

Proposed Variation No. 10 Tinker's Cross to the City Development Plan 2009-2015

Strategic Environmental Assessment (SEA) Screening Report

22nd March 2012



Cork City Council
Comhairle Cathrach Chorcaí

Proposed Variation No. 10 Tinker's Cross to the City Development Plan 2009-2015 Strategic Environmental Assessment (SEA) Screening Report

Introduction

The purpose of carrying out this screening statement is to consider whether the Proposed Variation No. 10 (Tinker's Cross) of the City Development Plan requires a Strategic Environment Assessment under the Planning and Development (Strategic Environmental Assessment) Regulations, 2004.

Section 13(K)(1) of the Regulations states that "*where a Planning Authority proposes to make a variation of a development plan under section 13 of the Act it shall, before giving notice under section 13(2) of the Act, consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A*".

The Proposed Variation consists of material amendments to Map 11 - North Western Suburbs Objectives, Volume 2:

(a) the insertion of a specific mapped objective for 'Road Improvements', connecting the North Ring Road (R365) at the junction of the 'Lagan Grove' housing estate to the Old Youghal Road (R316) east of the 'Amber' Petrol Filling Station; and

(b) the rezoning of 2.9 hectares of 'Sports Grounds' zoned land to 'Public Open Space'.

Background

The Roads & Transportation Directorate (Road Design & Construction) of Cork City Council has prepared a junction improvement scheme at Tinker's Cross, Mayfield, Cork City. The Roads & Transportation Directorate has requested that the Proposed Variation be prepared for consideration by the Council, in order to facilitate the proposed junction improvement works.

Proposed Road Improvements

The proposed road improvement works involves the relocation by 70 metres northwards of the existing signalised junction of the North Ring Road (R635) and the Old Youghal Road (R615), and the realignment of the Old Youghal Road, to form a crossroads junction at the entrance to the 'Lagan Grove' housing estate. Works include bus lanes, cycles lanes and improved footpath facilities.

The proposed road improvement works including bus lanes, cycle lanes and pavements is consistent with the existing objective to upgrade of walkways / cycleways on the North Ring Road running from Silver Springs to Glen Park (as illustrated on Map 7 North Eastern Suburbs Objectives) and the Proposed Cycle Route (illustrated on Map 13 Cycle Infrastructure Objectives) and will result in environmental improvements and encourage modal change to cycling on a proposed cycle route.

Proposed Re-zoning

The proposed realignment of the Old Youghal Road involves traversing an existing green field / playing pitch which is zoned 'Sports Grounds' under the City Development Plan 2009- 2015. The said zoning includes the objective 'to protect, retain and enhance the range and quality of sports facilities and grounds.' There is a presumption against the loss of zoned sports grounds to other forms of development (Policy 11.7).

The subject lands bounded by the Glen River were graded as a playing pitch by City Council in the 1980s. However, the Senior Executive Parks Superintendent reports that the land suffers from poor drainage and despite drainage improvement works, is not capable of facilitating regular matches and has not been in formal sports use for over 20 years. Furthermore, vehicular access is poor and parking is extremely limited, which is a constraint to residents and visiting sports teams. For the reasons outlined above, the said land is considered unsuitable for formalised sports use.

The Senior Executive Parks Superintendent also reports that there is a shortfall for a local park in the area to serve in particular, local residents of new residential estates to the north of the site, and that it is an opportune time to rezone the said lands to tie in with the proposed road improvements as outlined above.

It is considered that the proposed rezoning of 2.9 hectares from 'Sports Grounds' to 'Public Open Space' is consistent with the Council's Landscape Structure Plan, namely, to extend green links along Cork's secondary river tributaries such as the Glen River, to provide the focus for the development of new parks with improved public access.

