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Part 8	Planning Report
Address	Civic Amenity site at Killountain, Bandon, Co. Cork
Proposal	<p>The proposed overall road improvement works will consist of the following:</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"> o Retention and/or improvement of any existing habitats. o Native tree and shrub planting. o Pollinator friendly grassland management. • All ancillary works required to deliver the proposed upgrade works.

The proposal provides for the construction of an area operations yard depot, including office building and storage sheds and new wastewater treatment plant and percolation area in addition to reconfiguration and ancillary works, at the existing civic amenity site at Killountain, Bandon, Co. Cork.

In terms of planning designations, the area is designated as a 'Rural Area under Strong Urban Influence' in the Cork County Development Plan, 2022. The Landscape Character is defined as 'Broad Fertile Lowland Valleys'. The site lies adjacent to, but not within, Bandon Valley proposed Natural Heritage Area (pNHA-Site Code 001034) and is not located within a High Value Landscape area.

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 the Habitats Directive Appropriate Assessment Screening and Screening Determination report which has screened out the requirement for Appropriate Assessment.

I have viewed the drawings submitted to me and I consider the siting, design and scale of the proposal to be appropriate. I note the proposal would not be located in a visually sensitive location and is well screened from the adjacent N71 and L-2019 roads. In the case of the current proposal, the civic use

Having regard to the nature, scale and location of the proposed development and the assessment and conclusions of the Habitats Directive Appropriate Assessment Screening Determination, there is no objection in principle to the proposed development.

It is considered that the proposed works would be compatible with both national and regional planning frameworks in addition to the policies and objectives contained within the Cork County Development Plan, 2022. Accordingly, the proposed works would be in accordance with the proper planning and sustainable development of the area.

G.O'Mahony
Senior Planner
05/04/23