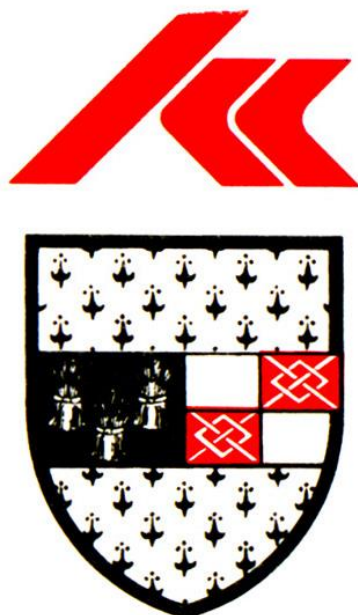


KILKENNY COUNTY COUNCIL  
Comhairle Chontae Chill Chainnigh



Part 8 DISPLAY DOCUMENT  
EXPLANATORY BOOKLET

South East Greenway Car Park at Raheen,  
New Ross  
July 2020

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1.0	Introduction .....	1
2.0	Background and reasons for scheme.....	2
3.0	Design Criteria.....	2
4.0	Funding .....	3
5.0	Public consultation.....	3
7.0	Submissions.....	4

## **1.0 Introduction**

This document has been prepared in compliance with Section 179 of the Planning and Development Act 2000-2016 and Part 8 of the Planning and Development Regulations 2000-2017.

The background and reason for the scheme in relation to proper planning and sustainable development are set out below and the description of the proposed improvement works associated with this scheme are set out in Section 2.

### **Brief description of the proposed works: -**

The project involves the development of a 54 space car park to facilitate public parking and access to the South East Greenway which connects New Ross to Waterford travelling through rural south Kilkenny. The site for the proposed car park is on lands owned by the New Ross Boatyard at Raheen and is immediately adjacent to the line of the old railway and future Greenway so direct access on to Greenway from the proposed car park is possible. Access will be from the R723 (former N25) at Raheen, Glenmore. Permission has been given by the New Ross Boat Yard as owners to apply for planning on their site.

The proposal put forward provides for the following:-

- Construction of a 54 space car park
- Setting up site boundary fencing and warning signs
- Cordon off area of Japanese Knotweed
- Excavate and remove unsuitable material
- Install storm water attenuation tank and petrol interceptor
- Construct reinforced concrete retaining wall on boundary
- Backfill area
- Lay ducting for lighting
- Lay finished surface including kerbs
- Install and connect lighting
- Mark out car spaces
- Remove temporary fencing and signage

## **2.0 Background and reasons for scheme**

Kilkenny County Council in partnership with Wexford County Council and Waterford City and County Council is about to commence the construction of a 24km Greenway between Waterford and New Ross on the disused railway corridor. This scheme will provide a safe walking and cycling environment for local people and will facilitate cycle tourism in the region. This Part 8 planning process refers to a proposal for a 54 space car park to facilitate public parking and access to this Greenway at Raheen, NewRoss.

The aim of the project can be summarised as follows:

- Provide car parking facilities at a strategic, easily accessible location to provide for public access to the Greenway for local people and visitors
- Safe off-road parking to ensure local roads and adjacent premises are not congested with adhoc parking
- Allows an option for local people to complete a shorter loops on the Greenway rather than having to complete the entire 24km length by providing interim access at suitable locations.
- Access to a high quality facility in accordance with the national cycle standards to encourage cycle tourism in the region as per The TII latest Publication on Rural Cycleway Design.
- Facilitates tourism in the area and supports local commercial enterprises by encouraging locals and tourists alike to cycle and visit the area utilising local access points.

### **Project Benefits**

- The proposed works will offer substantial benefits to the local community, local businesses and will increase the potential for tourism in the area.
- The provision of the car parking to access the Greenway will provide a safe facility for people of all ages to walk and cycle safely between Waterford (Ferrybank) and New Ross and shorter loops locally.
- Future connectivity to the Waterford Greenway and Rosslare to Waterford Greenway

## **3.0 Design Criteria**

- The project is designed in accordance with 'Building for Everyone: A Universal Design Approach – Booklet 1 External environment and approach; Building Regulations 2010 Technical Guidance Document M'

And 'Design recommendations for multi-storey and underground car parks (Fourth edition) – IstructE'

#### Appropriate Assessment Screening

An AA Screening report has been prepared to determine the potential effects, if any, of the proposed scheme on sites with European conservation designations, *i.e.* Natura 2000 sites located near the proposed scheme. This report concluded that due to the scope of the works and their temporary, localised nature, that significant habitat or species fragmentation with impacts to the River Barrow and River Nore SAC are not likely to occur as a result.

