



<b>Part 8</b>	<b>Planning Report</b>
<b>Address</b>	Bantry Town
<b>Proposal</b>	<p>Upgrade the existing Mill River culvert within Bantry town and remove the existing foul connections to the culvert and change these to discharge into an independent foul network.</p> <p>The proposed development comprises of the following:</p> <ul style="list-style-type: none"> <li>• Reconstruction of a new Mill River Culvert along Bridge Street and New Street and Wolfe Tone Square and connection to the existing Mill River Culvert at chainage 80m. This includes: <ul style="list-style-type: none"> <li>○ A new Mill River Culvert of internal dimensions 5.2m wide, 1.5m high which will be constructed from tie in at Wolfe Tone Square, at Chainage 80m, to the Scart and Mill culvert overflow connection from William Street, at Chainage 242m.</li> <li>○ A new Mill River Culvert of internal dimensions 3.6m wide, 1.5m high which will be constructed from William St. junction at Chainage 242m to the Mill on Bridge Street at Chainage 452m.</li> </ul> </li> <li>• Connect to existing drainage/services at William Street and Main Street.</li> <li>• Repair/upgrade works to the Mill River Culvert from Chainage 0 to 80m.</li> <li>• Road and footpath reinstatement works.</li> <li>• Removal and reinstatement of central section of Wolf Tone Square architectural feature to facilitate the tie in of the New Mill River culvert.</li> <li>• A short extension (approximately 4m) of the Alley River culvert to tie into the line of the new Mill River Culvert.</li> <li>• Construction of new services and utilities including foul water drainage. Surface water drainage, watermain infrastructure, electricity and communications will be required at Wolfe Tone Square, New Street and Bridge Street.</li> <li>• Modifications to existing services including foul, surface water and services to facilitate the proposed scheme</li> <li>• Construction of 2 No. surface water pumping sumps in Wolfe Tone Square.</li> </ul>

Mill River Culvert is located in the town centre of Bantry and extends down Bridge Street, New Street and into Wolfe Tone Square. The area is zoned Objective 'BT-T-01 Town Centre/Neighbourhood Centres' as set out in the Cork County Development Plan, 2022. The site is largely located within the designated 'Public and Commercial Centre Architectural Conservation Area' and extend into 'Chapel Architectural Conservation Area' at Bridge Street. There are a number of Protected Structures and structures included on the National Inventory of Architectural Heritage along the route of the proposed works. There are no known archaeological sites within the site of the proposed development. The site is located within Flood Zone A, as detailed in the Cork County Development Plan, 2022.

Cork County Council is proposing to upgrade the existing Mill River culvert within Bantry town, to remove the existing foul connections to the culvert and to change these to discharge into an independent foul network. The

proposed works include reconstruction of a new Mill River Culvert along Bridge Street, New Street and Wolfe Tone Square and a connection to the existing Mill River Culvert at chainage 80m. This includes a new Mill River Culvert which will be constructed from a tie in at Wolfe Tone Square, at Chainage 80m, to the Scart and Mill culvert overflow connection from William Street, at Chainage 242m. A new Mill River Culvert will be constructed from William Street junction at Chainage 242m to the Mill on Bridge Street at Chainage 452m. The proposed works also include connection to existing drainage/services at William Street and Main Street, repair/upgrade works to the Mill River Culvert from Chainage 0 to 80m, road and footpath reinstatement works, the removal and reinstatement of the central section of Wolf Tone Square architectural feature to facilitate the tie in of the New Mill River culvert and a short extension (approximately 4m) of the Alley River culvert to tie into the line of the new Mill River Culvert. Construction of new services and utilities, including foul water drainage, surface water drainage, watermain infrastructure, electricity and communications are also proposed at Wolfe Tone Square, New Street and Bridge Street with modifications to existing services including foul, surface water and services also proposed to facilitate the planned scheme. Two surface water pumping sumps would also be constructed in Wolfe Tone Square.

A Habitats Directive Appropriate Assessment Screening Determination has been prepared for the proposed development and has screened out the requirement for a Stage 2 Appropriate Assessment. The proposal has been screened for Environmental Impact Assessment and it has been determined that there is no real likelihood of significant effects on the environment arising from the proposed development and an environmental impact assessment report is, therefore, not required. Further documentation accompanying the proposal include an Ecological Impact Assessment Report, an Architectural Heritage Impact Assessment, an Archaeological Impact Assessment, a Resource Waste Management Plan and a Construction Environmental Management Plan.

In regard to policy objectives, the importance of upgrading Mill River Culvert is recognised in the Cork County Development Plan, 2022 West Cork (Volume 5). Sections 2.7.58 and 2.7.59 note existing surface water capacity issues with the Mill River as well as the poor structural condition and flow capacity of culverts in the town with existing surface water culverts in the town centre identified for upgrading. Relevant provisions contained within the Cork County Development Plan, 2022 West Cork (Volume 5) include:

**Specific Development Objective for Bantry – West Cork, Volume 5**

<b>Utilities and Infrastructure</b>
<b>BT U-07</b> Seek the Upgrading of Existing Surface Water Culverts along the existing Mill River to deal with present surface water capacity issues.

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. The proposal to upgrade the Mill River Culvert is supporting by national and regional planning policies in addition to development plan policies to address surface water capacity issues and future flood risk. The accompanying Architectural Heritage Impact Assessment report outlines mitigation measures to protect the character of the two designated Architectural Conservation Areas located within the site boundary during the construction phase while the Archaeological Impact Assessment notes that there are no known archaeological sites within the site area of the proposal.

The works proposed are essential upgrade and reconstruction to the Mill River Culvert and associated services and as such, 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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