghal

Contemporary Flexible Covered Events Space and associated works

**Planning Statement incorporating
Environmental Impact Assessment Screening**

To accompany
**A development application made under Part 8 of the Planning and
Development Regulations 2001 - 2022**

by

Cunnane Stratton Reynolds

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1.0 Introduction

Cunnane Stratton Reynolds has been appointed to prepare this Planning Statement to accompany a planning application seeking the provision of a partially enclosed and fully covered events pavilion, reinstatement of a cross connecting park path, resurfacing of the area around the pavilion structure, and provision of a soakaway. No proposed drainage network connection to the existing Irish Water infrastructure will be made during this provision. The proposed surface water drainage will take the form of a localized soakaway for the rainwater run-off from the pavilion roof to the grass area within the park. The application is made in accordance with Part XI of the Planning and Development Act 2000, as amended, and Part 8 of the Planning and Development Regulations, 2001 – 2021.

The purpose of this document is to assess the compliance of the development proposal against relevant development plan policies and objectives at national, regional, and local levels. This report should be read in conjunction with the drawings and other reports that have been prepared for the proposed development and are submitted with this application. This statement also considers the proposed development against the requirements for Appropriate Assessment and Environmental Impact Assessment.

Cork County Council recognizes that Youghal Green Park is an integral part of urban space within the town that is already woven into the existing urban fabric but has further potential to enhance the existing Cultural Quarter of Youghal, the proposal aims to achieve the objectives of the adopted albeit Public Realm Plan for the town and fulfils the cultural needs of the town and surrounding areas.

In 2021 a design team led by Cunnane Stratton Reynolds on behalf of Cork County Council made a submission the departmental funding of an outdoor space in Youghal, and subsequently submitted progress proposals for the proposed pavilion space. The space aims to respond to the challenges associated with COVID -19, and supports the recovery of the creative, cultural, entertainment and events sector. The proposal has been conceived and advanced as a concept in accordance with the policies of the statutorily adopted County Plan for the area, regional and national planning guidance.

2.0 The Site, Location and Development Context

Green Park [the site] is located in the eastern part of Youghal, on the coast, with vehicular access from O'Brien's Place, with pedestrian access to the west of the site off O'Brien's Place and from the north via Carleton Wharf Apartments. The site is roughly rectangular in shape and approximately 1ha in area. The site is currently designated as ZU 18-13 Green Infrastructure within the Cork County Development Plan 2022-2028.

The location of the application site is shown in Figure 1 below.

Figure 1: Site Location Plan



The site is bounded by a railing and vegetation which forms the frontage of the site, a concrete block wall forms the eastern and southern boundary, with the northern boundary adjoining residential development formed by hedging and planting. The surrounding land use are predominantly residential in nature including the existing residential development of the Carleton Wharf Apartments. The western boundary borders three standalone bungalows dwellings and the Walter Raleigh Hotel. The south and eastern boundaries are formed with the River Black Water (which is both an SPA and SAC).

The site contains 3 no. monuments. The first, the Peter O'Neill Monument, erected c. 1950, is a life-size marble statue of the Rev. Peter O'Neill. (Reg No. 2334). The site also includes a second monument, the O'Brien's Place Monument (Reg No. 2333) which is a freestanding cast-iron public fountain, built c. 1900. To the east of the site includes a third, namely a freestanding cast-iron bandstand c. 1900, on an octagonal plan (Reg No. 2332). A summary of the protected structures on site are set out in Table 1 below.

Table 1: Protected Structures on Site

SI no	Site Type	Site Code	Site Name	Distance (km)
1	PS	02878	Bandstand. Freestanding cast-iron bandstand, c.1900, on an octagonal plan.	Within Site
2	PS	02879	Freestanding public fountain, built c.1900. Comprising ornate cast iron bowl.	Within Site
3	PS	02880	Freestanding monument, erected c.1920, with life-size marble statue of the Rev. Peter O'Neill, P.P.	Within Site

The site is near a variety of amenities such as retail services, education, healthcare facilities, sports and recreational grounds which are outlined below:

- Carleton Wharf Apartments
- Youghal Garda Station
- Saint Mary's Primary School
- Walter Raleigh Hotel
- Matson's Off License
- Youghal Bike Hire
- Youghal Coast Guard

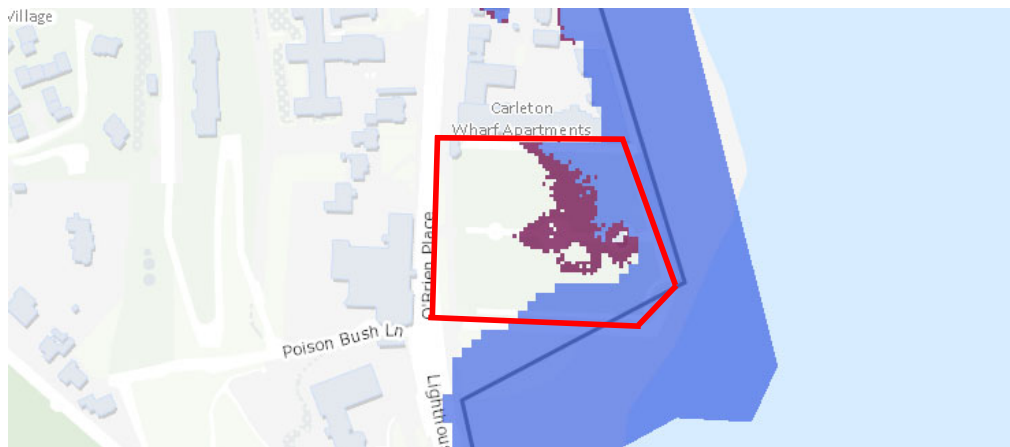
The site is also located within two flood zones shown in blue and black namely Flood zones A and B. The 'Planning System and Flood Risk Management Guidelines' identify Flood Zones A (High Probability of Flooding) and B (Moderate Probability of Flooding) respectively as follows:

Flood Zone A – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding);

Flood Zone B – where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding).

Paragraph 2.24 of the *Flooding Guidelines* states that floodplains will primarily be found in Zones A and B. It is further stated that Zone B will only be significantly different in spatial extent from Zone A where there is extensive land with a gentle gradient away from the river or the sea. It is in these extensive Zone B areas that less vulnerable development, which constitutes the proposed development, will be allowed to proceed without recourse to the Justification Test and that within Flood Zone A less vulnerable development will be required to be accompanied by such a Justification Test. From Figure 2 below it is clear that the reinstated cross path and soakaway will be within Flood Zone B and neither the resurfacing nor the pavilion will be located within either Flood Zone A or B.

