

Comhairle Chontae Chorcaí Cork County Council



PLANNING & DEVELOPMENT ACT 2000

PLANNING & DEVELOPMENT REGULATIONS 2001

PLANNING & DEVELOPMENT REGULATIONS 2006

PART 8 REPORT

DEVELOPMENT OF CARPARK AT BALLARD FOREST, KILWORTH, CO.CORK

**Public Notice in Compliance with Part XI of the Planning & Development Act 2000
as set down in Part 8 of the Planning and Development Regulations 2001 and
Articles 17 to 19 of the Planning and Development Regulations 2006**

November 2023

REVISION CONTROL SHEET

			For & on behalf of Cork Co. Co.		
Revision	Description of Changes	Prepared by	Checked by	Approved by	Date
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DEVELOPMENT OF A CAR PARK

TABLE OF CONTENTS

1.0	INTRODUCTION	4
2.0	SCHEME BACKGROUND	4
3.0	PROPOSED WORK.....	6
4.0	ENVIRONMENTAL RESTRICTIONS.....	8
5.0	IMPACT OF THE SCHEME.....	9
6.0	DRAWINGS	9

1.0 INTRODUCTION

This application for planning permission is in respect of the development of a car park at the entrance of Ballard Forest, Mitchelstown, Co. Cork. Part 8 of the Planning and Development Regulations, 2001 sets out the requirements in respect of specific development by, on behalf of, or in partnership with Local Authorities. The proposal for the development of a car park at Ballard, Kilworth, Co. Cork, therefore is required to comply with these requirements as set out herein.

2.0 SCHEME BACKGROUND

Ballard Forest is in the ownership of Coillte and in addition to the extensive forest there is a number of trails within the forest which are used for walking, hiking, mountain biking and running by the local community groups and visitors.

Ballard is located approximately 6Km from the village of Kilworth, 12km from Fermoy Town and 10km from Mitchelstown in North Cork. The trail at Ballard is part of the 94km Blackwater Way (Avondhu). The Blackwater Way (the combined Duhallow and Avondhu Ways) is a 168 Km linear long distance walking route that stretches from the borders of west County Waterford across north County Cork and into the County of Kerry, following the valley of the River Blackwater. It is also part of the European E8 route.

In addition to the Blackwater Way trail, there is also a moderate looped walk which features the Ballard Waterfall along its route.



