

April 2023
Rev. 1.1

Part 8 Planning Report

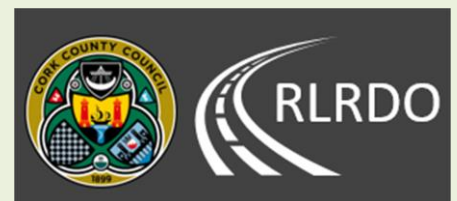


Project Title:

Proposed Yard Depot, Bandon

Planning & Development Act 2000 (as amended) - Part XI
Planning & Development Regulations 2001 (as amended) - Part 8

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**Regional & Local Roads
Design Office**

Document Info Sheet

Project Title	Proposed Yard Depot, Bandon
Document Title	Part 8 Planning Report
Filename	2023_P8_00_00_02_Planning Report_Rev1.1.docx

Document Revision History

Revision	Date	Originator	Checker	Approver	Description
Rev 1.0	16/02/2023	MD	-	-	First Draft
Rev 1.1	12/04/2023	MD	MM	-	Final Draft

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¹ Contents in accordance with the requirements of the Planning and Development Act 2000 Part XI S.179(3)b

1. Introduction

Cork County Council proposes to build a new Council Yard Depot at the existing Civic Amenity site at Killountain, Bandon, Co. Cork, P72 TH73.

Proposed development comprises of approximately 1.6 hectares within lands owned by Cork County Council.

1.1 Purpose of this Report

The purpose of this report is to outline the proposals associated with the project Proposed Yard Depot, Bandon

1.2 Study Area

The study area is located at the west of Bandon town, within an existing Civic Amenity Site at Killountain in Bandon. Site is adjacent to the N71 with an access from the local road L2019. (See Figure 1)



Figure 1 Study Area

Location of Proposed Works

1.3 Land requirements

Proposed site is Cork County Council owned.

2. Part 8 Planning Process

Section 179 of Part XI of the Planning and Development Act 2000, (as amended); and Part 8 of the Planning and Development Regulations 2001, (as amended) set out the requirements in respect of certain classes of development by or on behalf of local authorities. Part 8 of the Regulations comprises 7 Articles – 79 to 85. Article 80(1) lists the type of Developments to which Part 8 is required. The proposed road development is covered under the above article.

2.1 Site Notices

In accordance with the Article 81 the Local Authority shall:

- (a) give notice of proposed development in a newspaper;
- (b) erect site notices on the land on which the proposed development would be situated.

Cork County Council Published a notice of the proposals in the **Irish Examiner** on **Friday 14 April 2023**.

Site notice was erected at the location of the study area and will be maintained for the duration of the submission period. A copy of the Advertisement/Site Notice is attached (see 7.1 Appendix A).

2.2 Planning Consultations

Article 82(3) prescribes Statutory and Non-Statutory bodies to which a local authority should send notice of proposed development. These are summarised in the 7.2 Appendix B: Notification of Statutory Consultees.

2.3 Part 8 Planning Documents

The following is the list of Part 8 Planning documents contained in this application:

- Part 8 Planning Report (this document);
- Report for the Screening of Appropriate Assessment & Environmental Impact Assessment Screening Report (see 7.3 Appendix C); and
- Preliminary Design Drawings (as listed below, and see 7.4 Appendix D);

Drawing Number	Drawing Title	Revision
BDN-LM-01_D0	Location Map	D0
BDN-SA-01_D0	Proposed Extents of the Scheme	D0
BDN-LA-01_D1	Proposed Layout Plan	D1

2.4 Submission Process

Cork County Council is required to make **full plans and particulars** of the proposed development available for inspection. These will be available from **Friday, 14th April 2023** until **Friday, 19th May 2023** online **at the Planning section** on Cork County Council website (www.corkcoco.ie) and also at the following locations:

- County Hall, Carrigrohane Road, Cork, T12 R2NC;
- Bandon Office, Railway Place, Bandon, Co. Cork, P72 XK59.

Alternatively, a hard copy of the documents will be posted on request by emailing part8.rlrdo@corkcoco.ie or by writing to: Senior Engineer, Cork County Council, Regional & Local Roads Design Office, Floor 3, County Library Building, Carrigrohane Road, Cork, T12 K335.

Submissions or Observations can be made:

1. Using an **online submission form** at www.yourcouncil.ie; or
2. By sending an email to part8.rlrdo@corkcoco.ie; or
3. By sending a letter to **Senior Engineer, Cork County Council, Regional & Local Roads Design Office, Floor 3, County Library Building, Carrigrohane Road, Cork, T12 K335**.