Figure 2: Projected Flood Area



Blue Polygon – Flood Zone A / Purple Polygon – Flood Zone B

Key designations that are important considerations in the future enhancement or development of the existing public park are the Blackwater Estuary Special Protection Area (SPA) and the Blackwater River (Cork/Waterford) Special Area of Conservation (SAC), both of which immediately adjoin the application site. The implications for future development on this site are considered in Section 8 below.

3.0 Development Proposal

Planning permission is sought for the erection of a partially enclosed, but fully covered, events pavilion or stage, and associated development by Cork County Council within their own jurisdiction under Part 8 of the Planning and Development Regulations, 2001 as amended.

The proposed development comprises the following key components:

- Partially enclosed but fully roofed performance pavilion including stepped access.
- Resurfacing of area immediately adjacent to the proposed performance pavilion and reinstatement of a cross connecting footpath aligned north south through the centre of the park; and,
- Provision of new soakaway as part of the enhancement of the existing drainage regime.

Partially enclosed Performance Pavilion

This is an elevated platform that has the following dimensions: 9m in width; 6.9m in depth; and 5m in height. The performance platform is 2.8m above ground. This is a roofed structure that fully covers the performance platform. This roof is 3.995m above the platform at its maximum height. The roof drapes over the stage and covers the equivalent of approximately 2 no. sides of this four-sided elevated structure. Access to the platform can be gained via the wheelchair accessible ramp or by taking one of 3 no. sets of steps to the front of the pavilion.

The construction of the pavilion / covered platform involves excavation to a depth of 1.20 metres below ground. This is not considered deep.

The proposed pavilion is a bespoke structure with a high reflectance to enhance acoustic performance of bands playing by directing sound outwards towards the green space. The objective is to use this structure to enhance the visual experience also by using colour schemes reflecting the fact that Green Park dates back to the Victorian age and the development at that time of Youghal. The Victorians, as part of the expansion of the British Empire, were influenced by the rich colours of the interiors and objects of the new colonies, which was reflected in the interiors.

The proposed shades of red and pale blue green are part of the '*Oriental Colours*' palette from Thomas Parsons' '*Tint book of Historical Colours*' published in the early 1900's. The red, rouge de fer, and the celadon green are characteristic of the exported Chinese porcelain of the Victorian period. The red offers a rich theatrical backdrop and a sense of grandeur to the pavilion and provides a subtle reference to the red paintwork of the fountain and the columns of the bandstand. The pale green gives a contrasting and complementary colour to the pavilion exterior.

The materials proposed have been selected having regard to the specific site context and the design strategy. The selected material for the pavilion is galvanized steel, factory painted to provide a durable high-quality finish to suit the exposed marine location of Green Park. The painted metal finish and the selected colours will subtly reference the Victorian fountain and bandstand of the park.

The stage, steps and new paving are proposed as lightly polished concrete with aggregate including seashells.

Concealed soft LED lighting will be incorporated into the shell of the pavilion. Concealed tracks within the undercroft of the pavilion will allow stage lighting to be attached when required.

Resurfacing of area immediately adjacent to the proposed performance pavilion and reinstatement of a cross connecting footpath aligned north south through the centre of the park

This element of the proposed development comprises 2 no. components. Firstly, there is the resurfacing of the immediate area around the pavilion where there once was grass, so that access to the proposed structure is enhanced. Secondly, the reinstatement of a previously removed pedestrian path is proposed to further enhance access to the proposed structure. The proposal retains pedestrian connections between the site entrance and the on-site amenities and will ensure an inclusive development that is accessible for all additionally through the use of the existing wheelchair ramp to access the pavilion. Vehicular access to the

site will be via the existing junction on O'Brien's Place to the east of the site. Vehicular access into the reconfigured park will be for service or maintenance purposes only. There are no proposed modifications to the existing junction at O'Brien's Place. The proposed cross path will match existing pre-cast paving.

Enhancement of existing drainage regime

No formal positive drainage regime exists on the site with rainwater flows currently deposited in the grass areas. The proposed drainage network, inclusive of the soakaway, will be entirely separate from Irish Water infrastructure and the main public drainage system. The soakaway comprises a small excavation of 3.75m² and 1m depth with granular backfill or a geocellular unit wrapped in geotextile. A minimal increase of non-permeable hard standing is required for the pavilion structure with the hard standing and roofing area catered for by the soakaway. The size of the soakaway will be amended as necessary to reflect the BRE 365 test results following on site infiltration tests as part of the proposed site investigation.

There is no new additional discharge occurring from the proposed development. The area upon which the pavilion is being constructed is an existing area of hard standing. The proposed soakaway is within the park boundary and is to take surface run off from the pavilion roof which previously would percolated through the grass area of the park.

4.0 History and Heritage

4.1 Planning History

The planning history of the subject site is confined to a single planning decision (Table 1 below). Adjacent, relevant planning histories have also been considered (Table 2 below).

The Application Site

Cork County Council granted planning permission in June 2010 under reg. ref. 1058007 for the development and modification of the existing comminutor station as part of the Youghal Main Drainage Scheme. These works included: Construction of a new storage and/wet well and associated valve chamber adjacent to the existing structure; refurbishment of the existing structure to accommodate new pump control and odour management systems: new pumping, instrumentation, and odour management systems. (Reg. Ref 1058007)

Table 2: Subject Site Planning History

Subject Site	
Planning Reference Number	1058007
Date Received	30/06/2010
Proposed Development	Modification of the existing comminutor station
Decision	Conditional Permission

The following adjacent planning histories are considered relevant as set out in Table 3.

Table 3: Adjacent Relevant Planning Histories

Surrounding Sites	
Planning Reference Number	0758068
Date Received	12/11/2007
Proposed Development	Change of use and extension of attic space over western part of hotel. This change of use is from storage to 3 bedrooms with ensuite. Demolition of 2 no. then recent first floor extensions to the rear of the hotel and to replace them with new-built bridge room and staff changing room, to construct new extension to rear on second and third floors to accommodate 4 no. bedrooms with ensuites, to new access stairs from bar and new fire escape stairs from Blackwater Suite to outside, to replace windows to the rear, to replaster rear elevation and to replace present corrugated roof over storage room with insulated metal sheeting roof.
Decision	13/05/2008
Planning Reference Number	204995
Date Received	19/05/2020
Proposed Development	The change of use from retail to pre-school, modifications to the internal layouts and minor alterations to external elevations and associated ancillary site works to an existing retail unit.
Decision	Granted 22/09/2020
Planning Reference Number	0858032
Date Received	30/05/2008
Proposed Development	Permission to construct a single storey extension to provide new library, meeting room and toilets with a new outdoor play area at first floor level at rear of existing school premises.
Decision	20/08/2008
Planning Reference Number	204391
Date Received	26/02/2020
Proposed Development	The retention for the alteration & change of use from a vacant 2 storey outbuilding (94sqm) to a site office. The development consists of works within the curtilage of protected structures (RPS.2801 and RPS.2802).
Decision	Retention 066/05/2021

5.0 Strategic Planning Policy Context

Provided for under statute, guidance for land development proposals within the State is governed by national and regional policies attaching to geographically defined areas and / or land uses and takes the form of Plans and Guidelines.

