

# Comhairle Contae Chorcaí Cork County Council

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

Cork County Council is proposing to install an inclusive playground within the existing amenity area at the 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 and is zoned BT-GR-03 Green Infrastructure with the following objective - 'Open Space, including the Peace Park, providing visual amenity and informal public recreation, green infrastructure asset and biodiversity area. Retain and promote openness, seating, trees, and shrubs.' The ancillary car park would be 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.

I have viewed the drawings submitted to me and I consider the proposal to be appropriate. I note the proposal would replace an existing playground at the Peace Park and the new inclusive playground with ancillary car park would complement the existing urban space and would not compromise the zoning objective and character of the surrounding area. Cork County Development Plan, 2022 recognises the continued need to provide and enhance facilities and amenities for children.

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  
28/04/23