Fig 1: Location Map for Ballard

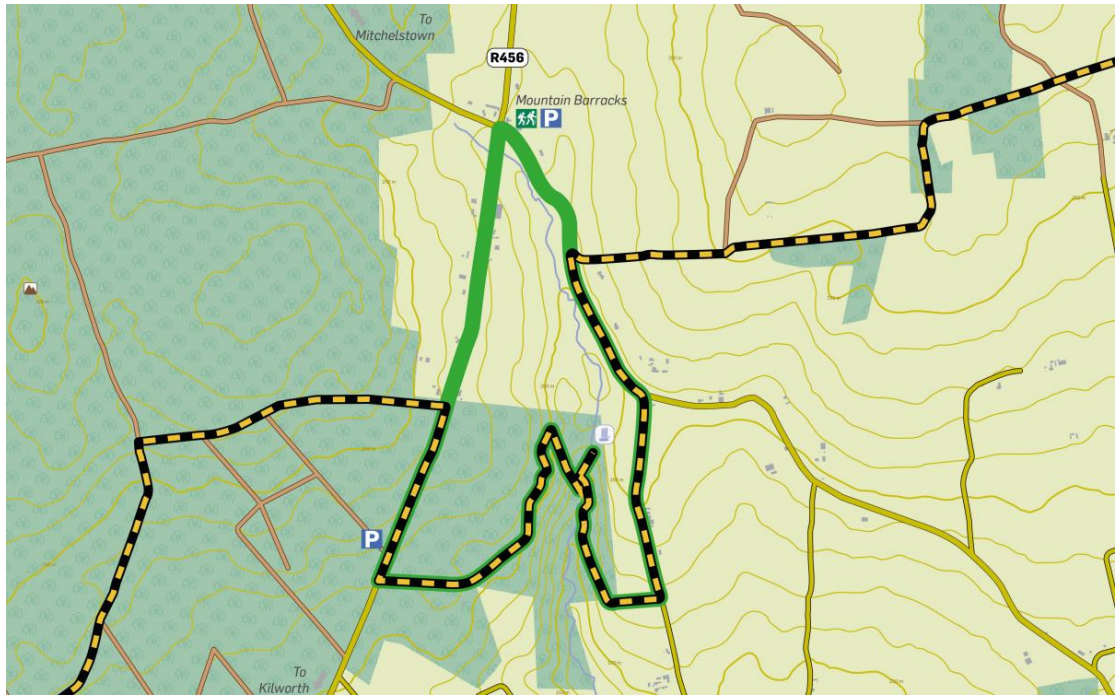


Fig 2: Trail at Ballard

Fig 2 above shows the Ballard Waterfall Trail is located at Mountain Barrack, which is a moderate 5.4km looped walk and takes about 1 hour 30mins.



Fig 3 – Ballard Waterfall

3.0 SITE LAYOUT< SURROUNDING LAND USE & SITE TOPOGRAPHY

The exiting site use is forestry. The proposed car park area, adjacent to the public road consists of dense vegetation and sapling trees in the ownership of Coillte. The surrounding area is forestry, under the ownership and control of Coillte.

A Level survey is included in the drawing pack, which shows that the site is reasonably level with a slight fall from north to the south.



Fig 4 – Proposed Car Park is proposed to be located on RHS (at the other side of the boundary ditch)

4.0 PROPOSED WORK

There is minimal parking available at the entrance and parking at this area is not appropriate. Additionally numerous vehicles are parked along the L-1419 which is again not appropriate.

Cork County Council in partnership with Coillte and Avondhu Blackwater Partnership propose to develop an off road car park to cater for recreational users of the Ballard Forest, the entrance is via an existing forest road exit/entrance and the car park is to cater for 18 car spaces on a site area of 1,027.40m² (0.10Ha).

Site works will include:

- The development of hardcore public car park.

- The existing ground shall be levelled and topsoil used to create new perimeter boundary. The permeable surface treatment and base of the car park shall be 150mm CL804 material on 100mm of 50mm stone. Drainage will naturally percolate via the new surface water.
- The creation of a vehicular entrance/exit on to the exiting forestry road
- New hardcore footpath link to Forest Recreation Area.
- Erection of 1.2m high timber post and 3 rail fencing about the perimeter of the proposed car park
- Landscaping of site boundaries with native hedging and trees
- Drainage works within the car park, including a French drain and soak pit
- Erection of a height barrier
- Erection of signage & map board

Proposed Access

Access to the proposed new car park shall be via the existing forestry access off the L-1419-61. It is proposed that a access to the car park shall be approximately 50m in along the forestry road from the road access. The existing forestry barrier shall be moved further in along the forestry road as indicated in the site layout.

The existing access has good slight lines on either side.

A pedestrian path is proposed to be constructed from the car park to the existing forestry road as indicated.



Fig 5 – Existing Access in centre with slightlines



Fig 6 – Existing access and Forestry Road

5.0 FLOODING

No flood events have been recorded at the proposed site and its immediate environs.

6.0 HERITAGE

Following consultation with the Archaeological and Conservation Office of Cork County Council it was confirmed that no architectural heritage issues arising with the proposed site.



Fig 7 – Map of site and surrounding area with no archaeological sites (Ref Heritage Data maps)

7.0 Public Water & Bored wells

Public Watermain

There is public water supply is located in Mountain Barrack approximately 1.5km from the proposed site. This is small PWS typically less than 5m³ supply per day and supplies to a number of houses at Mountain Barrack cross roads.

Bored wells

There are no bored well located within 300m radius of the proposed cark

8.0 ESB POWER LINES

There are no ESB powerlines at the proposed location.

9.0 ENVIRONMENTAL RESTRICTIONS

None Envisaged.

10.0 IMPACT OF THE SCHEME

The development of a carpark will allow for off road parking in a safe area adjacent to the trail start point. The 18 space car park will cater for 18 vehicles and will:

- Avoid parking at the entrance
- Avoid car parking along the public road
- Allow for safe off road parking
- Allow for safe access via a pathway from the car park to the begin of the trail
- Allow for disability access
- Improve access for other users to the site

11.0 DRAWINGS

It should be noted that the layouts shown on the drawings are indicative only and are subject to revision. This is due to the procurement method.

Drawing No.	Description
KM-022-018-001	Site Location Map
KM-022-018-002	Existing Site Survey
KM-022-018-003	Site Layout Map