Comhairle Contae Chorcaí
Cork County Council

PLANNING NOTICE

DEVELOPMENT UNDER SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT, 2000 AND NOTICE PURSUANT TO THE REQUIREMENTS OF PART 8, ARTICLE 81 OF THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 AS AMENDED

Notice is hereby given that Cork County Council proposes to carry out the following development:

Carrigtwohill Urban Regeneration and Development Fund (URDF) Initiative – Urban Expansion Area (UEA) Infrastructure

Location:
The proposed development will be carried out on lands to the north of Carrigtwohill between Wises Road (L3616-0) and Carrigane Road (L3617-25), along Wises Road, Station Road (L3603-0), Leamlara Road (L3607-37), Ballyadam Road (L7640-0) and Carrigane Road in public and private land within the Townlands of: Anngrove, Terry's-Land, Fahydorgan, Carrigtohill, Gortnamucky, Poulaniska, Carrigane and Ballyadam.

Nature and Extent of Proposed Development:
The proposed development comprises the following infrastructure projects:

A. **Western and Eastern Services Corridor Link Roads** connecting Wises Road (L3616-0) with Carrigane Road (L3617-25). The roads will also provide connectivity to Station Road (L3603-0), Leamlara Road (L3607-37) and Ballyadam Road (L7640-0) and include the realignment of the Carrigane Road near Ballyadam Bridge. The roads will be serviced with footpaths and cycle tracks, public lighting and ancillary mains services within the roadway;

B. **Northern Services Corridor Link Road** connecting the Western Services Corridor Link Road with the new Northern Schools Link Road via an existing vehicular underpass below the Cork to Midleton railway line. The road will be serviced with footpaths and cycle tracks, public lighting and ancillary mains services within the roadway;

C. **Upgrade/ re-alignment of Wises Road** from north of its crossing of the Cork to Midleton Railway Line to the L3615-0. The upgrade will also include a pedestrian/ cycle bridge across the railway line providing connectivity to Wises Road south of the railway. The road upgrade consists of re-alignment, widening, re-surfacing, provision of services and cyclist and pedestrian facilities and ancillary works and mains services;

D. **Upgrade/ re-alignment of Station Road** from south of its crossing of the Cork to Midleton Railway Line to the L3615-0. The upgrade will also include a pedestrian/ cycle bridge across the railway line providing connectivity to Station Road south of the railway line. The road upgrade consists of re-alignment, widening, re-surfacing, provision of services and cyclist and pedestrian facilities and ancillary works and mains services;

E. **Upgrade/ re-alignment of Leamlara Road** from its junction with Station Road to its new western junction with the Eastern Services Corridor Link Road and from its new eastern junction with the Eastern Services Corridor Link Road to its junction with the L7639-0. The road upgrade consists of re-alignment, widening, re-surfacing, provision of services and cyclist and pedestrian facilities and ancillary works and mains services;

F. **Upgrade/ re-alignment of Ballyadam Road** from its new junction with the Eastern Services Corridor Link Road to the L7639-0 including the permanent closure of the existing Ballyadam Road between the Eastern Services Corridor Link Road and Carrigane Road to vehicular traffic including the junction of the existing Ballyadam Road and Carrigane Road;

The infrastructure will also include shared cycling/ pedestrian paths connecting the new road network with the planned Carrigtwohill to Midleton Inter-urban Cycle Route, areas of green open space, underground services including surface water drainage networks including detention ponds and attenuation, foul water networks, electrical and fibre optic/ telecoms ducting and water and gas supply. Services will be connected to existing services/ infrastructure in Carrigtwohill as required.

The proposal has undergone screening for Environmental Impact Assessment under the EIA Directive (2014/52/EU) and Appropriate Assessment screening under the Habitats Directive (92/43/EEC). The Authority has concluded that there is no real likelihood of significant effects on the environment and no impacts to any Natura 2000 sites are likely as a result of the proposed development. A determination has been made that an Environmental Impact Assessment (EIA) is not required and a full Appropriate Assessment 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 (9th June 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.