Figure 1. Map 7 North Eastern Suburbs Objectives, City Development Plan 2009 - 2015

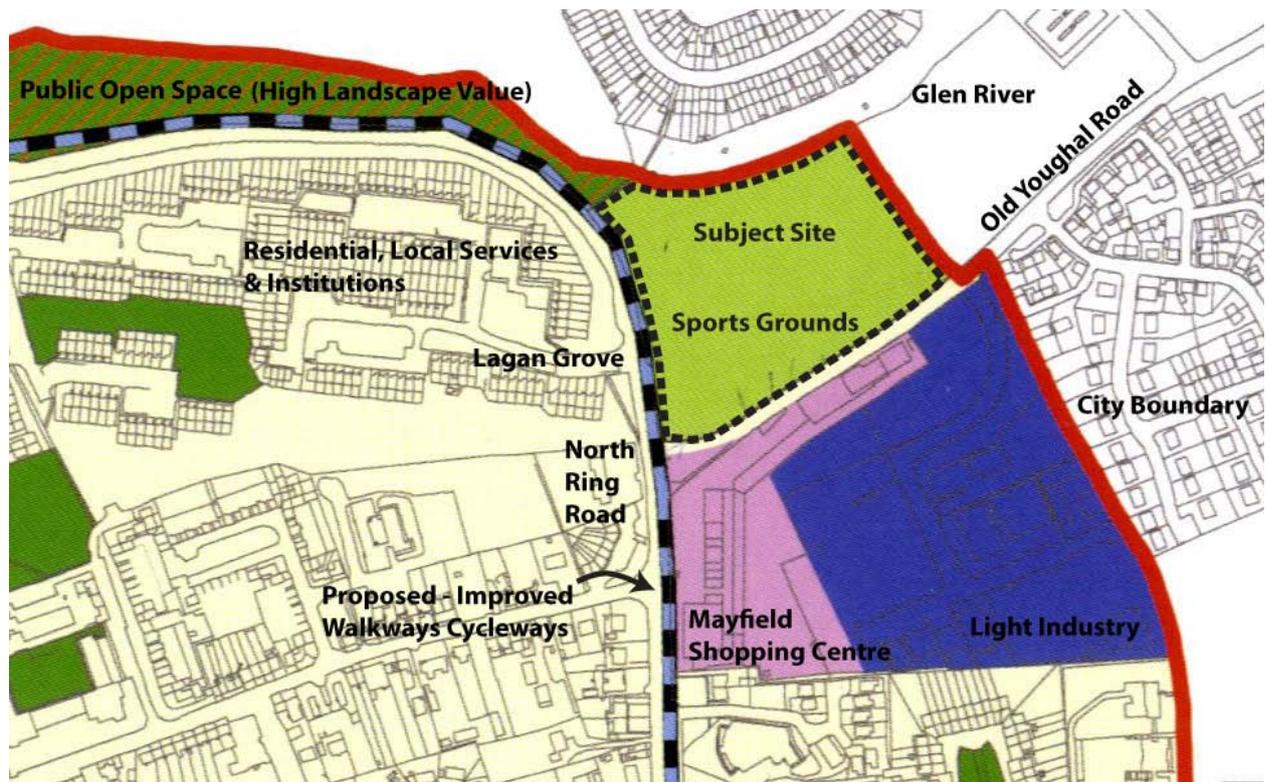
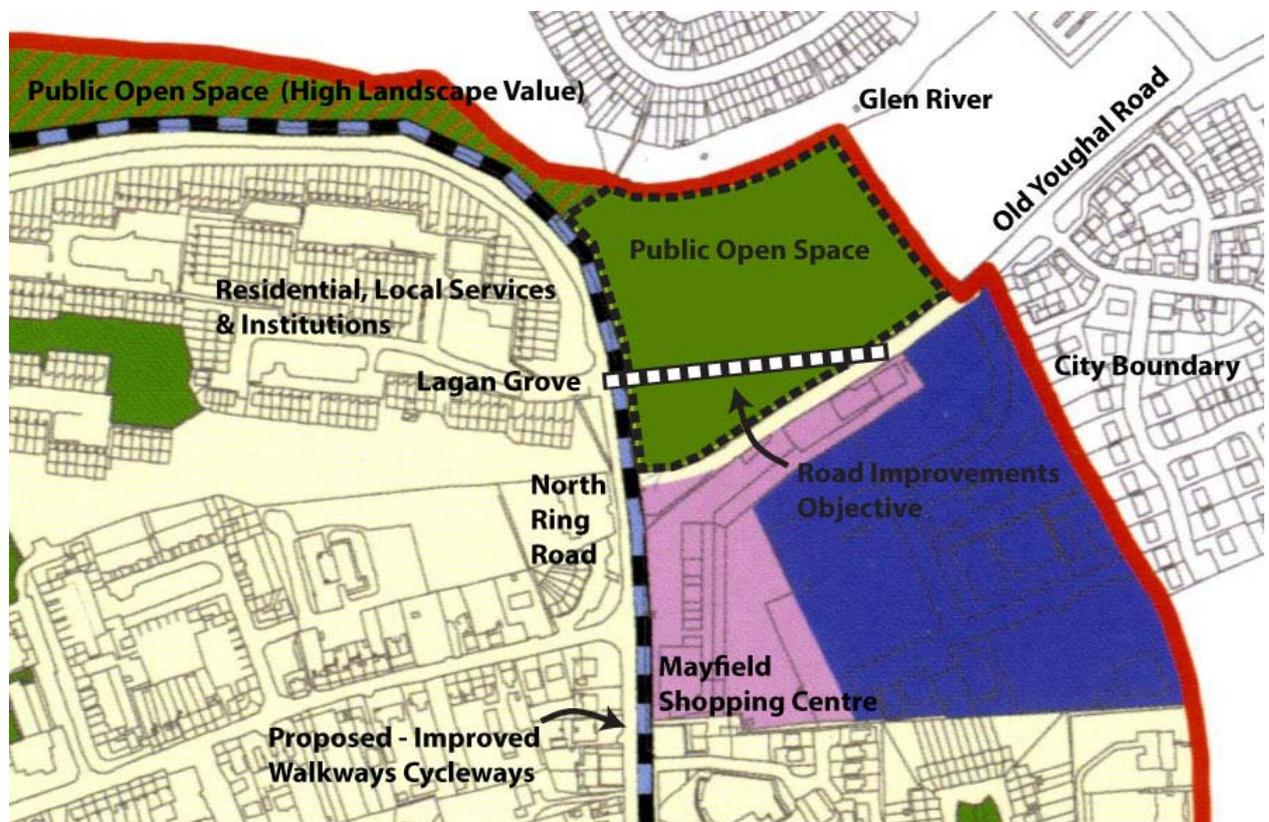