The policies and objectives of these national and regional documents underpin the policies and objectives of local Development Plans, Local Area Plans (LAPs) and other non-statutory Plans that in turn, set the detailed local statutory planning context of particular sites.

This section of the report highlights the Strategic Planning Context of the subject lands, namely the key National and Regional Planning and Development Plans, Policies and Guidelines where they relate to the spatial organization of land use at the subject location and the development and activities proposed.

5.1 National Planning Framework (NPF)

At the making of the NPF in 2018, current trends suggested that the State's population could increase by a further one million people over the period to 2040. Government planning policy acknowledged that this was going to require an enormous shift in thinking in how and where people live, work, participate in recreation and travel. The development potential of existing sites was to be maximized whilst making the most of available infrastructure, especially, but not confined to, investment in public transport. There is also a requirement to enhance development where it will minimize the need to travel and promote linked trips. Planning and development policy is also required to assist in the promotion of healthy lifestyles and for a range of facilities and services that assist in improving quality of life.

To address these challenges the Department of Housing, Planning and Local Government produced the National Planning Framework (NPF) on behalf of Government, with input from other Departments and Agencies.

The aim of the NPF is to direct future development and investment in Ireland to sustainable locations and to promote sustainable development and proper planning across the entire State. The National Development Plan (NDP) (Ireland 2040) articulates shared national development goals, including improved living standards, quality of life, prosperity, competitiveness, and environmental sustainability and provide greater clarity for private sector investment.

The NPF recognizes the value of cultural heritage as a key component of, and contributor to, the attractiveness and sustainability of our cities, towns, villages, and rural areas in terms of developing cultural creative spaces, private inward investment, and attracting and retaining talent and enterprise.

The current proposal is for the enhancement, greater use, appreciation and enjoyment of an existing green space, as such it reflects NPF brownfield development objectives.

5.1.1 National Strategic Outcomes

The NPF sets out 10 no. National Strategic Outcomes (NSOs). The proposal directly promotes NSO 1 and NSO 7:

NSO 1 – Compact Growth

“This NSO seeks to manage the sustainable growth of our urban areas to add value and create more attractive places in which people can live and work. NSO 1 promotes the re-use or intensification of existing land in urban settlements to provide housing, jobs, amenities and services. The achievement of more compact development forms will require focus on the following four key areas:

- 1. The liveability or quality of life of urban areas including access to amenities;*
- 2. Making the continuous regeneration and development of existing built up areas;*
- 3. Tackling legacies through holistic social and well as physical regeneration;*
- 4. Linking regeneration and redevelopment initiatives”.*

NSO 7 – Enhanced Amenity and Heritage

“This NSO seeks to ensure that our urban areas are attractive and offer a good quality of life. This is linked to and must integrate with our built, cultural and natural heritage, which has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place. Appealing places are also defined by their character, heritage and sense of community. This includes attractive buildings and street layouts, civic spaces and parks and regeneration of older areas and making places feel safe through active use and design”.

5.1.2 National Policy Objectives

In the context of the NPF the proposal supports several of the National Policy Objectives (NPOs) in the NPF:

National Policy Objective 4 seeks to:

“Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being” while NPO 6 aims to “Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area”.

The NPF recognizes the key elements that contribute to quality of life of citizens including people’s ability to access services and amenities and this is reflected in policies included in the framework. The proposed development falls under the cultural or recreational facility or amenity.

National Policy Objective 28 seeks to:

“Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services”.

5.1.3 NPF and National Development Plan

The investment priorities of the NPF are reflected in the National Development Plan 2018. Investment in cultural and civic services and infrastructure is a feature of the NDP that recognizes investment in high quality infrastructure as being critical for a vibrant heritage and culture sector and that investment in cultural heritage underpins social cohesion and supports strong, sustainable economic growth. In terms of regional objectives, specific priorities are to enhance arts and culture centres throughout the country, develop the sustainable tourism potential of the State’s culture and heritage infrastructure, and improve Ireland’s outdoor recreation infrastructure and natural heritage. All of these priorities directly align with the proposed development set out in Section 3.0 above.

5.2 National Planning Guidelines

At national level, the DoHPLG, sometimes in concert with other Departments / agencies, regularly publish Guidelines for Planning Authorities to aid them in administration of planning applications and preparation of Development Plans.

The Guidelines generally refer to standards for development of certain land use categories and are therefore useful guides in designing schemes. The requirements of the Planning Guidelines are incorporated into the current Cork County Development Plan. It is noted that certain of those Guidelines are required to be referred to in discreet assessments of the development.

There are no Ministerial Guidelines under Section 28 of the Planning and Development Act 2000 as amended that are directly related to the provision of open space, parks and cultural activities and spaces. It is acknowledged in guidelines on height and density, and on sustainable urban development, that the most productive and sustainable use and development of land can be achieved where public infrastructure including green space either already exists or is planned. As part of the application site floods the ‘Planning System and Flood Risk Management Guidelines’ are of particular relevance.

There are no Ministerial Policy Directives under Section 29 of the above Act, as amended, that apply in this instance.

5.3 Regional Spatial and Economic Strategy for the Southern Region (RSES)

The application site is located within the Southern RSES. The Southern RSES provides the basis for the integration of land use and transport planning in the Southern Region, informing the preparation and implementation of plans, programmes and projects at all levels.

Regional Policy Objective 14 lists the proposed developments and projects that are supported subject to the outcome of the planning process and environmental assessments. These include investment and support in the delivery of culture, arts and tourism infrastructure together with other physical and community infrastructural requirements identified for Cork, and the wider county area, and the improvement of the public realm attractiveness of the Town Centre with improved accessibility from the historic Town Centre.

The proposal for the sensitive redevelopment of Youghal Green Park within the context of several Protected Structures is also considered to support the following regional policy objectives:

RPO 26 – for the development of towns and villages.

