



Comhairle Contae Chorcaí

Cork County Council

26/04/24

RE: Part 8 Planning Report for public carpark, Doneraile

To whom it concerns,

The proposed development is the redevelopment of a 0.2acre site (former butchers abattoir) at the southern end of the village of Doneraile, Co. Cork to a car park with 25no. spaces. The site is to the east and north of the junction of Main Street (R581) and New Street. It is a linear site, width of c16metres, a depth of 60metres. The main street is a mixed use commercial and residential district, a typically laid out linear rural town.

The works include

- Demolition of existing abattoir and other existing ancillary buildings located on site.
- Development of a new hardscaped public car park including 23 standard spaces and 2 disabled spaces
- Installation of a new soakaway at the rear of the site to deal with any surface water run-off
- Demolition of the front entrance wall including the existing mural
- Erection of a new 1m high entrance wall and new entrance gates
- The modification of the existing vehicular entrance/exit including sight lines at entrance/exit.
- Lowering of the existing public footpath to facilitate the modified vehicular entrance/exit.
- Provision of new bollards on the existing public footpath
- Associated groundworks including drainage, stormwater connections, watermain connections and electrical ducting.
- Provision of Public Lighting
- Provision for recycling bins to be located in the new car park

County Development Plan Vol. 3 North Cork

1.12.1 The Vision for Doneraile over the lifetime of the plan is to actively promote the residential , business and tourism related development of the village, strengthen the range of services and employment opportunities available while ensuring any new development is in keeping with the scale and character of the village.

1.12.3 As a key village Doneraile has a role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that the village has the necessary infrastructure to continue to facilitate development and to grow and expand its services and facilities.

1.12.15 The village occupies a large dispersed footprint. The village core is located to the south of the river and has an attractive streetscape with a wide range of Georgian buildings and traditional shopfronts.

1.12.8 The population recorded for Doneraile in census 2016 was 780, an increase from 526 in 2011.

1.12.15 Doneraile has a strong retail /service base which allows the village to operate as a local service centre for its immediate hinterland.

1.12.17 Employment is restricted to the service and commercial sectors within the settlement

1.12. 18 Doneraile Court and Demesne has become a key for tourism development and amenity in North Cork after being restored. This plan can help support the viability of the house and demesne as a tourist attraction by positively encouraging and facilitating the growth of the village and ensuring the future development respects the history and character of the village.

1.12.19 The business/ employment base of the village will need to expand in tandem with residential growth and to support the development of the tourism potential of the village. There is considerable scope for such development within vacant/ underused properties within the village centre and there is scope for such development and refurbishment particularly within the Main Street. Lands for the development of light industrial / business uses are available to the north of the village.

1.12.26 Two Architectural Conservation Areas have ben designated in Doneraile in this plan, namely Doneraile Court and Convent View Conservation areas and it is an objective of this plan to conserve and enhance the special character of these two areas.



Fig. 1 Doneraile ACA (Blue hatch) and RPSs (Red dot)

The site is within the Doneraile Court Architectural Conservation Area, and RPS no. 1414 Gates Walls and Railings (an entrance to Doneraile Court) is to the north of site. Doneraile Court and Forest Park dominates the area, abuts the site to the rear.

The site could be considered underutilised and accommodate res or commercial development, but given it location at the southern end of the main street, adjacent to site entrance of a significant tourist attraction, the redevelopment as a carpark it is considered acceptable in principle. It could facilitate future public realm improvements and removal of spaces within the village core to the north.

It is zoned Green Infrastructure with mapped objective GC-01 to 'Protect the open space and amenity value of these lands. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. (165.56ha)'