Figure 2 Proposed Amendments to Map 7 North Eastern Suburbs Objectives



Schedule 2A Screening Assessment

The Proposed Variation has been screened under the following criteria set out under Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2001 - 2011.

1. The characteristics of the plan having regard, in particular, to	
(a)	<p>The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,</p> <p>The proposed variation to the Cork City Development Plan 2009 - 2015 sets out the context and framework for projects and other activities. The proposed road junction improvements including cycle-lanes and pavements is consistent with the existing objective to upgrade of walkways / cycleways on the North Ring Road (illustrated on Map 7 North Eastern Suburbs Objectives) and the Proposed Cycle Route (illustrated on Map 13 Cycle Infrastructure Objectives). The proposed rezoning of 2.9 hectares from 'Sports Grounds' to 'Public Open Space' is consistent with the Council's landscape Structure plan, namely to extend green links along Cork's secondary river tributaries to provide the focus for the development of new parks with improved public access.</p>
(b)	<p>The degree to which the plan influences other plans, including those in a hierarchy,</p> <p>The City Development Plan sets out the context and framework for the area. The proposed variation does not influence any other plan in the hierarchy.</p>
(c)	<p>The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development,</p> <p>The proposed variation is being prepared in the context of a range of EU, national, regional and local guidance and plans in particular, CASP, the City Development Plan which have been prepared on the basis of promoting proper planning and sustainable development. The proposed variation (which facilitates road improvement works including new cycle-lanes and pavements) is consistent with the existing objective to upgrade of walkways / cycleways on the North Ring Road (illustrated on Map 7 North Eastern Suburbs Objectives) and the Proposed Cycle Route (illustrated on Map 13 Cycle Infrastructure Objectives) and will result in environmental improvements and encourage modal change to cycling on a proposed cycle route. The proposed rezoning of 2.9 hectares from 'Sports Grounds' to 'Public Open Space' is consistent with the Council's landscape Structure plan, namely to extend green links along Cork's secondary river tributaries to provide the focus for the development of new parks with improved public access.</p>
(d)	<p>Environmental problems relevant to the plan,</p> <p>There are no strategically significant environmental problems identified in relation to the proposed variation. The overall strategy for the city (as per the City Development Plan) has already been considered under the SEA process and the proposed variation does not materially alter this strategy.</p> <p>A brief overview of environmental issues pertaining to the City Development Plan is detailed below.</p> <p>Water Supply The subject lands are downstream of the Lee Road Waterworks Treatment Plant. There is no increase in water demand and no likely significant environmental effects.</p> <p>Foul Drainage There is no increase in foul drainage demand and no likely significant environmental effects.</p> <p>Ground Water Vulnerability Ground water is not a source of drinking water supply in the City. Existing surface water and</p>