RPO 31 – Sustainable Place Framework which states that *“Local authorities, through development plan and local area plan objectives, shall provide for and implement a Sustainable Place Framework to ensure the development of quality places through integrated planning and*

consistently excellent design. The role of education, learning and health in providing inclusive, dynamic and adaptable urban environments must be included in sustainable place frameworks. The importance of consultation with local communities is supported and recognised”.

RPO 61 - *“It is an objective to promote the use of Healthy Place Audits (HPA) for placemaking and develop projects that ensure the creation of an attractive, enterprise development friendly, liveable, well-designed, high-quality places that are home to a diverse enterprise base mix and integrated communities that enjoy a high quality of life and wellbeing”.*

Further RPOs which are considered significant in the context of the proposed development are as follows:

RPO 174 – which supports and encourages walking and cycling.

RPO 175 – seeks to improve regional quality of life through infrastructure led planning.

RPO 176 – encourages the 10-minute city and town concept *“settlements with the “10-minute” city and town concepts, whereby, a range of community facilities and services are accessible in short walking and cycle timeframes from homes or are accessible by high quality public transport services by connecting people to larger scaled settlements delivering these services. Local authorities should ensure that decision making in relation to new infrastructure for improved connectivity is informed by an appropriate level of environmental assessment”.*

RPO 202 – supports initiatives that enhance and protect our Regions natural heritage, biodiversity and built heritage assets.

RPO 203 – supports the revitalization of Historic Cores.

RPO 205 – supports targeted investment in the built heritage of our Region including the Built Heritage Investment Scheme and Historic Structures Fund to assist owners maintain our built heritage assets.

RPO 206 – protection of architectural heritage.

Wellbeing and improving people’s quality of life is a core theme in the RSES and a key element of this is achieving improved education, health and public services and facilities for all citizens. In the context of the proposed development, the following regional policy objectives apply:

RPO 191 states that *“it is an objective to develop a vibrant cultural and creative sector in the Region as a key enabler for enterprise growth, innovation, regeneration, place-making and community development, health and well-being and support measures under Culture 2025, Creative Ireland Strategy 2017- 22 and Action Plan for Rural Development. Local authorities and public agencies should support development of a network of community arts and cultural hubs”.*

RPO 194 states that *“it is an objective to advocate for investment in infrastructure and initiatives that develop the role of arts, heritage, culture within our Region and communities and assist delivery of actions under arts, heritage and cultural strategies in our Local authorities, including funding streams outlined in Project Ireland 2040 Investing in our Culture, Language and Heritage 2018-2027 and Heritage 2030. Local authorities should ensure that decisions relating to investment in arts, cultural and heritage infrastructure and facilities should be informed by an appropriate level of environmental assessment”.*

6.0 Local Planning Policy Context

The site is located wholly within the planning administrative area of Cork County Council. Thus, the proposed development is subject to the provisions of the current Cork County Development Plan 2022–2028.

Cork County Development Plan 2022-2028

At the heart of the vision for Cork County is a commitment that Cork County Council will work for the common good of the people of County Cork in partnership with the communities and relevant agencies to deliver quality services and to promote sustainable economic, social and cultural development for current and future generations. This Development Strategy for County Cork for the period 2022-2028 builds upon the vision set out in the Cork County Development Plan, to achieve a vibrant county of opportunity with a high quality of life and attractive high-quality environment.

The Development Plan Vision for the County will be achieved through the pursuit of strategic goals supported by detailed policies. The proposal supports the following strategic goals:

“Plan for and support the sustainable long-term development of County Cork as an integrated network of vibrant socially and economically successful urban settlements and rural communities, metropolitan and town greenbelts and open countryside, supporting and contributing to the economic development of the County and of the Southern Region.”

“Provide for the future wellbeing of the residents of the County in strong inclusive communities by:

- Supporting sustained economic vibrancy and increasing employment opportunities.*
- Protecting and improving the quality of the built and natural environments.*
- Ensuring the provision of adequate housing, necessary infrastructure and community facilities.*
- Promoting and improving quality of life and public health.*
- Build on the progress made in the County following the conclusion of the previous development plan.”*

“Foster the development of socially and economically balanced sustainable rural and urban communities.”

“Enhance and protect biodiversity as set out in the Green Infrastructure and Biodiversity and Environment Chapters as well as site specific objectives which aim to support community led initiatives to protect biodiversity including the development of community led Biodiversity Action Plans and Pollinator Plans.”

The County Development Plan recognizes that the development and facilitation of a Strong Green Infrastructure network is important in the promotion of Youghal as a town which offers a good quality of life, and where social inclusion and community participation are regarded as necessary prerequisites to sustainable development.

The Development Plan states that it is the policy (S.I.–Policy 14) of Cork County Council to support Green Infrastructure within the county.

Three subcategories of Green Infrastructure zonings have been identified to:

- “a) Retain and provide for open space and recreational amenities within Green Recreational (Open Spaces/Park) areas;*
- b) Retain and generally protect appropriate areas for their landscape, amenity or nature conservation value or their current or future flood management role, within Green Conservation (Landscape amenity/ nature conservation) area; and*
- c) Retain and provide for active recreational facilities within Green Active (Active Open Space) areas.”*

The proposal is compliant with and actively fulfils the above strategic goals and policy provisions of the County Plan.

The proposed development is fully aligned with the above planning policy objectives as it seeks to build upon and improve the existing green space at Youghal.

Elsewhere, the Plan states in objective GI 14-2 Green Infrastructure Objectives for Main Towns and Settlements Green Infrastructure Objectives for Main Towns and Settlement will:

- “a) Ensure that all main towns have an adequate level of quality green and recreational infrastructure (active and passive) taking account of existing deficits, planned population growth as well as the need to serve their surrounding hinterlands. To ensure where possible that this green and blue infrastructure maximises its multifunctional capacity (ecosystem services).*
- b) Promote the corridor concept, in particular using rivers and streams as one of the natural foundations for multi-functional green and blue infrastructure corridors.*
- c) Seek to create new and improved connections (physical/ecological corridors) between open spaces/ green infrastructure and other important destinations as part of the enhancement of the overall network.*
- d) Where other statutory plans/masterplans are being prepared it will be a requirement that they include detailed and integrated green and blue infrastructure proposals with a particular focus on nature-based solutions to significant infrastructure and climate change challenges.”*

The proposal is for the enhancement of a Green Space in the heart of the Youghal, as such it delivers on the County Development Plan objectives that seek to enhance the green spaces for main towns and settlements.

The proposed development supports the vision that seeks to optimize the use of underutilized spaces and connections while integrating the existing social, educational, cultural, and historic assets of the town.

