

Report on Part 8: Carrigaline Urban Design Framework and Public Realm

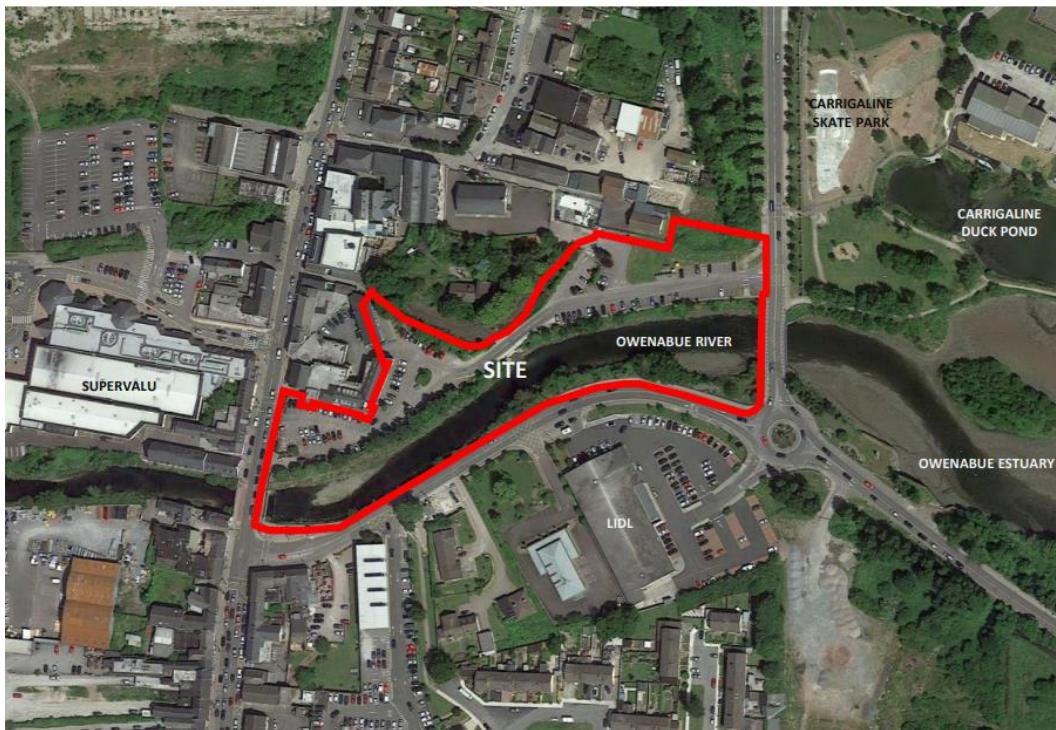
Location and Nature of Development

The proposed development site lies between the R611 and the R612, encompassing part of the Owenbue River and the parking area of the existing shopping centre. There is existing riparian vegetation along the riverside.

Much of the proposed project area is hardstanding in nature which is in use as a car park. It is intended that there will be a net reduction of 10 no. existing car parking spaces in this area, with replacement parking proposed near the Bothar Guidel / Lidl Roundabout. The total area of the site is 1.6ha. The site is relatively flat and is bounded to the east and west by the R611 and R612 respectively, the south by the R162 and retail, and commercial units to the north. The Owenboy River flows through the site in an easterly direction.

The proposed development encompasses a new public open space, including a plaza, pavilions, biodiversity/pollinator planting, open green spaces, and seating areas.





The project involves the construction of a Carrigaline UDF and Public Realm project in Carrigaline. The proposed development consists of the following:

- environmental improvement works and enhancement of public realm and outdoor living to provide ‘a civic identity to the new public realm strongly connected with the water and the river ecology’.
- New waterfront public space (reclaimed from the existing car park) will encourage community activities and connection to the water.
- Enhanced public space to include inclusive street furniture (universal), waterfront seating, rain gardens, trees and shrubs and a covered pavilion.
- High quality urban design and material finishes are proposed including Biodiversity/Pollinator Planting and Sustainable Urban Drainage systems.
- Enhanced pedestrian connectivity and accessibility.
- A multifunctional Public Pavilion will provide a sheltered performance stage for community events, connected to the waterfront.
- Upgrade of public lighting and other ancillary works;
- Additional carparking near the Bothar Guidel / Lidl Roundabout to replace parking reclaimed from the existing Owenabue car park.
- Alteration of entrance to the carpark near the Bothar Guidel / Lidl Roundabout to increase pedestrian safety.