	<p>sewerage infrastructure mitigates the potential risk to groundwater. Furthermore, the proposed surface water collection system is designed to collect, treat and recharge collected surface water runoff in order to mimic the existing rate of surface water runoff and therefore not impact on the water quality of the Glen River, in accordance with CIRIA 697, (Sustainable Urban Drainage Systems Manual 2009). There is no likely significant environmental effects.</p> <p>Flooding The River Lee catchment-based flood risk assessment and management study, (LeeCFRAMS) does not classify the subject lands as Flood Zone A or B and as such it is classified as Flood Zone C, having a low probability of flooding. There is no evidence of flooding in the area and as such development is considered appropriate. There is no likely significant environmental effects.</p> <p>Cultural / Built Heritage There are no Recorded Monuments or Protected Structures within the plan area, and as such no likely significant impact on cultural heritage.</p>
(e)	<p>The relevance of the plan for implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection).</p> <p>The proposed variation is considered under the overarching policies of the Cork City Development Plan which includes policies relating to water supply, water quality, foul and surface water drainage, surface water quality, ground water and waste management, in compliance with EU legislation such as the Water Framework Directive and Groundwater Directive. The proposed variation will have no effect on the implementation of the European Union legislation.</p>
<p>2. The characteristics of the effects and of the area likely to be affected having regard, in particular, to</p>	
(a)	<p>The probability, duration, frequency and reversibility of the effects,</p> <p>Any development proposals resulting from the proposed variation must accord with the Cork City Development Plan and its environmental protection policies as well as the availability of adequate infrastructure to service new development. It is considered that the proposed variation will not have significant environmental effects.</p>
(b)	<p>The cumulative nature of effects,</p> <p>The CDP has already been considered under the SEA process and the proposed variation does not materially alter this strategy. The proposed variation accords with the Council's environmental protection policies as well as the availability of adequate infrastructure to service development. It is not anticipated that the proposed variation will experience any unacceptable cumulative environmental effects.</p>
(c)	<p>The trans-boundary nature of the effects,</p> <p>The proposed variation will have no trans-boundary effects.</p>
(d)	<p>The risks to human health of the environment (e.g. due to accidents),</p> <p>The proposed variation seeks to improve environmental quality of the area through road junction improvements, the alleviation of traffic congestion and the provision of safe cycling and walking infrastructure, resulting in improvements to human health and well being. It is considered that there will be no risks to human health or the environment.</p>
(e)	<p>The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected),</p> <p>The proposed road objective is circa 180metres in length, directly overlooked by approximately 10 dwellings. The proposed rezoning of circa 2.9hectares from Sports Grounds to Public Open Space does not constitute an intensification of use. The proposed variation will not result in an</p>