The proposal will fulfil the vision of creating a cultural hub within the greenspace ultimately supporting a reimagined Town Centre.

Volume Four South Cork (as part of the Cork County Development Plan 2022 – 2028)

Volume 4 South Cork of the County Development Plan 2022 – 2028 supports the following strategic goals for the conservation and protection of the town.

MCI 7-6: Coastal Amenities Proposals for development of marine leisure facilities will be subject to ecological impact assessment and, where necessary, Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on-sites or locations of high biodiversity value.

YL- GO -03 The estuary forms part of the Blackwater River SAC and the Blackwater Estuary SPA. This area supports important wetland habitats and is also an important over wintering site for significant numbers of a range of wetland bird species. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that

it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.

A key requirement in this instance is that ‘New development should be sensitively designed and planned to provide for the protection of these features’. Further requirements contained within the recently adopted County Plan include the following:

YL- GO-04 All proposals for development within the areas identified as being at risk of flooding will need to comply with Flood Risk Objectives in Volume One, Chapter 11 ‘Water Management’.

YL- GO -05 In accordance with Objective WM 11-10 of Chapter 11 ‘Water Management’, in Volume One of this Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.

YL- GO -08 Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, town walls, historic laneways, zones of archaeological potential, plot size and scale while encouraging appropriate development in the town, including the development of regeneration areas and public realm improvements.

YL- GO -09 Enhance the overall tourism potential of the town, for both locals and visitors, by ensuring the development of appropriate attractions (heritage, retail, etc) which are underpinned by appropriate heritage led town centre renewal and continuing public realm improvements. All development proposals should have due regard to the unique characteristics of the historic context of Youghal and seek to improve the overall attractiveness of the environment.

YL- GO -10 Improve and enhance pedestrian and cycling connectivity throughout the town and especially from new development areas to the schools, shops and other services.

YL-GR-13 Memorial Park: Public Park: usages and developments complementary to and consistent with the primary leisure and amenity character of the land.

We believe that Green Park is also known as memorial Park and Objective YL-GR-13 is particularly relevant in this case. Further objectives specific to Youghal and particularly important and relevant requirements stipulated in the County Plan Volume 2 include the following.

3.4.1 The vision for Youghal is to promote continued development of the town and its hinterland as a residential, employment, tourist and service location in a coastal setting with its special historical, recreational, heritage and marine tourism functions. In this plan Youghal is identified as a ‘Main Settlement’ in the East Cork Municipal District. Youghal is part of the Cork Ring Network of towns which all have a strong relationship with the Cork Metropolitan Area and have potential for sustainable employment led growth, consolidation, and enhancement.

3.4.2 This plan supports the continued development of the town as a residential, employment, tourist and service location in a coastal setting with special recreational, heritage and marine tourism functions. Improvement of the public realm, facilities and services will be vital to achieve this goal for both the citizens and visitors of Youghal.

3.4.4 The town of Youghal is particularly attractive enjoying a fine townscape and a beautiful seaside setting. Much of the shoreline to the north and west is designated as a Special Area of Conservation, a Special Protection Area and a proposed Natural Heritage Area. The steep slopes to the east of the town centre and in the northern part of the town’s environs contribute significantly to the town’s setting.

3.4.6 A number of plans and strategies have been developed for Youghal over the past number of years, the most recent Youghal to 2020, A Heritage-Led Vision to the Next Decade sets out a number of Town Enhancement Projects, many of which have been included in this Plan. In addition, a ‘Public

Realm Plan for Youghal' (2008) is being implemented in the town.

3.4.7 It is projected that there will be a growth of approximately 360 units over the lifetime of the County Plan.

3.4.17 Public accessibility to the waterfront will be encouraged with an appropriate building line to maintain the availability of this public amenity to as wide a range of users as possible. It is envisaged that this measure would enhance the overall attractiveness of the town for both resident and visitor.

3.4.18 Youghal has a rich history and a wealth of natural, built and archaeological heritage.

3.4.24 Footpaths, pedestrian crossing, and street furniture will be upgraded under the Public Realm Plan which is being implemented in the town. Some of the work which has been carried out to date on the streets around the centre has been very successful.

It must be noted that the park is directly adjoining YL-R-04 Former Loreto Convent Site. The site is also identified as an important piece of the Green Infrastructure Network as shown in Figure 3 below.

Figure 3: Youghal Green Infrastructure Diagram with annotated star of subject site



A significant element of the County Plan relates to built heritage and the following is of particular relevance.

3.4.61 Youghal is a town of unique character and heritage with a distinctive and historic walled town centre and a considerable number of listed buildings and recorded monuments, and it is also cited as one of the best examples of a Norman walled port in Ireland. A number of iconic buildings are located within the town including Tynte's Castle, the Clock Tower and Myrtle Grove. A heritage-led regeneration strategy for Youghal was published in 2005 suggesting ways in which the physical and non-physical heritage resources could be used as a catalyst in urban regeneration and tourism growth. This plan sought to address a number of issues concerning the economic and physical regeneration of the historic centre of the town through measures which were primarily aimed at the protection, conservation and enhancement of the built heritage of the town. As a result, a number of excellent public realm improvements have been undertaken in recent years and plans are in place for others.

3.4.62 The Record of Monuments and Places designates part of the town as a Zone of Archaeological Potential (ZAPs). Any development within the ZAPs will need to take cognizance of the potential for

subsurface archaeology. If it is demonstrated that such archaeology is present, appropriate mitigation measures including buffer zones, will be required.

3.4.63 Structures included in the Record of Protected Structures in Youghal Town Development Plan, and the Architectural Conservation Areas included in the Youghal Town Development Plan are being included in this Draft Development Plan – see Volume Two ‘Heritage and Amenity’ for further details.

3.4.66 Cognizance of these [Designated] sites is required in the planning of future developments, ensuring that significant impact is not incurred on the sites or their qualifying interests. Attention is also required to recognize areas outside of the designated site which may be used by qualifying interest especially bird species for which SPA is designated.

3.4.67 The Blackwater River SAC is a large riverine site incorporating the catchments of the Blackwater, Allow, Awbeg and Bride Rivers and extending from the Cork Kerry border where the river rises to its estuary at Youghal. The site is designated for the protection of freshwater habitats and species, woodland habitats, and species and for coastal habitats and species associated with the estuarine portion of the site at Youghal, including saltmarshes and tidal mudflats.

3.4.68 The coastal wetlands at Youghal are an important overwintering site for large numbers of a wide range of wetland bird species. The area which forms part of the Blackwater River SAC is also designated as a Special Protection Area and is a proposed Natural Heritage Area and Ramsar site.

