

# Comhairle Contae Chorcaí Cork County Council

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<b>Part 8</b>	<b>Planning Report</b>
<b>Address</b>	Town-Plots, Kinsale, Co. Cork
<b>Proposal</b>	<ul style="list-style-type: none"> <li>• The installation of two number unisex public toilets and one number disabled access public toilet and storeroom within existing building footprint at Town-Plots.</li> <li>• Conservation works to existing stone walls.</li> <li>• Roofing works to extent of existing building and any ancillary works necessary for the provision of public toilets.</li> </ul>

The subject site is situated within the grounds of the existing Town-Plots public car park in Kinsale, close to the western boundary of the site. The site comprises of a stone wall located between the adjacent Commercial Hall and the existing bus shelter and seating area. The site and immediate surrounds are located within the zoned town centre of Kinsale (KS-T-01) and within a designated Architectural Conservation Area. The site is also in an area susceptible to flooding (Flood Zone A).

Cork County Council is proposing to install 2 no. unisex public toilets and one number disabled access public toilet and storeroom within the existing building footprint at Town-Plots, Kinsale. The proposal would involve the roofing of the existing building footprint in addition to repair works to the existing wall.

A Condition report of the wall, completed by David Kelly Partnership Chartered Engineers, accompanies the proposal. The report notes that the wall relates to a surviving north-west external wall of a now demolished warehouse building which was bounded by Long Quay to the north-east and by Short Quay to the south-west and had, until recently, supported a roof covering. The Commercial Hall, which is included in the National Inventory of Architectural Heritage, has been extended to incorporate the south-west end of the wall. As part of the proposal, it is proposed to repair and repaint the wall.

**A Habitats Directive Appropriate Assessment Screening Determination has screened out the requirement for Appropriate Assessment.**

Under the requirements of the 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities', the proposed development can be considered to be water compatible development and is, therefore, not required to be subject to a Flood Risk Assessment.

In regard to policy objectives, relevant provisions contained within the Cork County Development Plan, 2022 include:

## **Policy Objective PL 3-1: Building Design, Movement and Quality of the Public Realm**

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*PL 3-1: Building Design, Movement and Quality of the Public Realm* seeks to ensure that the aged community and the needs of all ages are facilitated, e.g., through the provision of seating areas and public toilet facilities.



**Policy Objective HE 16-18: Architectural Conservation Areas**

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*HE 16-18: Architectural Conservation Areas* seeks to conserve and enhance the special character of the Architectural Conservation Areas included in the Plan.

**Policy Objective WM 11-15: Flood Risk Assessments**

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*WM 11-15: Flood Risk Assessments* requires flood risk assessments to be undertaken for all new developments within the County in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) and the requirements of DECLG Circular P12/2014 and the EU Floods Directive.

Having reviewed the supporting documentation and the policies and objectives of the Cork County Development Plan 2022, there is no objection in principle to the proposed development. This is a centrally located and suitable town centre site and the proposal would provide essential social and community facilities which would serve to enhance the service and tourism function of Kinsale.

As such, the proposed development would be compatible with the Cork County Development Plan, 2022 and would be in accordance with the proper planning and sustainable development of the area.

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