	<p>increased population but is likely to result in more passive recreation activity as opposed to organised /formalised sports activities. The proposed road objective will improve vehicular access to and from the North Ring Road for c.120 dwellings within the Lagan Grove estate and improve vehicular movements within the wider north-eastern sector of the city.</p>
(f)	<p>The value and vulnerability of the area likely to be affected due to:</p> <p>(i) Special natural characteristics or cultural heritage, The subject area is characterised as ‘urban sylvan character’ (wooded / tree lined). The land is ‘graded’ or ‘made ground’ associated with sports pitch use, and to a lesser extent with prior road construction. There are no pits, quarries or landfills within the study area. There is no built heritage or archaeological designations within the plan area, nor any natural heritage or biodiversity protection areas.</p> <p>(ii) Exceeded environmental quality standards or limit values, Environmental policies and objectives contained within the City Development Plan will ensure that the impact of the proposed development on existing habitats, species and the value of the existing landscape are kept to a minimum. The proposed variation will not detrimentally impact on environmental quality standards or limit values.</p> <p>(iii) Intensive land-use. The subject area has no particular environmental value in its current form as a playing pitch due to the poor drainage and its proximity to the Glen River. The proposed road improvement works would result in the loss of circa 0.2 hectares of land, representing a minor intensification of development, but the majority of the 2.9hectare site would be retained for open space / recreational purposes and as such there is not considered to be significant intensification as a whole.</p>
(g)	<p>The effects on areas or landscapes which have a recognised National, European Union or International protection status.</p> <p>The plan area is not subject of any recognised National, European Union or International protection status and is unlikely to have any effect on any such designated areas or landscapes.</p>

Conclusion

It is considered that the likely impact of the proposed variation in terms of the environment and sustainable development is likely to be **neutral** from a strategic perspective. Therefore, it does not appear that there is a need for an SEA in this instance as the proposed variation is unlikely to result in development which would have significant negative effects on the environment.

It is therefore recommended the City Council does not proceed to SEA scoping in this case.

Thomas Watt

Senior Executive Planner

Proposed Variation No. 10 - Tinker's Cross
to the City Development Plan 2009 - 2015

Flood Risk Assessment Report

22nd March 2013



Cork City Council
Comhairle Cathrach Chorcaí

Flood Risk Assessment

Proposed Variation No. 10 Tinker's Cross to the City Development Plan 2009 -2015

The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009.

Flood Risk Assessment

(1) Identify flood zones and classify vulnerability

The LeeCFRAMS does not classify the subject lands as Flood Zone A or B and as such **the subject land is classified as Flood Zone C**, having a low probability of flooding. (Figures 1 & 2 illustrate extent of existing and future flooding). The nearest watercourse is the River Bride, a tributary of the River Lee, which is 115 metres north of the proposed new road junction of the North Rig Road and Old Youghal Road. The subject lands are in excess of 70 metres above sea level and there is no evidence of flooding in the area. The subject area is served by an existing network of surface water and foul sewer feeding into the Cork Main Drainage System at Carrigrenan, Little Island. Development in C zoned is considered appropriate.

(2) Classify the vulnerability of types of development

The proposed variation involves the insertion of a specific objective 'road improvement' and the rezoning of 0.x hectares of 'Sports Grounds' to 'Public Open Space.'

- The proposed 'road improvement' objective is classified as 'local transport infrastructure' which in turn is categorised as 'less vulnerable development.'
- Sports grounds and public open spaces are classified as 'water compatible development.'
- Less vulnerable development and water compatible development within Flood Zone C is considered appropriate.
- **Justification Test is not warranted.**

Conclusion

The subject lands are classified with a low probability of flooding, namely, Flood Zone C (LeeCFRAMS / LeeCFRAMP) and as such development is considered appropriate. It is considered that in accordance with the sequential approach advocated by the Guidelines, that mitigation measures in the form of a surface water management plan be prepared as part of any detailed design proposal.

