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Cork County Council

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13/02/23

RE: Part 8 Planning Report for the Refurbishment of 2 no. viewing platforms at Youghal.

To whom it concerns.

The proposed development includes the rehabilitation of two existing viewing platforms located along Lighthouse Road in Youghal and stabilization of the rock cliffs beneath them. The two platforms are the Moll Goggins' Platform and the Lighthouse Road Viewing Platform are c.130m apart. The platforms are to be finished with high quality paving, seating, information boards and stainless-steel railings.

The renewal of the viewing platforms requires the excavation of the existing concrete decks, formation of new reinforced concrete decks with and levels, piling, utility works, installation of new surface paving, seating, lighting and railing. It is considered that the proposed finishes is sensitive, sympathetic to its location and context.

The levels of the proposed Lighthouse Road Viewing Platform will be level with the existing footpath. Existing concrete decks will be broken by an excavator and surfaces planed; the resultant materials will be loaded onto a dump truck by machine bucket for removal to an appropriately authorised waste facility.

The existing void under the Moll Goggins Platform will be filled using suitable material and an approximate 24m length of rock cliff will be shotcreted to an extent of approximately 10m beneath the platform. The cliff will be stabilized using soil nails.

The existing void under the Lighthouse Road Viewing Platform will not be filled. Approximately 7m length of the rock cliff face will be shotcreted to an extent of approximately 8m below the cliff face. The works will not extend below the high-water mark at any time.

It is considered that the said works (shotcreting) does not represent coastal erosion works as per Schedule 5, Part 2, Class 10(k) works as per the Planning and Development Regulations 2001 as amended.

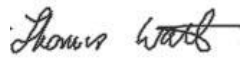
The site is not an area identified as being susceptible to flooding and lies circa 1.5km from the Blackwater Estuary SPA.

The proposal aligns with the County Development Plan, specifically, the Vision statement *“to protect and enhance the unique identity and character of County Cork’s towns and villages and improve quality of life and well being through the delivery of placemaking underpinned by good urban design, with the creation of attractive public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate positive social interaction and supports the needs of the community.”*

And Objective TO10-1 Promotion of sustainable Tourism in County Cork, and TO10-6 Cultural Tourism

Conclusion

It is considered that the proposed development accords with the proper planning and sustainable development of the area.

A handwritten signature in black ink, appearing to read 'Thomas Watt', with a stylized flourish at the end.

Thomas Watt
Senior Planner