Plans and particulars of the proposed development are available for inspection, or to purchase for a fee of €15 per set, from Friday 9th June 2023 until Friday 7th July 2023 at the following venues:

- Cork County Council's website at **https://www.corkcoco.ie/en/resident/planning-and-development/public-consultations**
- Planning Counter, Ground Floor, County Hall, Cork between the hours of 09:00 and 16:00 on each working day, subject to COVID-19 restrictions.
- Cork County Council Area Engineer's Office at Ballinglanna, Glanmire and Cobh Municipal District Office, Carrig House, Cobh, Co. Cork between the hours of 09:00 and 17:00 on each working day during which the said offices are opened for the transaction of business, subject to COVID-19 restrictions.

A Public Information Evening will take place in Carrigtwohill Community Centre, Main Street, Carrigtwohill from 15:30 to 19:30 on Tuesday 27th June 2023.

Submissions or Observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made on or before 17:00 on Friday July 21st, 2023, as follows:

- Online submission form on Cork County Council's website at **www.yourcouncil.ie** or
- In writing clearly marked: *'Part 8 – Carrigtwohill URDF Initiative – UEA Infrastructure', Senior Executive Engineer, Housing Infrastructure Implementation Team, Cork County Council, Floor 3, County Hall, Carrigrohane Road, Cork, T12 R2NC*

It should be noted that the Freedom of Information Act applies to all records held by Cork County Council.

Senior Executive Engineer, Housing Infrastructure Implementation Team, Cork County Council,
9th June 2023

FÓGRA PLEANÁLA

COMHAIRLE CONTAE CHORCAÍ
FORBAIRT FAOI ALT 179 DEN ACHT UM PLEANÁIL AGUS FORBAIRT, 2000 AGUS FÓGRA DE BHUN CHEANGLAIS CHUID 8, AIRTEAGAL 81 DE NA RIALACHÁIN UM PLEANÁIL AGUS FORBAIRT, 2001 ARNA LEASÚ

Tugtar fógra leis seo go bhfuil sé beartaithe ag Comhairle Contae Chorcaí an fhorbairt seo a leanas a chur ar bun:

Tionscnamh Ciste Athghiniúna agus Forbartha Uirbigh Charraig Thuathail (URDF) – Bonneagar um Limistéar Fairsingithe Uirbigh (UEA)

Láthair:
Déanfar an fhorbairt bheartaithe ar thailte lastuaidh de Charraig Thuathail idir Wise's Road (L3616-0) agus Bóthar an Charraigín (L3617-25), feadh Wise's Road, Bóthar an Stáisiúin (L3603-0), Bóthar Léim Lára (L3607-37), Bóthar Bhaile Adaim (L7640-0) agus Bóthar an Charraigín i dtalamh poiblí agus príobháideach laistigh de na Bailte Fearainn mar a leanas: Baile na Speire, Fearann an Tiaraigh, Faiche Uí Dheargáin, Carraig Thuathail, Gort an Mhuicí, Poll an Uisce, An Carragán agus Baile Adaim.

Cineál agus Fairsinge na Forbartha Beartaithe:
Cuimsíonn an fhorbairt bheartaithe na tionscadail nó infreastruchtúir seo a leanas:

A. **Bóithre Cheangail Chonair Seirbhísí an Iarthair agus an Oirthir** lena nasctar Wises Road (L3616-0) le Bóthar an Charraigín (L3617-25). Soláthróidh na bóithre nasc freisin le Bóthar an Stáisiúin (L3603-0), Bóthar Léim Lára (L3607-37) agus Bóthar Bhaile Adaim (L7640-0) agus áireofar leo athailíniú Bhóthar an Charraigín in aice le Droichead Bhaile Adaim. Déanfar seirbhísiú ar na bóithre le cosáin agus raonta rothar, soilsiú poiblí agus seirbhísí ar an bpríomhlíonra coimhdeach ar an mbóthar;

B. **Bóthar Ceangail Chonair Seirbhísí an Tuaiscirt** lena nasctar Bóthar Ceangail Chonair Seirbhísí an Iarthair le Bóthar Ceangail nua na Scoileanna Thuaidh trí íosbhealach feithicle atá ann faoi láthair faoin iarnród ó Chorcaigh go Mainistir na Corann. Déanfar seirbhísiú ar an mbóthar le cosáin agus raonta rothar, soilsiú poiblí agus seirbhísí ar an bpríomhlíonra coimhdeach ar an mbóthar;

