

CORK CITY DEVELOPMENT PLAN 2009 - 2015

PROPOSED VARIATION (NO. 2)

Proposed Carri grohane Road Park & Ride Facility

Under Section 13 of the
Planning and Development Acts 2000-2006

16th June 2010



Cork City Council
Comhairle Cathrach Chorcaí

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INTRODUCTION

Cork City Council intends to make a variation to the Cork City Development Plan 2009 – 2015 under Section 13 of the Planning and Development Acts 2000 - 2006. The proposed variation, Variation No. 2, relates to a material change in the Cork City Development Plan 2009 - 2015. The proposed variation is:

- (i) The change in zoning of an area of land (1.52 ha) zoned as "*Sports Grounds*", to "*Public Infrastructure and Utilities*" to facilitate the development of a Park & Ride Facility on the Carrigrohane Road on western side of the city.

BACKGROUND

The Council's intention to expand the number and locations of Park and Ride facilities throughout the city is well documented and considered to form an integral component in sustainable transport and travel plans for the city and wider county area. As is evidenced by the success of the Black Ash Park & Ride on the South City Link Road such facilities reduce the number of cars entering the city, ease congestion, and provide an alternative to city centre car-parking, thus making the city centre a more attractive place to live, work or visit.

The Carrigrohane Road has been identified strategically in both the Cork Area Strategic Plan (Update 2008) and Cork City Development Plan 2009 – 2015 as the most suitable location on the west side of the city for the provision of such a facility. Following a determination by the Roads and Transportation Directorate the chosen site is considered the most suitable site available along the Carrigrohane Road to cater for the development of this 380 space Park and Ride facility.

A Strategic Environmental Assessment (SEA) screening and Flood Risk Assessment (FRA) has been undertaken in conjunction with the variation. In the case of the former the SEA screening has been referred to relevant statutory consultee (i.e. Environmental Protection Agency) for comment following which a final adjudication will be made on whether a full SEA is undertaken. The Flood Risk Assessment was prepared by the Drainage division of the Environment Directorate following which a determination was made that while the general area has a high probability of flooding the proposed site does not flood (due to its elevation above the flood plain) and so the land use (a park and ride facility) can be accommodated within the area as it is a use with low risk (to property and people) associated with it. The report concluded that flooding impacts while not possible to prevent in the general area can be mitigated for the site provided access and egress is properly managed. Such mitigation measures (flood warning, appropriate on site storm water disposal etc.) will be considered in detail at the planning application stage (under the Part VIII process), should the variation be adopted by Council, and factored in the proper design and operation of the facility.

The proposed Park and Ride, if permitted, will result in the loss of the two sporting pitches on site. In order to offset the loss of these important recreational facilities the Council have purchased additional lands (approx. 7ha) immediately west of Inchigaggin Lane (approx. 1.5km west of the site) where 4 sporting pitches and one training pitch are to be provided for the community and sporting clubs in the area. This larger sports complex will be managed and provided with high quality facilities to cater for the needs of the pitches users.