Figure 1. LeeCFRAMS Blackpool Urban Map 4 Current Extent Fluvial Flooding

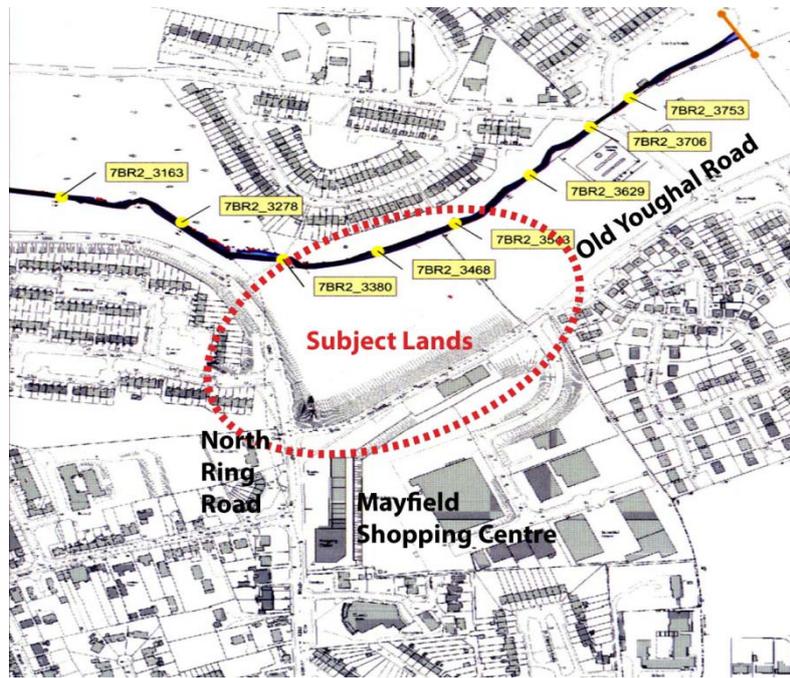


Figure 2. LeeCFRAMS Blackpool Urban Map 4 Future Extent Fluvial Flooding

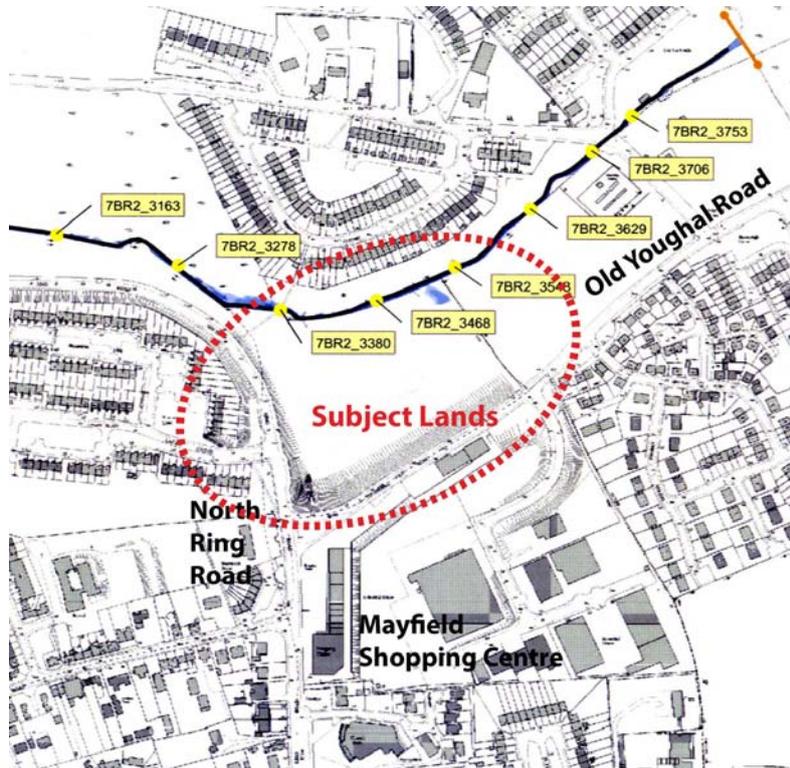


Figure 3. Map 7 - North Western Suburbs Objectives, City Development Plan 2009 - 2015