It is considered that the proposed development is aligned with the policies and objectives of the relatively recently adopted County Development Plan 2022-2028 including the Youghal specific policies and objectives contained in Volume 4.

In summary, the proposed development is supported by national policies and objectives set out in the NPF that encourage enhancement of cultural heritage and promotion of social inclusion and in particular National Strategic Outcome 7 (Enhanced Amenity and Heritage) and the promotion of high-quality places (National Policy Objective 4) through enhanced levels of amenity and design quality. The proposed development is consistent with the Regional Spatial and Economic Strategy for the Southern Region (RSES) which seek to promote cultural, arts and tourism infrastructure (Regional Policy Objective 14). The development of quality places through integrated planning and consistently excellent design is also sought in RPO31. Walking and cycling are also promoted. RPO 191 supports the provision of a network of community, arts and cultural facilities. RPO 194 explicitly states that ‘*Local authorities should ensure that decisions relating to investment in arts, cultural and heritage infrastructure and facilities should be informed by an appropriate level of environmental assessment.*’ Natural and built heritage are also protected through RPOs 202, 203, 205 and 206.

The proposal is also consistent with the adopted Cork County Development Plan which has the strategic goal to protect and improve the quality of life of the built and natural environments; ensure adequacy of community facilities; promote and improve quality of life and public health; and protect and enhance biodiversity. The importance of protecting and enhancing the Green Infrastructure network through SI Policy 14, within which the application site is located, is also considered important. Social inclusion and community participation are also encouraged.

Strategic goal MCI 7-6 which seek to protect coastal amenities including designated sites, protected species and locations of high biodiversity value is considered complied with. There is no surface water drainage to any designated site. Drainage is in the form of a localized soakaway within the site to take the small volume of rainwater run off from the proposed pavilion roof. The existing area is hard standing with rainwater run-off percolating through the grass area of the park. No new significant area of hard standing is being introduced. Therefore, the proposal is considered consistent with YL-GO-03 which requires proposals to be sensitively designed and planned to ensure protection of Blackwater River SAC and Blackwater Estuary SPA and their qualifying interests.

It will be necessary to demonstrate that the proposal can be accommodated on those parts of the site that flood as indicated above consistent with YL-GO-04. Surface water drainage will be consistent with Objective YL-GO-05 which seeks to ensure adequate storm water infrastructure.

We believe that the proposals, including the pavilion, are sufficiently modest in scale as not to negatively impact

landscape amenity and are therefore consistent with Objective YL-GO-08. The proposals are also consistent with YL-GO-09; YL-GO-10; and YL-GO-13 which promote enhancement of tourism amenities through retention of the unique characteristics of the historic environment and public realm improvements; enhancement of pedestrian connectivity; and promotion of the primary leisure and amenity character of Green Park or Memorial Park as it is also known in the adopted County Plan.

Particular attention is to be paid to ensure that adjoining Designated Sites (identified above) are not impacted upon as per 3.4.66 to 3.4.68 above.

Youghal Public Realm Plan 2008

This is a non-statutory plan that ran from 2008. This may not be an adopted plan but gives reference to the objectives set out for the town.

7.0 Environmental Impact Assessment (EIA)

The proposal at this site consists of the redevelopment/enhancement of a greenspace and a relatively small built structure in an established urban area with limited built form, little excavation, and little alteration to the existing drainage regime.

Mandatory EIA

In the amended EIA Directive 2014/52/EU, Annex II contains projects referred to in Article 4(2) of the amended Directive where EIA is mandated.

Under Part 1, Schedule 5 of the Planning and Development Regulations 2001 as amended, there are various classes of development where EIA is mandatory. The proposed development as a whole nor its constituent elements does not fall within any of these is not a project of a size, scale or typology listed in Part 1 of Schedule 5.

Part 2, Schedule 5 of the Planning and Development Regulations 2001 as amended, also includes classes of development for which EIA is mandatory. The proposed development individually or in combination with the other elements combined proposed does not come these prescribed classes of development.

Given the scale and location of this proposal, the EIAR screening determination may conclude that the proposed development is not a project of a size, scale or typology listed in Part 1 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) requiring a *mandatory* Environmental Impact Assessment Report (EIAR). The proposal would not fall within any such category and a mandatory EIAR is not required in that instance.

An EIA is mandated where a site is over prescribed threshold sizes. The Planning and Development Regulations 2001, Schedule 5, Part 2, Section 10(b)(iv) sets out that an EIAR is mandatory for an urban development which would involve an area greater than 2 hectares in the case of business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. The relevant threshold in the present case is 10 hectares as the site is located in an urban area. However, the area of the proposed development is below the appropriate threshold at 1.0 ha. A mandatory EIA is not triggered in regard to this site area threshold.

Article 120 of the Regulations requires that where a local authority proposes to carry out a 'subthreshold' development ('threshold referring to mandatory EIAR thresholds as above) that they shall carry out at least a preliminary assessment of the nature, size or location of the development.

Having regard to the projects listed within Part 2, Schedule 5 and the criteria outlined in Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is concluded that the proposed development will not have likely significant effect, indirect or direct, on the receiving environment, either on its own or cumulatively with other development. Having regard to the effects of the proposal it is our professional opinion that no adverse impacts occur such as to warrant the preparation of an EIAR for sub threshold development. Therefore, the preliminary examination has reached conclusion of no requirement for EIA as at Article 120(b)(i) as there is no real likelihood of significant effect on the environment arising from the proposed development.

Where a project is of a specified type but does not meet, or exceed, the applicable thresholds above then the likelihood of the project having significant effects on the environment needs to be considered (both adverse and beneficial). This is done by reference to the criteria as specified in Annex III of the amended Directive.

Recital (27) of Directive 2014/52/EU states that:

“The screening procedure should ensure that an environmental impact assessment is only required for projects likely to have significant effects on the environment”.

The Guidelines go on to state that the project needs to be considered in its entirety for the screening purposes. This means that all elements of an overall project must be considered for significance of impact. Other related projects need to be identified also and appraised at an appropriate level of detail (where appropriate). This will identify the likely significance of cumulative and indirect impacts thus providing the consent authority with a context for its determination.

Potential Environmental Impact

Directive 2014/52/EU introduced a new mandatory article, Article 4(4), which states:

“Where Member States decide to require a determination for projects listed in Annex II, the developer shall provide information on the characteristics of the project and the likely significant effects on the environment. The detailed list of information to be provided is specified in Annex IIA. The developer shall take into account, where relevant, the available results of other assessments of the effects on the environment carried out pursuant to Union legislation other than this Directive. The developer may also provide a description of any features of the project and/or measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment”.