The scheme includes:

- 1 no. covered Public Pavilion.
- 7 no. rain gardens. · Shrub and groundcover planting.
- Benches and stepped seating.

- 98 no. new off-street car parking spaces to replace parking reclaimed from the existing Owenabue car park.
- Shared walking area

The overall project objectives are:

- To establish an uplifting, distinctive public realm at the heart of Carrigaline.
- To provide a new waterfront public space (reclaimed from the existing car park) which will encourage activities such as cycling, walking, local festivals, community events, etc.
- to enhance public space to include inclusive street furniture, waterfront seating, rain gardens, trees, shrubs and a covered pavilion.
- To provide upgraded landscaping that will include Biodiversity / Pollinator Planting and Sustainable Urban Drainage System.
- To provide an attractive route along the river through the Owenabue Promenade + Public Connection Routes.
- To reinforce the public transport multimodal central core in this area to attract people from the City and providing sheltered, inviting space for people to arrive, shop and spend more time in the central core of the town.
- To have a sheltered performance stage that will provide a central focus to the new public realm and host community events.

Policy context

The policy framework as outlined in the CDP 2022 is supportive of this proposal.

This area is zoned Town Centre under policy objective CL-T-01 which states that:

"The western inner relief road commenced construction in 2021 and the delivery of this road offers opportunities to deliver an updated public realm for the town including the introduction of new public spaces. These should be designed to accommodate a number of community functions including a market space, festival space, meeting place, seating area etc. The desirable location of these future public spaces are:

- *The site of the existing car park adjoining the Main Street and River;*
- *Within the town centre expansion area west of the Main Street and should form part of a wider public realm strategy for the town."*

Section 1.4.21 of the CDP 2022 (Volume 4) states that an important element to encompass placemaking in Carrigaline is to open up safe attractive and pedestrian friendly accesses from and through the town centre to the waterfront to reflect the natural beauty of the town's setting which would enhance the town's offer as a place to live, work and enjoy.

Section 1.4.80 of the CDP 2022 (Volume 4) states that the future development of the town offers enormous opportunities to develop an integrated open space strategy which can perform a number of functions including passive and active amenity areas, wildlife corridors and carbon filters to offset impacts of increased development and traffic within the town. The attractive estuary and river valley setting of the town offers opportunities for the development of new east west recreational spine for the town which would enhance the overall quality of life for residents.

From a policy perspective, there is no objection to the principle of development.

EIA Screening

The proposed project is considered to be an urban development within other parts of a built-up area. The proposed development is 1.6 hectares (ha) which is below the 10 hectares threshold in other parts of a built up area, therefore an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (10) (b) (iv).

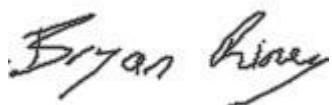
It is proposed that 0.5540ha of existing asphalt paving and concrete footpath will be demolished to accommodate the proposed development. Based on the nature and scale of such demolition works, it is not anticipated to have significant effects on the environment, having regard to the criteria set out in Schedule 7. Therefore, an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (14).

An EIA Screening report has been provided which states that having regard to the scale and nature of the project and based on a considered assessment, taking account of all available information including proposed standard, routine control measures, the overall probability of impacts on the receiving environment arising from the proposed development (during the demolition, construction or operational phases) is considered to be low.

An EIA screening has been carried out – see Appendix A – and this concluded that based on a preliminary examination of the nature, size or location of the development, there is no real likelihood of significant effects on the environment and EIA is not required.

Conclusion

The proposed development provides a positive contribution to biodiversity gain, placemaking and the principle of development is supported by the CDP 2022.