#### **4.0 Funding**

The estimated cost of this car park is €260K. A grant of €8 million has been approved for the purposes of the construction of the Greenway and associated infrastructure of which this proposed car park forms a key part. This grant from the Department of Tourism, Transport and Sport is to be matched with an amount of €5 million by the three Local Authority partners on the project, namely Kilkenny, Wexford and Waterford City and Council Local Authorities

#### **5.0 Public consultation**

Plans and particulars of the proposed development will be available for inspection from **Friday the 31st of July, 2020 to Friday the 28<sup>th</sup> of August 2020 inclusive**, on the Consult website : <https://consult.kilkenny.ie/en> , and at the following offices:

<b>Location</b>	<b>Opening Hours</b>
Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny Phone (056) 7794010	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)
Ferrybank Area Office, Ferrybank Shopping Centre, Ferrybank, Co. Kilkenny Phone (051) 831370	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)
Wexford County Council New Ross Municipal District Office,  Quay Street, The Tholsel, New Ross, Co. Wexford (051) 421 284	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)

**Please note due to current Covid 19 social distancing precautions, access to the above named locations is by appointment only**

## **7.0 Submissions**

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be carried out, may be made

- online at <https://consult.kilkenny.ie/en> or
- in writing to the Planning Department, County Hall, John Street, Kilkenny

The latest date for receipt of submissions on the above scheme is **Friday 11<sup>th</sup> of September, 2020**.

Submissions should be clearly marked '**Greenway Car Park at The Boatyard, Raheen, New Ross**'.

## **Appendix 1 – Public Notice**

### **NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY**

**Comhairle Chontae Chill Chainnigh**

**Kilkenny County Council**



**Proposed development by a Local Authority**

**Section 179 of the Planning and Development Act 2000-2018**

**Part 8 of the Planning and Development Regulations 2001-2018**

### **South East Greenway Car Park at Raheen, Waterford Road, New Ross, Co. Kilkenny**

In accordance with Section 179 of the Planning and Development Act 2000 – 2018 and Part 8, Article 81 of the Planning and Development Regulations 2001 - 2018, Kilkenny County Council hereby gives notice of proposals pertaining to the following development:

Provision of a new 54 space car park to facilitate public parking and access to the South East Greenway which connects New Ross to Waterford travelling through rural south Kilkenny. The site for the proposed car park is immediately adjacent to the line of the old railway and future Greenway on lands owned by the Boatyard, New Ross. Direct access on to the Greenway from the proposed car park is possible. Access will be from the Regional Road the R723 (the former N25) at Raheen, New Ross.

The proposal put forward provides for the following:

- Construction of a 54 space car park
- Setting up site boundary fencing and warning signs
- Cordon off area of Japanese Knotweed
- Excavate and remove unsuitable material
- Install storm water attenuation tank and petrol interceptor
- Construct reinforced concrete retaining wall on boundary
- Backfill area
- Lay ducting for lighting
- Lay finished surface including kerbs
- Install and connect lighting
- Mark out car spaces
- Remove temporary fencing and signage

In accordance with the requirements of Article 120 (1) (a) of the Planning and Development Regulations 2001 (as amended) the Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required.

As per Article 120 (3) of the Planning and Development Regulations 2001 (as amended) where any person considers that the development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of four weeks beginning on the date of the publication of this notice apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have a significant effect on the environment.

Plans and particulars of the proposed development will be available for inspection from Friday **the 31st of July 2020 to Friday the 28th of August, 2020 inclusive**, at the following Kilkenny County Council offices:

<b>Location</b>	<b>Opening Hours</b>
Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny Phone (056) 7794010	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)
Ferrybank Area Office, Ferrybank Shopping Centre, Ferrybank, Co. Kilkenny Phone (051) 831370	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)
Wexford County Council New Ross Municipal District Office, Quay Street, The Tholsel, New Ross, Co. Wexford (051) 421 284	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)



**Please note due to current Covid 19 social distancing precautions, access to view the plans and particulars at the above specified offices is by appointment only.**

Details of the proposed development can also be viewed at <https://consult.kilkenny.ie/> and [www.kilkennycoco.ie](http://www.kilkennycoco.ie)

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be carried out, may be made online at <https://consult.kilkenny.ie/>, in writing to the Planning Section, Kilkenny County Council, County Hall, John Street, Kilkenny or sent to the following [planning@kilkennycoco.ie](mailto:planning@kilkennycoco.ie)

The latest date for receipt of submissions on the above scheme is **Friday the 11<sup>th</sup> of September, 2020**. Submissions should be clearly marked **'South East Greenway Car Park at Raheen, New Ross**.

**Sean McKeown, Director of Services,**

**Kilkenny County Council,**

**County Buildings,**

**John Street,**

**Kilkenny**

## **Appendix 2**

### **Schedule of Drawings accompanying this Part 8 Planning Application**

**WCC01- MWP – Boatyard Car Park – Lighting Layout**

**WCC01- MWP – Boatyard Car Park – Car Park Layout**

**WCC01- MWP – Boatyard Car Park – Survey and Layout**

**WCC01- MWP – Boatyard Car Park – Site Survey**

**WCC01- MWP – Boatyard Car Park – Autotrack Layout**

**WCC01- MWP – Boatyard Car Park – Site Sections**

**WCC01- MWP – Boatyard Car Park – Site Drainage**

**WCC01- MWP – Boatyard Car Park – Site Location**