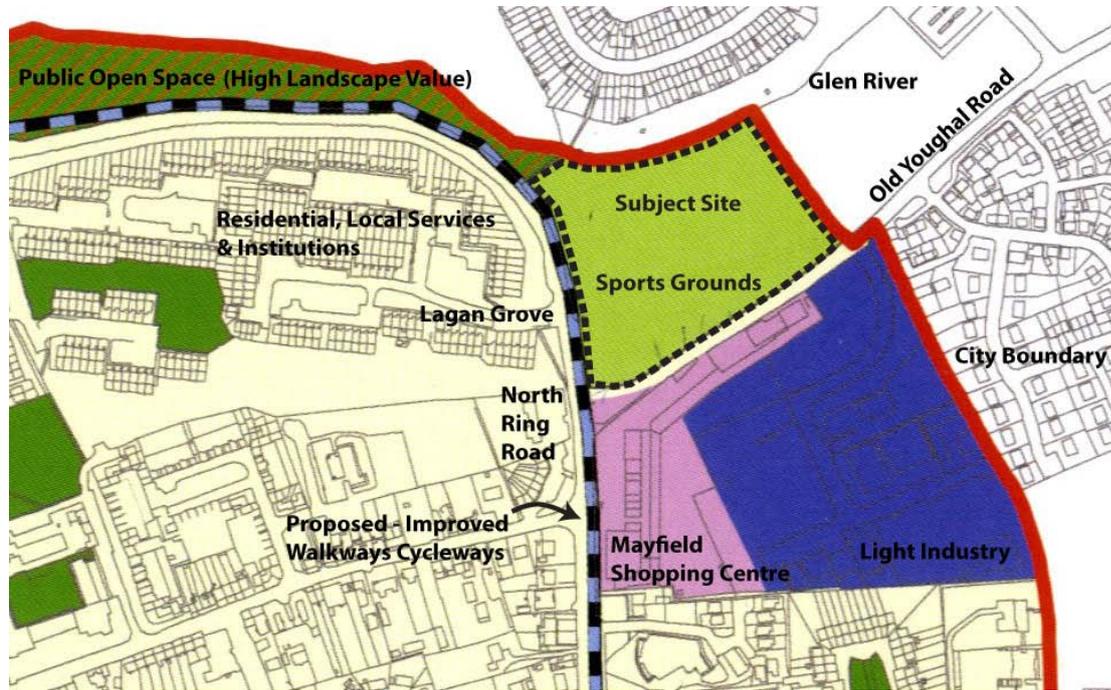
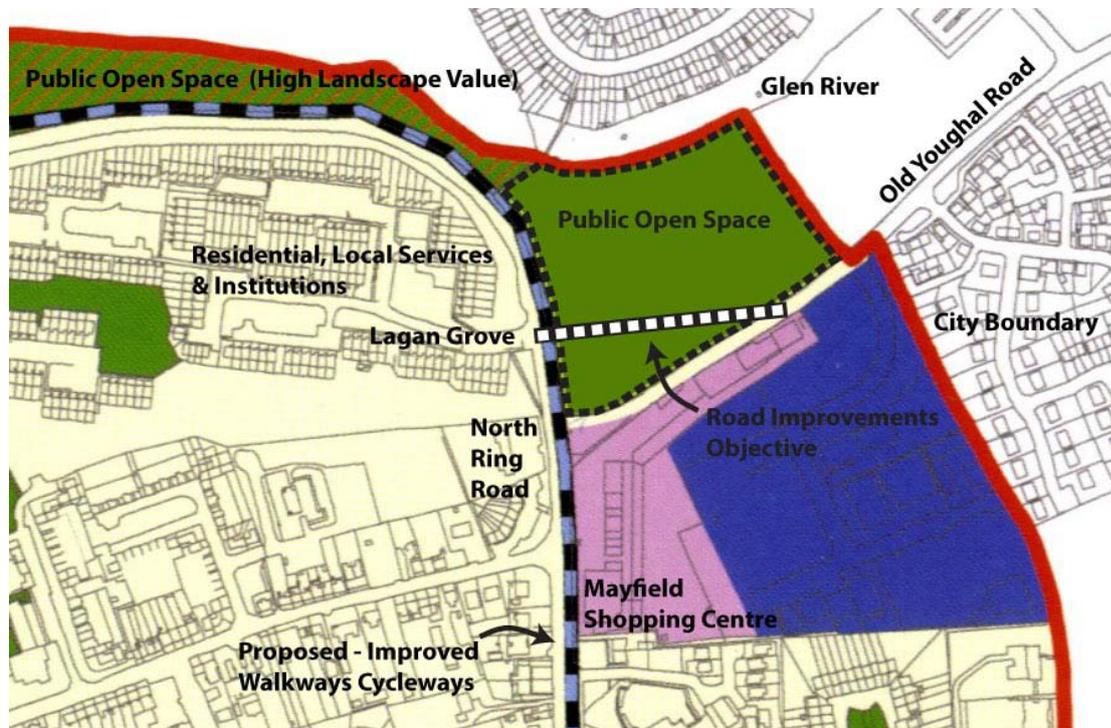


Figure 4. Proposed Variation to the City Development Plan 2009 - 2015



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