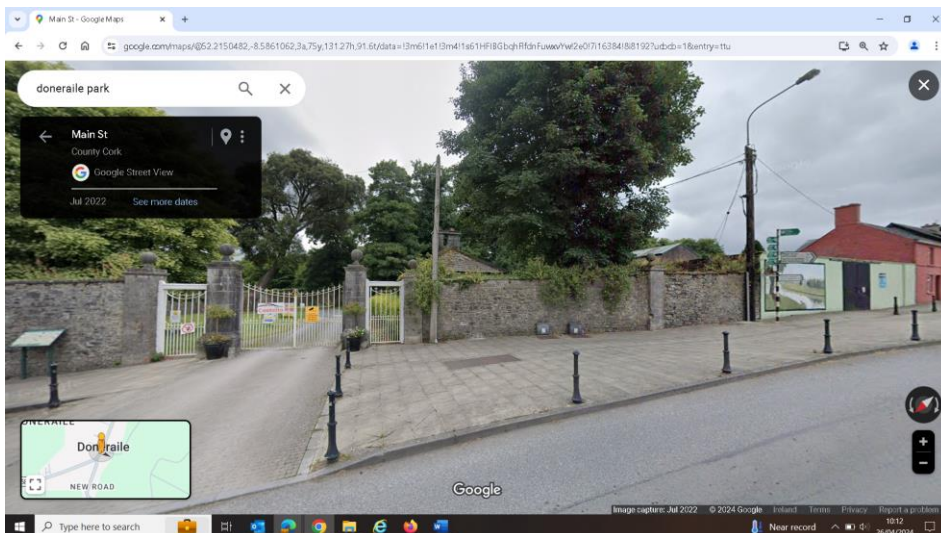


Fig 2. Google Street view of Protected Entrance, subject is to the right of same (Wall with mural)

It is considered that the proposed development is well located at the edge of the village core, but is at a sensitive location within the ACA and adjacent to RPS (Doneraile Court Gated Entrance).

Furthermore, the proximity to the junction of MainStreet and New Street necessitates an assessment by a Roads Engineer and/or the Traffic & Transport Engineers to ensure safe entry and egress arrangements and safe crossing of pedestrians/ cyclists and careful /sensitive treatment of surface and controls/street furniture given it location within an ACA.

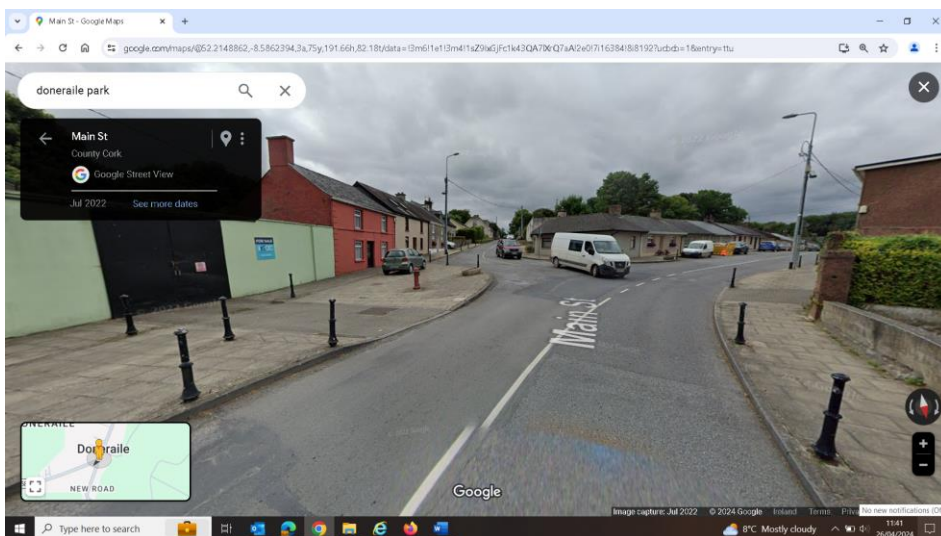


Fig 3. Junction of MainStreet and New Street (Google Streetview, July 2022)

The proposal aligns with the Core Strategy of the County Development Plan, specifically,

Objective CS2-5 North Cork Strategic Planning Area

e) Recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy through the protection of the area's natural and built heritage, and by encouraging appropriate new forms of employment development

The proposal generally aligns with the County Development Plan, specifically, the Vision statement "to protect and enhance the unique identity and character of County Cork's towns and villages and

improve quality of life and well being through the delivery of placemaking underpinned by good urban design, with the creation of attractive public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate positive social interaction and supports the needs of the community.”

The proposal generally accords with CDP Objective TO10-1 Promotion of Sustainable Tourism in County Cork;

Archaeology

The County Archaeologist has reported as follows:

The site is not located within any Zones of archaeological Potential (thereafter ZAP) or Zones of Notification (thereafter ZoN) for any Recorded Monuments. There is a building marked on the 25 inch OS Historic Map at the western side of the site and fronting on to the Main Street. The foundations of the building may be uncovered during groundworks and ideally should be recorded. I recommend that an archaeologist monitor the groundworks at the construction stage to record any features uncovered (including post-medieval features).