C. **Uasghrádú/athailíniú ar Wises Road** ó thuaidh óna thrasnú ar Líne Iarnróid Chorcaí go Mainistir na Corann go dtí an L3615-0. Áireofar leis an uasghrádú freisin droichead coisithe/rothaíochta trasna an líne iarnróid a sholáthróidh nasc le Wises Road ó dheas den iarnród. Cuimsítear le huasghrádú an bhóthair athailíniú, leathnú, athdhromchlú, soláthar seirbhísí agus áiseanna do rothaithe agus coisithe agus seirbhísí ar oibreacha coimhdeacha agus ar an bpríomhlíonra coimhdeach;

D. **Uasghrádú/athailíniú ar Bhóthar an Stáisiúin** ó dheas óna thrasnú ar Líne Iarnróid Chorcaí go Mainistir na Corann go dtí an L3615-0. Áireofar leis an uasghrádú freisin droichead coisithe/ rothaíochta trasna an líne iarnróid a sholáthróidh nasc le Bóthar an Stáisiúin ó dheas den líne iarnróid. Cuimsítear le huasghrádú an bhóthair athailíniú, leathnú, athdhromchlú, soláthar seirbhísí agus áiseanna do rothaithe agus coisithe agus seirbhísí ar oibreacha coimhdeacha agus ar an bpríomhlíonra coimhdeach;

E. **Uasghrádú/athailíniú ar Bhóthar Léim Lára** óna acomhal le Bóthar an Stáisiúin go dtí a acomhal nua thiar le Bóthar Ceangail Chonair Seirbhísí an Oirthir agus óna acomhal nua thoir le Bóthar Ceangail Chonair Seirbhísí an Oirthir go dtí a acomhal leis an L7639-0. Cuimsítear le huasghrádú an bhóthair athailíniú, leathnú, athdhromchlú, soláthar seirbhísí agus áiseanna do rothaithe agus coisithe agus seirbhísí ar oibreacha coimhdeacha agus ar an bpríomhlíonra coimhdeach;

F. **Uasghrádú/athailíniú ar Bhóthar Bhaile Adaim** óna acomhal nua le Bóthar Ceangail Chonair Seirbhísí an Oirthir go dtí an L7639-0 lena n-áirítear dúnadh buan Bhóthar Bhaile Adaim idir Bóthar Ceangail Chonair Seirbhísí an Oirthir agus Bóthar an Charraigín do thrácht feithiclí lena n-áirítear acomhal Bhóthar Bhaile Adaim agus Bóthar an Charraigín atá ann faoi láthair;

Áireofar leis an mbonneagar freisin cosáin rothaíochta/ coisithe roinnte a nascfaidh an gréasán bóithre nua leis an Rotharbhealach Idiruirbeach atá beartaithe idir Carraig Thuathail agus Mainistir na Corann, limistéir de spás oscailte glas, seirbhísí faoi thalamh lena n-áirítear líonraí draenála uisce dromchla lena n-áirítear linnte coinneála agus maolaithe, líonraí uisce bhréan, leictreacha agus snáthoptaice/duchtú teileachumarsáide agus soláthar uisce agus gáis. Beidh seirbhísí nasctha le seirbhísí/ infreastruchtúr atá ann faoi láthair i gCarraig Thuathail de réir mar is gá.