All emails and letters must reach the Senior Engineer **on or before 4pm on Friday, 2nd June 2023**.

All submissions must include a contact name and address. Submissions made as part of the process are to be accessible at the request.

Any submissions or observations received by the Council are considered in the Part 8 Chief Executive's Report which is prepared and presented to the Councillors for adoption. The Chief Executive's Report

lists those who made a submission together with the summary of their points made in the respective submission. The Report addresses each point and forms the local authority's response.

Arising from consideration of the representations, the Chief Executive's Report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal. It is then a matter for the members of the Council (i.e. the Councillors) to grant or refuse planning.

3. Nature and Extent of Proposed Development

3.1 Project Context and Existing Conditions

The study area is located at the west of Bandon town, within an existing Bandon Civic Amenity Site at Killountain west of Bandon town. Site is adjacent to the N71 and disused West Cork rail line with an access from the local road L2019. The site is completely surrounded by woodland.



Figure 2 Current site conditions

3.2 Project Objectives

The purpose of this project is to relocate existing Yard Depot from Bandon Town centre and construct the New Yard Depot within existing amenity centre for the provision of services for the Bandon-Kinsale Municipal District area.

3.3 Project Specific Proposals

The proposed overall road improvement works will consist of the following:

- Construction of a new area operations yard depot including office building and storage sheds.
- Reconfiguration of the existing civic amenity site.
- Alterations to existing entrance.
- Building concrete yard, storage bays, access road and footpath.

- Erecting Canteen/Welfare facilities for staff.
- Installation new public lighting & CCTV camera security system.
- Installation of new road markings and signage.
- Installation of solar panels and electric vehicle charging points.
- Construction of a new wastewater treatment plant and percolation area for civic amenity site operations.
- Biodiversity enhancement measures including:
 - Retention and/or improvement of any existing habitats.
 - Native tree and shrub planting.
 - Pollinator friendly grassland management.
- All ancillary works required to deliver the proposed upgrade works.

The works will be carried out on the land owned by Cork County Council.

4. Planning and Policy Context

4.1 Planning Policy Compliance

The study area is situated west of Bandon town, within an existing Civic Amenity Site at Killountain in Bandon. Site is adjacent to the N71 with an access from the local road L2019. The proposed site is located within the existing Bandon Civil Amenity Site. The development site falls outside of the flood zones extents, has adequate access to existing road network, has adequate access to existing foul & storm sewer networks and is deemed suitable for the proposed use. The development will comply with commitments to *biodiversity net gain*.

4.2 Cork County Council Development Plan (CDP)

The Subject is located just outside the Green Belt of Bandon Town, in a 'Rural Area under Strong Influence' in the Cork County Development Plan 2022. One of the objectives (RP 5-18) allow for such lands to be used for relocation from a town centre site to facilitate redevelopment.

5. Environmental Assessment of the Scheme

5.1 Screening for Appropriate Assessment (Habitats Directive)

The Screening exercise was completed by Cork County Council Ecologist in compliance with the relevant European Commission and national guidelines. The potential impacts during the construction and operation of the proposed Depot have been considered in the context of the European Sites potentially affected, their qualifying interests, Special Conservation Interests and Conservation Objectives.

Proposed site is located over 7km away from any Nature Conservation Site and has no hydrological connections to any of such site.

Appropriate Assessment Screening Report and Determination can be found in 7.3 Appendix C of this report.

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the objective information provided in AA Screening Report, it is concluded beyond reasonable

scientific doubt that the proposed road improvement works, individually or in combination with other plans/projects are not likely to have a significant effect on a European site (Natura 2000 site). It is therefore considered that a Stage 2 Appropriate Assessment under Section 177V of the Planning and Development Act 2000 (as amended), is not required.

As per Article 81 of the Planning and Development Regulations 2001 (as amended) an Environmental Impact Assessment (EIA) screening determination has been made and a determination has been made that an EIA Report is not required. In accordance with Article 120 (3), as amended by S.I. No. 296 of 2018, a person may, within 4 weeks from the date of this notice (on or before **Friday, 19th May 2023**), apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin, 1.

6. Conclusion


The proposals which are the subject of this Part 8 Planning process provide a unique opportunity to deliver a project that will contribute to improve services for the Bandon-Kinsale Municipal District area. The land acquisition is not required for this project.

The proposed works are consistent with proper planning and sustainable development of the area and comply with the commitment of biodiversity net gain.

