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Part 8	Environmental Impact Assessment
Address	Newtown and Townlots, Bantry, Co. Cork.
Proposal	The proposed works will consist of the following: <ul style="list-style-type: none">• The installation of an inclusive, playground within an existing amenity area at Peace Park,• The construction of a small ancillary car park and all associated groundworks.

Cork County Council is proposing to install an inclusive playground within the existing amenity area at Peace Park, Bantry and to construct a small ancillary car park providing for 13 parking spaces and one disabled parking space on the adjoining site to the south with access off the L-4711 Slip Road. The site is located within the development boundary of Bantry Town, at the junction of the N71 and the L-4711 roads, is zoned BT-GR-03 Green Infrastructure and part of the proposal (ancillary car park) is located within designated Flood Zones A and B, as identified in the Cork County Development Plan, 2022. A site-specific flood risk assessment report accompanies the proposal.

A detailed description of the proposed development and associated works have been provided in the accompanying Part 8 application report in addition to the Habitats Directive Appropriate Assessment Screening and Screening Determination report, dated 07/04/23.

EIA

The proposed development would not fall under any of the relevant classes as set out in Schedule 5, Part 1 of the Planning and Development Regulations, 2001 as amended.

The proposed development was further reviewed against the classes of development specified in Schedule 5, Part 2 of the Planning and Development Regulations, 2001 as amended and the proposed development would not comprise of a project specifically listed under the relevant classes. Class 10(b)(iv) of Part 2, Schedule 5 refers to urban development of 10 hectares in the case of a built-up area outside the business district. In this case, neither the nature or scale of the proposed development is exceptional in the context of the existing environment and the proposal would not affect ecologically sensitive sites including Natura 2000 sites.

Having reviewed and considered the documentation and drawings provided with the Part 8 proposal and having regard to –

- a) the nature and scale of the proposed development which relates to a replacement playground with small associated car park which is significantly under the threshold in respect of Class 10(b)(iv) of Part 2, Schedule 5 of the Planning and Development Regulations, 2001 as amended,
- b) the urban location of the proposed development within an established built-up area of Bantry Town,
- c) the existing pattern and extent of development and services in the vicinity of the proposal,
- d) the assessment and conclusions of the Habitats Directive Appropriate Assessment Screening Determination that the proposed 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 considered that there is no real likelihood of significant effects on the environment arising from the proposed development and it is determined by way of preliminary examination that an Environmental Impact Assessment is not required.



G.O'Mahony
Senior Planner
27/04/23