The applicant shall engage the services of a suitably qualified archaeologist to monitor under licence from the National Monuments Service of the Department of Housing, Local Government and Heritage all ground works associated with the development. No ground works/ construction works /soil stripping are to take place in the absence of the archaeologist. The ground works /removal of topsoil shall be carried out under the direction of the appointed archaeologist. The archaeologist shall make an appropriate record (photographs, sketch section & plans, written description) of all cultural heritage material identified during the monitoring including wall foundations, features and artefacts (including any post-medieval buildings). In the event that sub-surface archaeological material is found during the course of monitoring, the archaeologist shall have work on the site immediately stopped and notify the Local Authority Archaeologist and National Monuments Service (DHLGH). All archaeological features/deposits shall be hand-cleaned and clearly visible and no further soil removal shall take place pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Local Authority Archaeologist and the National Monuments Service with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and allow enough time to facilitate implementation of the agreed mitigation measures. The applicant shall facilitate the archaeologist in recording any material found. The Planning Authority and the National Monuments Service shall be furnished with a report describing the results of the monitoring.

It should also be noted that the archaeologist being appointed to the project should be provided with adequate time to apply for the necessary archaeological licence in advance of the commencement of development. The statutory waiting period for the processing of archaeological licenses is currently a minimum of 3 weeks. This should be factored into the programme of works. Furthermore, measures for the protection of the high stone walls at the north and east end of the site (relating to the demesne) should be factored into the construction programme. The conservation officer may wish to comment on same as it relates to a Protected Structure and is within Doneraile Court ACA.

Built Heritage

Conservation Officer has reported as follows:

I would recommend a brief architectural heritage impact assessment be included in the process. As you are aware the site is within the ACA of Doneraile and relates to curtilage of a Protected Structure so we do need to be cognisant of potential impacts. I note that the application may require

movement of a cast iron water pump which is on the footpath outside (movement of this is acceptable as it is not in its original location however if movement is necessary it should be retained in vicinity in a safe location as it forms part of character of the ACA).

- As the application includes new gates and entrance within an ACA I would need to review the detailed proposals.
- The demolition of the abattoir building is not a concern -it's a modern 1960s building, but a photo record should form part of the Impact assessment.
- As you note the stone site boundary walls to north and east are curtilage of Doneraile Court. While the details so far indicate no impacts are likely I would stress that the proposal should include an assessment of the walls and proposals for repairs if needed (they may need repointing)- objective HE 16-14 requires repair of RPS in first instance where planning is permitted within or in curtilage of same. Doneraile Court is owned by the OPW and also note that Doneraile Court is protected as an archaeological site- RMP CO 017-087---,if there are any proposed interventions in the walls to north or east I suggest you contact Annette Quinn County Archaeologist for comment on same – ministerial notifications or consents may be needed.
- The gatelodge to the north of the north wall is protected as part of gates walls and railings RPS 1414- its Doneraile gate lodge. The plans appear to suggest no impacts on same but await further drawings and impact assessments.

I also note that the site boundary wall to the road includes a mural which I believe is of sentimental important locally- I have no issues with its removal from conservation standpoint as it is not historic, but it is something you may want to discuss with local groups as you make plans.

Conclusion.

It is considered that the proposed development generally accords with the County Development Plan 2022. However, road frontage boundary detail including proposed gate design should be progressed and submitted for assessment by Conservation Officer.

This report has not assessed any boundary treatment or pavement/ carriageway works as none have been put forward as part of the proposal, except the intention of a 1.0m high boundary and alterations to the pavement. Works to the boundary, pavement and road carriageway, including street furniture/ alterations/ additions should be developed for assessment by Roads Engineers T& T Engineers and Conservation Officer.

Comments of the Conservation Officer should be adhered to record and protect built heritage.
Comments of the County Archaeologist should be adhered to protect any archaeology.
Works should be monitored by Conservation and Archaeology experts.

Appropriate Assessment screening should be carried out.



Thomas Watt
Senior Planner



Comhairle Contae Chorcaí

Cork County Council

RE: Environmental Impact Assessment- Preliminary Examination

26/04/24

To whom it concerns.

I have examined the Part 8 proposal to develop a 25no. space carpark, located within an Architectural Conservation Area, Main Street Doneraile, Co. Cork.

The proposed development does not fall within a class set out in Annex I of the EIA Directive or Schedule 5, Part 1 of the Planning & Development Regulations 2001, (as amended); and is sub threshold of Annex II or Schedule 5, Part 2 (in particular Class 10 (b)(ii) & (iv)) Infrastructure projects) of the Planning & Development Regulations 2001, (as amended), and as such the proposed development is not subject to the EIA directive, and no screening is required.

The need for environmental impact assessment can be excluded. The proposal is not subject to the EIA Directive.

Thomas Watt
Senior Planner