7. Appendices

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7.1 Appendix A: Site Notice

 <p>Cork County Council</p>	<h1>SITE NOTICE</h1> <p>PLANNING & DEVELOPMENT ACT 2000 (as amended) - Part XI PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) - Part 8</p> <p>Notice is hereby given, pursuant to the provisions of Part XI, Section 179 of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning & Development Regulations, 2001 (as amended) that Cork County Council proposes to carry out the following development:</p> <p style="text-align: center;">Project Title: Proposed Yard Depot, Bandon</p>	
<p>LOCATION</p>	<p>NATURE & EXTENT OF DEVELOPMENT</p>	<p>LOCATIONS AT WHICH PLANS AND PARTICULARS MAY BE INSPECTED</p>
<p>Location: Proposed Yard Depot, Bandon, Co. Cork, P72 TH73</p> <p>Project Area - Townlands: Curravarahane</p>	<p><i>An overview of the proposed development includes the following elements:</i></p> <ul style="list-style-type: none"> • Construction of a new area operations yard depot including office building and storage sheds. • Reconfiguration of the existing civic amenity site. • Alterations to existing entrance. • Building concrete yard, storage bays, access road and footpath. • Erecting Canteen/Welfare facilities for staff. • Installation new public lighting & CCTV camera security system. • Installation of new road markings and signage. • Installation of solar panels and electric vehicle charging points. • Construction of a new wastewater treatment plant and percolation area for civic amenity site operations. • Biodiversity enhancement measures including: <ul style="list-style-type: none"> ○ Retention and/or improvement of any existing habitats. ○ Native tree and shrub planting. ○ Pollinator friendly grassland management. • All ancillary works required to deliver the proposed upgrade works. <p><i>Works will be carried out within lands owned by Cork County Council.</i></p>	<p>1. The proposed scheme plans and particulars are available to view on the Cork County Council website by going to the planning section at www.corkcoco.ie.</p> <p>Documents are also available on public display at:</p> <p>2. County Hall foyer, Carrigrohane Road, Cork, T12 R2NC.</p> <p>3. Bandon Office, Railway Place, Bandon, Co. Cork, P72 XK59.</p>
<p>Plans and Particulars of the proposed development may be inspected <u>online</u> or at the locations detailed above, from Friday, 14th April 2023 until Friday, 19th May 2023.</p> <p>Submissions or Observations with respect to the proposed development, dealing with proper planning and sustainable development of the area in which the development will be situated, may be made using the <u>online submission form</u> on www.yourcouncil.ie or, in writing to Senior Engineer, Cork County Council, Regional & Local Roads Design Office, Floor 3, County Library Building, Carrigrohane Road, Cork, T12 K335 or emailed to part8.rlrdo@corkcoco.ie and must reach the Senior Engineer on or before 4pm on Friday, 2nd June 2023.</p> <p>As per Article 81 of the Planning and Development Regulations 2001 (as amended) an Environmental Impact Assessment (EIA) screening determination has been made and a determination has been made that an EIA Report is not required. In accordance with Article 120 (3), as amended by S.I. No. 296 of 2018, a person may, within 4 weeks from the date of this notice (on or before Friday, 19th May 2023), apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin, 1.</p> <p>All submissions or observations should be clearly marked:</p> <p style="text-align: center;">Project Title: “Proposed Yard Depot, Bandon”.</p>		
<p>_____ John Slattery, Senior Engineer</p>	<p>_____ Friday 14 April 2023</p>	

7.2 Appendix B: Notification of Statutory Consultees

Prescribed Bodies	Non-Prescribed Bodies	Consultees at the Design Stage
Arts Council	National Roads Design Office (NRDO)	Bord Gáis
Fáilte Ireland	Garda Síochána	BT Ireland
An Taisce	Bus Éireann	Chorus NTL
The Heritage Council	Office of Public Works (OPW)	Eir
South Western Regional Fisheries Board		ESB
Transport Infrastructure Ireland (TII)		Aurora Telecom
National Transport Authority (NTA)		Smart Telecom
Environmental Protection Agency (EPA)		E-net
Health Services Executive - Southern Area		EuNetworks
Irish Water		Sky
		Virgin

7.3 Appendix C: Appropriate Assessment Screening Report and Determination

Bandon Compound Appropriate Assessment Screening Report and Determination

Cork County Council Bandon Compound

Appropriate Assessment Screening Report and Determination



Cork County Council
Comhairle Contae Chorcaí

Cover page here for
information only

(Full document

Completed by Tony Nagle
Capital Projects Implementation Unit
Cork County Council

attached)

Date: 28/10/2022

7.4 Appendix D: Part 8 Planning Drawings

Drawing Number	Drawing Title	Revision
BDN-LM-01_D0	Location Map	D0
BDN-SA-01_D0	Proposed Extents of the Scheme	D0
BDN-LA-01_D1	Proposed Layout Plan	D1



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