Bryan Riney
Senior Planner
12/09/2023

Appendix A: EIS Assessment

Establishing if the proposal is a ‘sub-threshold development’:	
Planning Register Reference:	None provided.
Development Summary:	<p>The project involves the construction of a Carrigaline UDF and Public Realm project in Carrigaline. The proposed development consists of the following:</p> <ul style="list-style-type: none"> • environmental improvement works and enhancement of public realm and outdoor living to provide ‘a civic identity to the new public realm strongly connected with the water and the river ecology’. • New waterfront public space (reclaimed from the existing car park) will encourage community activities and connection to the water. • Enhanced public space to include inclusive street furniture (universal), waterfront seating, rain gardens, trees and shrubs and a covered pavilion. • High quality urban design and material finishes are proposed including Biodiversity/Pollinator Planting and Sustainable Urban Drainage systems. • Enhanced pedestrian connectivity and accessibility. • A multifunctional Public Pavilion will provide a sheltered performance stage for community events, connected to the waterfront. • Upgrade of public lighting and other ancillary works; • Additional carparking near the Bothar Guidel / Lidl Roundabout to replace parking reclaimed from the existing Owenabue car park. • Alteration of entrance to the carpark near the Bothar Guidel / Lidl Roundabout to increase pedestrian safety.
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> No	Proceed to Part B

B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, **Part 2**, of the Planning and Development Regulations 2001 (as amended) **and** does it meet/exceed the thresholds? (Tick as appropriate)

<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : <p>The proposed project is considered to be an urban development within other parts of a built-up area. The proposed development is 1.6 hectares (ha) which is below the 10 hectares threshold in other parts of a built up area, therefore an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (10) (b) (iv).</p> <p>It is proposed that 0.5540ha of existing asphalt paving and concrete footpath will be demolished to accommodate the proposed development. Based on the nature and scale of such demolition works, it is not anticipated to have significant effects on the environment, having regard to the criteria set out in Schedule 7. Therefore, an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (14).</p>	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required

Preliminary Examination:

The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

	Comment:	Yes/No/ Uncertain:
<p>Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	<p>Much of the proposed project area is hardstanding in nature which is currently used as a car park for road traffic. The area of the site is 1.6ha. the proposed use would provide biodiversity gain through nature based SUDS, rain gardens, trees and shrubs. It is considered that the nature of the proposed development is not exceptional in the context of the existing environment.</p> <p>It is proposed that 0.5540 ha of asphalt paving and concrete footpath will be demolished. Documents state that all excavated materials of the proposed development will be appropriately characterised, managed and disposed of in accordance with all relevant waste management legislation. A Construction Environmental Management Plan (CEMP) has been completed. It is considered that the development will not result in the production of any significant waste, or result in significant emissions or pollutants.</p>	No
<p>Size of the development: <i>Is the size of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i></p>	<p>The proposed project is considered to be an urban development within other parts of a built-up area. The proposed development is 1.6 hectares (ha) which is below the 10 hectares threshold in other parts of a built up area, therefore an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (10) (b) (iv).</p> <p>There are no known cumulative considerations having regard to other existing and/or permitted projects.</p>	No
<p>Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?¹</i></p> <p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i></p>	<p>Two Natura 2000 Sites were identified to be within the zone of influence of the project: - Cork Harbour Special Protection Area (SPA) and Great Island Channel Special Area of Conservation (SAC). Cork Harbour SPA is approximately 20 m east of the east side of the project site.</p>	No

¹ Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).

	<p>Great Island Channel SAC is approximately 8.5 km north of the project site.</p> <p>An AA Screening report has been provided which states that the proposed development will not involve any instream works in the Owenboy River. Excavation and construction works will be relatively minor and the existing noise levels of Carrigaline (traffic, people, construction works and industry) are likely to muffle any construction noise emanating from the Waterfront River Park, especially as the main concentrations of the Qualifying Interest species (mostly wintering waterfowl and waders) tend to be a considerable distance (1.2 km) from the proposed construction site. The chances of any significant polluting substance entering the Owenboy River and Estuary are considered to be very low.</p> <p>The AA screening report states that it is concluded beyond reasonable scientific doubt 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).</p>	
Preliminary Examination Conclusion:		
Based on a preliminary examination of the nature, size or location of the development, there is no real likelihood of significant effects on the environment .		
EIA is not required.		

