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RE: Part 8 Planning Report for the 'Shantyman' sculpture, Cobh Carpark.

To whom it concerns.

The proposed development consists of the erection of the 'Shantyman' Sculpture Scheme at Five Foot Way Carpark, Cobh. The sculpture is set in a specially designed recreational area of c.120sq.m. includes seating and rainwater garden (SuDS) planted with up to 6no. trees and lighting in the Five Foot Way Carpark on the seafront, close to the Cobh deepwater liner berthing facility and Heritage Centre. The dimensions measure 10.8metres x 11.5metres. The proposal results in the loss of 4 no. carparking spaces. The proposal is contiguous to the existing walkway and will form a point of interest and legibility to the seafront.

The proposed development will be located 1.9 km northeast of the closest section of the SPA (Monkstown Creek) and 2.1 km via the marine pathway. The proposed development will be located 3.8 km south of the SAC and 6.1 km via the marine pathway.

The site is zoned "Existing Residential/ Mixed Residential and other uses." The objective for this zoning is to conserve and enhance the quality and character of established residential communities and protect their amenities.

Mapped Objective CH-U-10 traverses the site. "Waterfront amenity walkway/ cycleway from the western shore of Whitepoint to the eastern end of the Mall at Bishop Roche Park." * The site is subject to flood risk. **A site specific Flood Risk Assessment is required to be prepared in accordance with CDP Objective WM11-15.** This must demonstrate that appropriate mitigation measures are put in place and that residual risks can be managed to acceptable levels, this may include the use of flood resistant construction methods/ or flood resilient construction and design.

It is considered that the proposal accords with the zoning objective and mapped objective, subject to flood risk assessment being carried out.

The proposal will encourage pedestrians to linger and relax as it affords an additional resting area adjacent to the walkway, which is narrow by modern standards of waterfront esplanades, walkways.

The sculpture and recreational space do not appear to be especially vulnerable structures, but resilience should be designed into same. Proposal is consistent with the existing landscaping, but to

a higher quality standard of finish. The raingarden and flora within will need to be carefully considered with coastal / seawater tolerant species.

The proposal generally 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.”*

The proposal generally accords with CDP Objective GI 14-1 County wide Green and Blue Infrastructure; Objective TO10-1 Promotion of sustainable Tourism in County Cork; and TO10-6 Cultural Tourism

Conclusion

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

However, a site-specific flood risk assessment is required to accord with CDP Objective WM11-15. This must demonstrate that appropriate mitigation measures are put in place and that residual risks can be managed to acceptable levels, this may include the use of flood resistant construction methods/ or flood resilient construction and design and be prepared by a suitably qualified and experienced consultant.



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