Rinneadh scagadh ar an togra le haghaidh Measúnacht Tionchair Timpeallachta faoin Treoir MTT (2014/52/ AE) agus Scagadh le haghaidh Measúnacht Chuí faoin Treoir maidir le Gnáthóga (92/43/CEE). Chinn an tÚdarás nach bhfuil fíordhóchúlacht ann go mbeidh tionchair shuntasacha ar an gcomhshaol agus nach dócha go mbeidh aon tionchar ar aon suíomh Natura 2000 mar thoradh ar an bhforbairt a bheartaítear. Tá cinneadh déanta nach bhfuil gá le Measúnacht Tionchair Timpeallachta (MTT) ná le Measúnacht Chuí iomlán. I gcomhréir le hAirteagal 120(3), arna leasú le I.R. Uimh. 296 de 2018, d'fhéadfadh duine, laistigh de 4 seachtaine ó dháta an fhógra seo (an 9 Meitheamh 2023) iarratas a dhéanamh chuig an mBord Pleanála ar chinneadh scagtha i dtaobh an dóigh go mbeadh tionchair shuntasacha ag an bhforbairt ar an gcomhshaol. Ba cheart aighneacht dá leithéid a sheoladh chuig an Rúnaí, An Bord Pleanála, 64, Sráid Mhaoilbhríde, Baile Átha Cliath, 1.

Tá pleananna agus sonraí den fhorbairt atá beartaithe ar fáil lena n-iniúchadh, nó le ceannach ar tháille de €15 an tacar, ó Dé hAoine 9 Meitheamh 2023 go dtí Dé hAoine 7 Iúil 2023 ag na hionaid seo a leanas:

- Suíomh gréasáin Chomhairle Contae Chorcaí ag **https://www.corkcoco.ie/en/resident/planning-and-development/public-consultations**
- Cuntar Pleanála, Bunurlár, Áras an Chontae, Corcaigh idir na huaireanta 09:00 agus 16:00 gach lá oibre, faoi réir srianta COVID-19.
- Oifig an Innealtóra Ceantair de chuid Chomhairle Contae Chorcaí ag Baile an Ghleanna, Gleann Maghair agus Oifig Cheantar Bardasach an Chóibh, Teach na Carraige, An Cóbh, Co. Chorcaí idir na huaireanta 09:00 agus 17:00 ar gach lá oibre a n-osclaítear na hoifigí sin chun gnó a dhéanamh, faoi réir srianta COVID-19.

Beidh Oíche Faisnéise Poiblí ar siúl in Ionad Pobail Charraig Thuathail, An Phríomhshráid, Carraig Thuathail ó 15:30 go 19:30 Dé Máirt 27 Meitheamh 2023.

Féadfar **Aighneachtaí nó Tuairimí** maidir leis an bhforbairt bheartaithe, a dhéileálann le pleanáil chuí agus forbairt inbhuanaithe an limistéir ina mbeadh an fhorbairt suite, a dhéanamh ar nó roimh 17:00 Dé hAoine an 21 Iúil, 2023, mar a leanas:

- Foirm aighneachta ar líne ar shuíomh Gréasáin Chomhairle Contae Chorcaí ag **www.yourcouncil.ie** nó
- I scríbhinn agus le feiceáil go soiléir: *'Cuid 8 – Tionscnamh URDF Charraig Thuathail – Bonneagar UEA', Innealtóir Sinsearach Feidhmiúcháin, Foireann Feidhmiúcháin an Bhonneagair Tithíochta, Comhairle Contae Chorcaí, Urlár 3, Áras an Chontae, Bóthar Charraig Ruacháin, Corcaigh, T12 R2NC*

Ba cheart a thabhairt faoi deara go bhfuil feidhm ag an Acht um Shaoráil Faisnéise maidir le gach taifead i seilbh Chomhairle Contae Chorcaí.

Innealtóir Sinsearach Feidhmiúcháin, Foireann Feidhmiúcháin an Bhonneagair Tithíochta, Comhairle Contae Chorcaí,
9 Meitheamh 2023

Personal Information may be collected by Cork County Council to enable the processing of your submission/ enquiry. Cork County Council can legally process this information as necessary to comply with its statutory/legal obligations. Such information will be processed in line with the Council's privacy statement which is available at www.corkcoco.ie

Bailíonn Comhairle Contae Chorcaí faisnéis phearsanta ionas gur féidir le Comhairle Contae Chorcaí do aighneacht/agóid a phróiseáil. Go dlíthiúil, is féidir linn an fhaisnéis seo a phróiseáil mar is gá chun a chuid oibleagáidí reachtúla/dlíthiúla a chomhlíonadh. Próiseáilfear an faisnéis seo i líne lenár ráiteas príobháideachas atá at fáil ar ár suíomh gréasáin ag www.corkcoco.ie