

KILKENNY COUNTY COUNCIL  
Comhairle Chontae Chill Chainnigh



Part 8 DISPLAY DOCUMENT  
EXPLANATORY BOOKLET

South East Greenway Temporary Access Road,  
Temporary Construction Compound and  
Temporary Access Ramp at Rathculliheen and  
Abbeylands, Ferrybank

April 2021

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## **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 temporary access road, temporary construction compound and temporary site access ramp to remain in situ for a period of three years to facilitate construction of the South East Greenway in Ferrybank. The site for the proposed compound and access ramp is immediately adjacent to the line of the old railway and future Greenway and is on lands owned by Michael Doyle Civil Engineering at Rathculliheen and Abbeylands. Construction access to the compound will be via a temporary access road connecting to the existing terminus of the Clover Meadows Avenue off the R711.

Permission has been given by Michael Doyle Civil Engineering to apply for planning at the site.

The proposal put forward provides for the following:-

- Construction of a 5 metre wide temporary construction access road from the end of the existing public road at Clover Meadows
- Temporary Site boundary fencing of 2.4m high Paladin fencing to entire perimeter
- Temporary Construction compound with an area of 3,527m<sup>2</sup> surfaced in hardcore
- Temporary 4 metre wide access ramp in a 1:20 slope from the construction compound to the greenway
- Temporary fencing and signage

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

Kilkenny 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 temporary access road, temporary construction compound and temporary access ramp to facilitate the construction of the Greenway in the Ferrybank area.

A description of the project can be summarised as follows:

- Provide a temporary construction site associated with the Greenway construction works surfaced in hardcore, to include storage areas for construction materials and equipment, , area for vehicular parking, area for welfare facilities including offices and canteen and washroom facilities
- The construction compound will cover an area of 3,527m<sup>2</sup>
- Temporary site boundary fencing around the entire site will be Paladin fencing and will be 2.4m high.
- The temporary access road will be from the existing terminus of the public at the avenue at Clover Meadows. The temporary access road will be 5 metres wide and fenced from the surrounding lands for safety.
- The temporary access ramp will lead from the proposed temporary compound towards the line of the old railway line where the Greenway is being developed. It will be 4 metres wide and at a slope of 1:20.

#### Project Benefits

- The proposed works will allow construction of the Ferrybank section of the Greenway for the local community. The Greenway will offer substantial benefits to the local community, local businesses and will increase the potential for tourism in the area.
- The construction of 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'

#### 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 the project presents no adverse impacts on the conservation objectives of any site designated under the European Habitats Directive.

### **4.0 Funding**

The estimated cost of this project is €200,000. A grant of €15.5 million has been approved by the Department of Tourism, Transport and Sport for the purposes of the construction of

the Greenway and associated infrastructure of which this proposed temporary compound, access road and access ramp are key to delivering.

## **5.0 Public consultation**

Plans and particulars of the proposed development will be available for inspection from **Friday the 23rd of April to Friday the 21<sup>st</sup> of May, 2021 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**

## **6.0 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 the 4<sup>th</sup> of June, 2021**.

Submissions should be clearly marked '**South East Greenway, Temporary compound, access road and access ramp at Rathculliheen and Abbeylands, Ferrybank**'.

## **Appendix 1 – Public Notice**

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

**Comhairle Chontae Chill Chainnigh**

**Kilkenny County Council**



**Planning and Development Act 2000, as amended**

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

### **South East Greenway Temporary Construction Access Road, Construction Compound and Site Access Ramp**

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

Development of a temporary access road, temporary construction compound and temporary site access ramp to remain in situ for a period of three years to facilitate construction of the South East Greenway in Ferrybank. The site for the proposed compound and access ramp is immediately adjacent to the line of the old railway and future Greenway and is on lands owned by Michael Doyle Civil engineering at Rathculliheen and Abbeylands. Construction access to the compound will be via a temporary access road connecting to the existing terminus of the Clover Meadows Avenue off the R711.

The proposal put forward provides for the following:

- Construction of a 5 metre wide temporary construction access road from the end of the existing public road at Clover Meadows
- Temporary Site boundary fencing of 2.4m high Paladin fencing to entire perimeter
- Temporary Construction compound with an area of 3,527m<sup>2</sup> surfaced in hardcore
- Temporary 4 metre wide access ramp in a 1:20 slope from the construction compound to the greenway
- 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 23<sup>rd</sup> of April, 2021 to Friday the 21<sup>st</sup> of May, 2021 inclusive**, at the following Kilkenny County Council offices:

Location	Opening Hours
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 4<sup>th</sup> of June, 2021**. Submissions should be clearly marked '**South East Greenway Temporary Construction Access Road, Construction Compound and Site Access Ramp**'

**Sean McKeown, Director of Services,**

**Kilkenny County Council,**

**County Buildings,**

**John Street,**

**Kilkenny**

## **Appendix 2**

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

Screening Assessment by Malachy Walsh and Partners

Site Location Map – PLN 001

Site Layout Plan – PLN002

WCC01 – MWP – ZZ 01 DR – C -5501 Site layout and Existing survey

WCC01 – MWP – ZZ 01 DR – C -5502 Site Layout

WCC01 – MWP – ZZ 01 DR – C - 5503 Site Notice Locations

## **Appendix 3**

Copy of consent to apply for Planning from landowner – Michael Doyle Civil Engineering