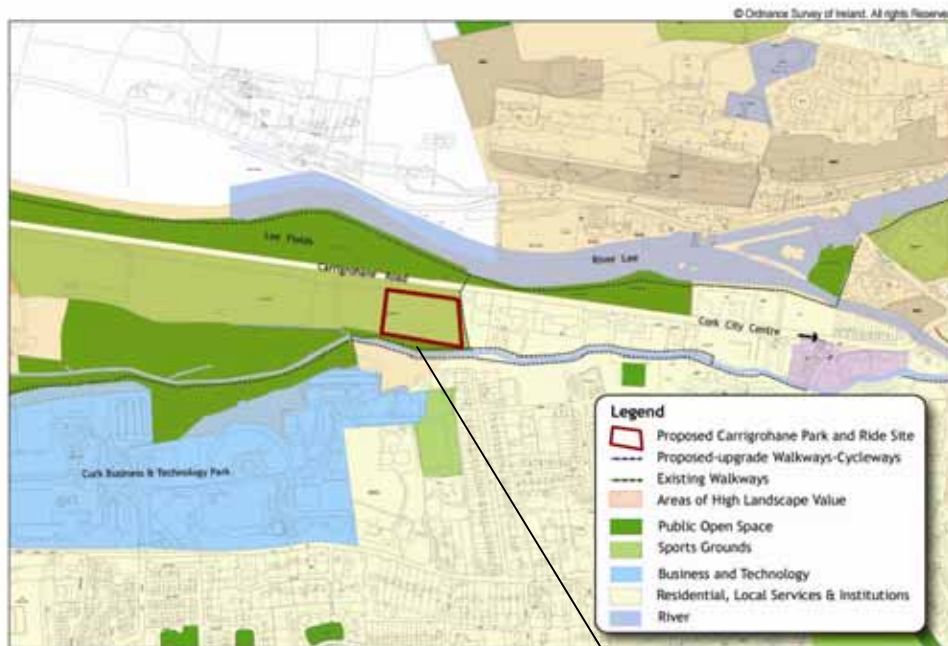
Amendment

The proposed variation to the Cork City Development Plan 2009 - 2015 is outlined below and should be read in conjunction with the attached land use zoning map which outlines the location and extent of the proposed site:

MATERIAL AMENDMENT: CARRIGROHANE AREA: MAP 11 – NORTH WESTERN SUBURBS OBJECTIVES

Amend Map 11: North Central Suburbs Objectives by:

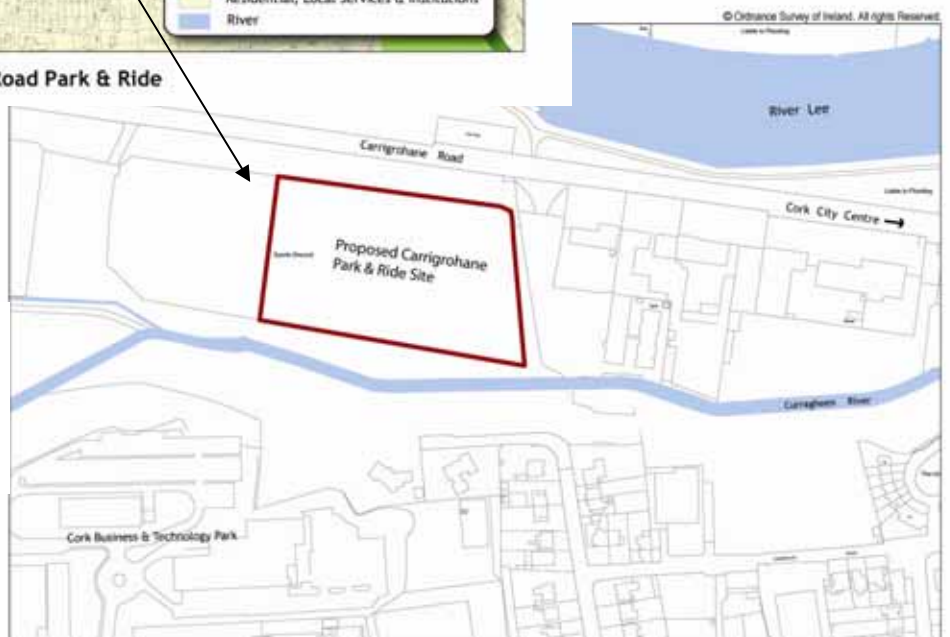
To vary the land-use zoning at Carrigrohane Road, from 'Sports Grounds' to "Public Infrastructure and Utilities" on Map 11 'North Western Suburbs Objectives" in the Cork City Development Plan 2009 - 2015.



City
Development
Plan 2009 – 2015
Zoning

Proposed Variation No. 2 - Carrigrohane Road Park & Ride

Site Location
Map



Proposed Variation No. 2 - Carrigrohane Road Park & Ride

Planning Policy Section

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