Article 4(4) introduces a new Annex IIA to be used in the case of a request for a Screening determination for Annex II projects. The information to be provided by the developer is set out below.

A description of the project including, in particular:

1. A description of the physical characteristics of the whole project, and where relevant, of demolition works,
2. A description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected,
3. A description of the aspects of the environment likely to be significantly affected by the project.
 - a. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from,
 - b. The expected residues and emissions and the production of waste where relevant; and,
 - c. The use of natural resources, in particular soil, land water and biodiversity.

The Guidelines state that the criteria of Annex II shall be taken into account, where relevant, when assessing predicted environmental impact.

The criteria for determining whether or not a Sub Threshold EIAR is required are set out in Schedule 7 of the Planning & Development Regulations 2001 (as amended) including the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 and Annex III of the EIA Directive as amended.

Schedule 7 of the Planning and Development Regulations, 2001, as amended, lists criteria for determining whether development listed in part 2 of Schedule 5 should be subject to an environmental impact assessment by virtue of the following:

- I. Characteristics of Proposed Development
- II. Location of Proposed Development
- III. Type & Characteristics of Potential Impacts

This report will now review the proposed development project under these three main criteria.

In undertaking this screening assessment consistent with the requirements of Schedule 7 regard has also been had to the requirements of Schedule 7A (information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment).

1. A description of the physical characteristics of the whole project, and where relevant, of demolition works

In this case the physical works including excavation and underground works are considered minimal. The proposed structure is relatively small in dimension terms and use of materials and generation of waste is likely to be minimal and foundations and excavation requirements are also minimal. The reinstatement of a cross park path is considered insignificant as is the creation of a more robust surface for congregation of people in close proximity to the proposed performance venue. The soakaway comprises a small excavation of 3.75m² and 1m depth with granular backfill or a geocellular unit wrapped in geotextile. The size of the soakaway will be amended as necessary to reflect the BRE 365 test results following on site infiltration tests as part of the proposed site investigation. The construction impact is not considered to be significant.

2. A description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected

The park itself is limited in environmental and biodiversity value where works are now proposed. The rest of the park remains unaltered. Environmental sensitivities are located outside the application site principally in the form of the 2 no. Designated Sites (see Appropriate Assessment Screening Section below)

- 3. A description of the aspects of the environment likely to be significantly affected by the project*
- a. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from*
 - b. The expected residues and emissions and the production of waste where relevant; and,*
 - c. The use of natural resources, in particular soil, land water and biodiversity.*

In respect of (a) the environment of the park remains the same as is with a non-intrusive structure proposed along with new cross path, resurfaced area around the new structure and a soakaway. The removal of soil is likely to be minimal with potential for minor impacts in regard to external lighting of the proposed structure and low-level bollard lighting and increase in noise from likely evening activities and concerts. In this regard hours of any new facility will likely be controlled to 10.00pm to protect residential amenity.

There will be no proposed residues nor will there be emissions. There will be no substantial construction waste generated as there is no demolition proposed. Waste will occur occasionally and in small levels from rubbish and litter generated during performance but a litter management plan is likely to be put in place to cover such events, imposed by planning condition, and to ensure residential and environmental and landscape amenity.

There is little depletion of natural resources anticipated. Little soil will have to be transported off site in the order of 120m³. Existing biodiversity is unlikely to be affected. The area of construction and the cross path and soakaway are of limited biodiversity value given that these areas are of heavily manicured or mown grass of limited current ecological value. As stated previously, the soakaway takes the form of stone and geotextiles, no plastics will be used.

The period of construction is estimated to be 6 months.

1. Characteristics of Proposed Development

Please see above. The proposed development is limited in scope of physical works, duration of construction, significance of built form, nature, etc.

Size of the proposed development

The works proposed are estimated to cover 100sqm over a total area of 1ha. This is not considered significant in either respect.

Cumulation with other proposed development

There is no other development either within the application site, currently or projected, that would result in a cumulative impact nor is there adjacent development where cumulative impact should be considered.

Nature of any associated demolition works

There are no demolition works per se.

Production of waste

There is little waste produced during construction with some 120m³ of soil to be transported off site. Operational waste will be occasional and limited to occasional and low volume litter for events to be accommodated within the proposed structure.

Pollution and nuisances

There is no significant pollution anticipated. See note above on noise from events and particularly occasional musical performances especially at night.

Risk of accidents, having regard to substances or technologies used

There is no risk of accidents due to substances and technologies as there are none to be deployed on site post construction.

II. Location of Proposed Development

The proposed development covers barely 1.0 ha and is located entirely within the confines of the existing park for which the proposed development essentially comprises limited enhancements. The proposed developments are located well away from boundary hedgerows and from the Designated Sites (approx. 50m). There is minimal soil loss (estimated at 120m³).

(a) the existing and approved land use

There is no change in the use of the application site merely an enhancement of its use.

(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground

There is minimal intervention into the available natural resource which is a public park as indicated above.

(c) the absorption capacity of the natural environment, paying particular attention to the following areas:

(i) wetlands, riparian areas, river mouths

The application site is an existing public park in an urban area that is well used and of limited ecological and biodiversity value. There are no wetlands within the site, but a riparian area is located adjoining the site. It is not anticipated that this adjoining riparian area will be affected by the limited nature of the proposed development. The proposed localized soakaway is limited in nature and unlikely to affect the adjoining area. The soakaway has been designed in accordance with BRE digest s365, and in compliance with all separation distance requirements contained within that publication as the nearest designated site is 50 meters from the proposed development. The runoff infiltrated by the soakaway will not impact the River Blackwater (SAC/SPA) due to the lack of interaction between the proposed development and the designated sites.

(ii) coastal zones and the marine environment

This is unaffected by the proposed development and the existing site is in public use as it will continue to be.

(iii) mountain and forest areas

There are no mountain or forest areas to be affected by the proposed development.

(iv) nature reserves and parks

There is no nature park involved in this case but a public park of limited ecological and biodiversity value.

(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive

This is considered below in Section 8.0 of this planning statement.

(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure

We are not aware that this applies in this instance.

(vii) densely populated areas

The application site is not within an area that could be considered densely populated.

(viii) landscapes and sites of historical, cultural or archaeological significance

This is not a landscape of special significance although the value of the site as public open space to the town is fully acknowledged which will be enhanced on this occasion. There is no archaeological significance registered or designated to the application site. The protected structures are acknowledged on site and are

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unaffected by the proposed development in all its forms. The proposal reflects Victorian design, materials, colours etc.

III. Type & Characteristics of Potential Impacts

(a) *the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)*

There is likely to be no environmental impact.

(b) *the nature of the impact*

There will be no impact on the environment from the proposed development.

(c) *the transboundary nature of the impact*

There is no transboundary impact.

(d) *the intensity and complexity of the impact*

The proposed development is limited in all aspects and there will be no impact on the environment.

(e) *the probability of the impact*

There is no impact.

(f) *the expected onset, duration, frequency and reversibility of the impact*

There is no impact anticipated.

(g) *the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment*

There is no cumulative impact as indicated above

(h) *the possibility of effectively reducing the impact*

There is no impact to reduce.

In conclusion, the proposed development has been screened to determine whether an Environmental Impact Assessment (EIA) is required, and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.

8.0 Appropriate Assessment Screening (AA)

National Planning Guidance includes *Appropriate Assessment (AA) of Plans and Projects in Ireland, 2009*. AA of sequential steps as set out under Articles 6(3) and 6(4) of the Habitats Directive with its purpose described in the guidelines as:

“...to determine, on the basis of preliminary assessment and objective criteria, whether a plan or project, alone to in combination with other plan and projects, could have significant effects on a Natura 2000 site in view of the sites conservation objectives.”

Article 6(3) is concerned with strict protection of sites by virtue of their having inherent special characteristics or being a special habitat for protected species and 6(4) allows certain limited derogation. The network of sites that are protected by EU Environmental Directives are called Natura 2000 sites, part of the Natura 2000 Network. Planning and Development statutes refer to these sites as ‘European sites’.

Where AA determines that significant effects may occur on the Natura 2000 Network it is incumbent upon development proposals to be accompanied by a site and development impact assessment presented as a Natura Impact Statement (NIS). Where a development proposal is by a local authority, Article 250 of the Regulations requires that the authority carry out a screening of the proposed development.

The application site is adjacent to the Blackwater River SAC Natura 2000 site (IE0002170) and Blackwater Estuary SPA (IE0004028). As stated above this localized soakway will be within the park only and there is a distance of 50metres from the soakway to the closest designated sites. Therefore, the proposal will have no interaction with these.

Table 4: Natura 2000 sites within 15kms

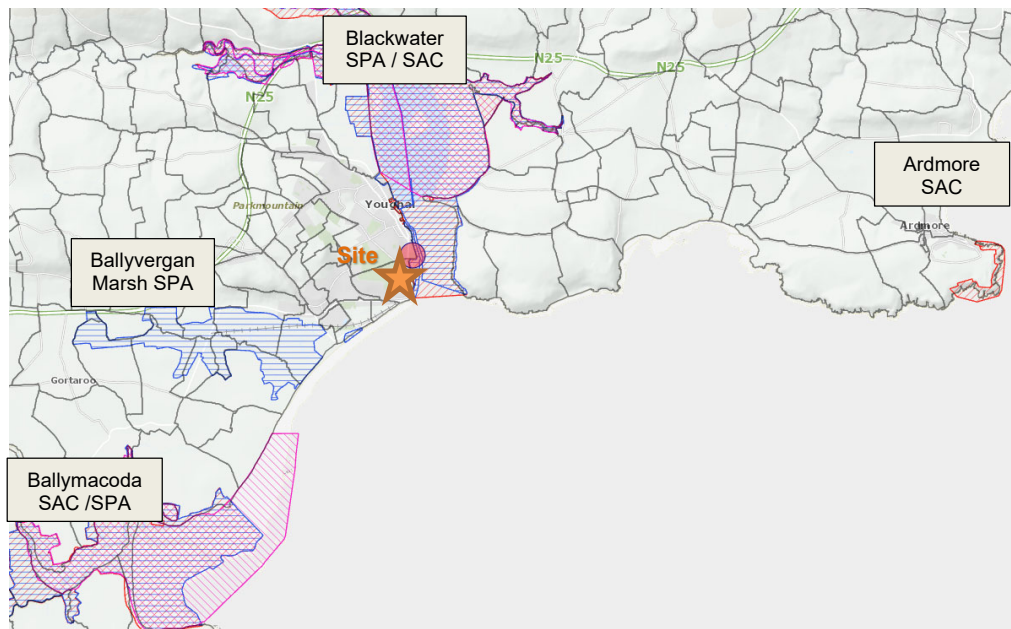
SI no	Site Type	Site Code	Site Name	Distance (km)
1	SPA	IE0004028	Blackwater Estuary SPA	<1km
2	SAC	IE0002170	Blackwater River (Cork/Waterford) SAC	<1km
3	SAC	IE0000077	Ballymacoda (Clonpriest and Pillmore) SAC	5km
4	SPA	IE0004023	Ballymacoda Bay SPA	5km
5	SAC	IE0002123	Ardmore Head SAC	10km

Table 5: NHA sites within 10km

6	NHA	000078	Proposed Natural Heritage Area: Ballyvergan Marsh	<5km
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The location and proximity of these European Designated Sites to the subject site are shown in Figure 4 below.

Figure 4: Site context relevant to SPA/SACs



On the basis of the information contained in the project documents, Cork County Council is satisfied that the proposed project poses no likelihood of causing significant effect on any EU site for the following reasons:

- There is no spatial overlap between the proposed development site and any Natura 2000 site;
- No direct loss, alteration or fragmentation of habitats will occur within any Natura 2000 site;
- It is considered that the works do not pose a risk of causing pollution of water during construction given the limited scale of works, available dilution rates in the event of any release and robust nature of receiving habitats;

- Disturbance related impacts associated with noise and visual disturbance are unlikely having regard to scale of construction works and temporary nature of events and existing ambient noise levels and existing amenity use of the site;
- Surface water run-off in the post construction phase will discharge to an on site soakaway minimising any hydrological flows outside the site;
- The proposed project does not pose a risk of causing the spread of invasive alien species to either the Blackwater River SAC or Blackwater Estuary SPA; and
- No potential for in-combination effects have been identified.

It is therefore determined that Appropriate Assessment is not required.

9.0 Conclusion

This planning statement has been completed in order to demonstrate the development proposal's meeting of relevant development standards and promotion of relevant planning policy and objectives. The report is intended to accompany an application to seek consent for the proposed development consisting of the redevelopment of Green Park Youghal. The application will be made in accordance with Part 8 of the Planning and Development Regulations, 2001 as amended.

Having regard to the matters set out in this report, the proposed redevelopment is concluded to be appropriate in the context of the proper planning and sustainable development of the town of Youghal and the proposal is in accordance with relevant planning policies and objectives.