



**Development of Mahon Bridge
Car Park in the townland of
Kilcomeragh, Kilmacthomas, Co.
Waterford.**

Part VIII Planning Report

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1 INTRODUCTION

This report provides information to facilitate a Part VIII planning application under the Planning and Development Act, 2000, (as amended) for the proposed car park development at Mahon Bridge in the townland of Kilcomeragh, this site is located along R676 Carrick to Lemybrien Road, the local primary roads L3019 and L3021. It also links into the newly extended Crough Wood walk trail adjacent to L3021.

The proposed works is to provide 129 car park spaces which includes 2 disabled parking, and also provision for a bus stop, a set down area, seating and bike parking area, pathway with planting and wetlands with biodiversity planting.

2 SCHEME BACKGROUND

Mahon Bridge (IS 34187 06070) is located just off the R676 Carrick-on-Suir to Lemybrien Road. The Crough Wood trail is approximately 2.8 kilometres in length and begins at Mahon Bridge and then follows the south side of the Mahon River. The first 1 km section of this trail was completed in 2007, a second 1 km section was completed in 2014, and the most recent section approx 800 metres were completed in 2020. Due to the popularity of this walk and a number of other local outdoor recreation amenities, a new coffee shop opened at Mahon Bridge in summer 2020 with other similar businesses either planned or currently in development nearby, catering for increased visitor demand.

Mahon Bridge is popular at all times of year and particularly during holiday periods. Due to the increased visitor numbers which has led to traffic congestion issues along the local roads, there is a requirement to provide additional parking at this location.

A temporary car park was constructed in June 2021 to alleviate the parking issues at entrances and along the road ways during the summer months and is working satisfactorily. However this proposed development is to facilitate additional parking to cater for peak traffic flows during dry weather spells and facilitate a park and ride area so visitors can be collected by bus and transported to other popular locations within the Comeragh Mountain region. The proposed parking area is also adjacent to a number of popular cycling routes. With bicycle parking included in the plan this new proposed parking area will allow cyclists use the area as their base for their chosen activity.

Screening for both Appropriate Assessment and Environmental Impact Assessment was undertaken by Waterford City and County Council (WCCC). Screening concluded that an EIAR or NIS were not required for the development of this car park.

2.1 SCHEME LOCATION

The proposed car park at Mahon Bridge (IS 34187 06070) is located just off the R676 Carrick-on-Suir to Lemybrien Road and the area of site is approximately 1.3 acres.

2.2 EXISTING ENVIRONMENT

The proposed car park development is within a rural setting and agricultural lands. The Mahon River is located approximately 40 metres North of Mahon Bridge development. Between the public road and River there is a wooded area owned by Coillte which is where the Crough Wood Trail traverses leading to a pathway which follows along the River.

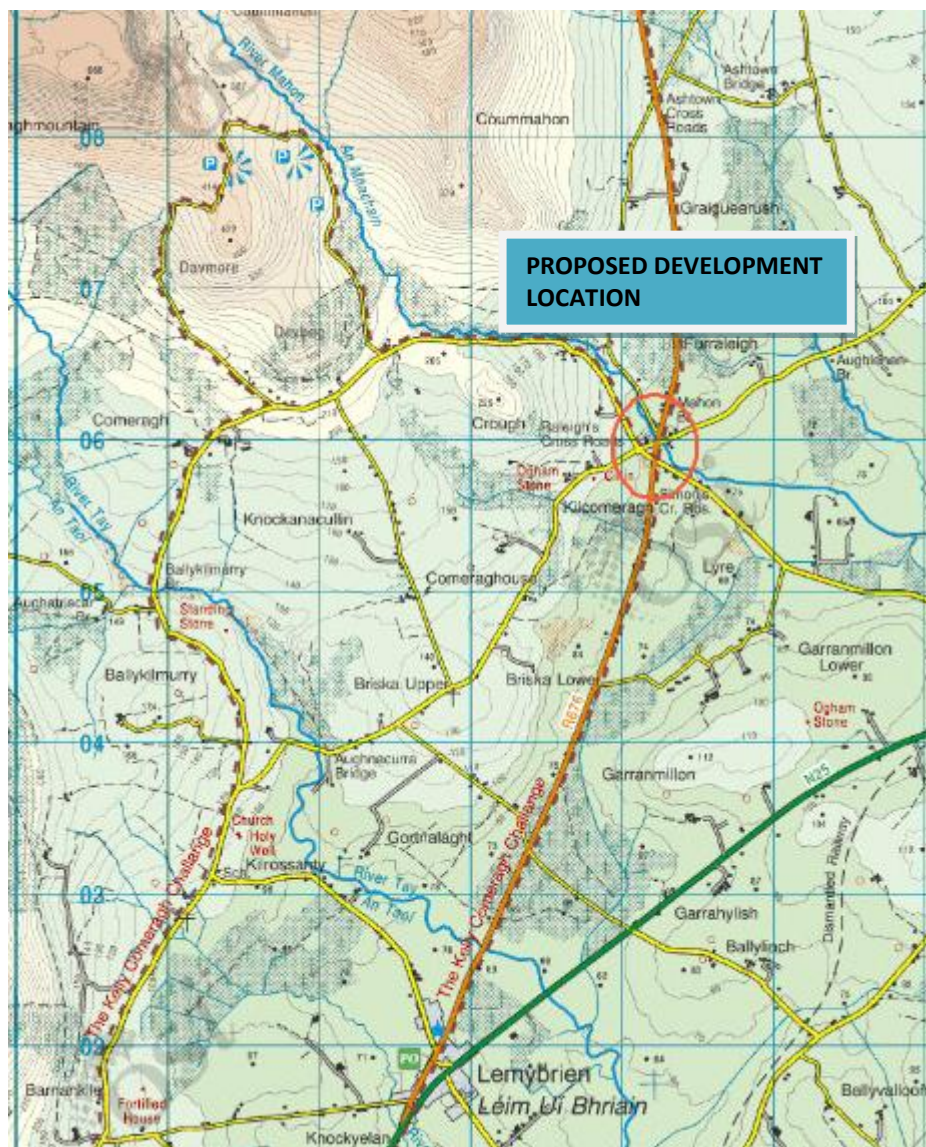


Figure 1 – Location of the Proposed Development – each square is 1 km (1/400)

3 PROPOSED WORK

The proposed works is to provide 129 car parking spaces which includes 2 disabled parking, and also provision for a bus stop, a set down area, seating and bike parking, pathway with planting and wetlands with biodiversity planting and a soakway area.

The footprint of the existing car park is approximately 1.3 acres. This development is located along R676 Carrick to Lemybrien Road, Local primary roads L3019 and L3021. The site works will include the following:

- Site clearance , earthworks and drainage
- Pavement Surface for car park, bus set down area
- The creation of a vehicular entrance/exit including sight lines at entrance/exit
- New gravel pathway through car park with landscape planting and trees
- A wetlands area to be constructed at the centre of site with biodiversity planting
- The creation of recreational area and bike parking at three corners of the site.
- Three new pedestrian/cyclist access gates at three corners
- The removal of a top part of stone wall for sightline improvements and reuse within site
- Erection of a height barrier restriction at entrance/exit location
- Signing and lining
- All associated ancillary works and accommodation works

4 ENVIRONMENTAL RESTRICTIONS

None envisaged.

5 IMPACT OF THE SCHEME

The development of a car park will:

- Avoid parking at the entrances
- Avoid car parking along the public road and allow for safe off road parking
- Allow for safe access via a pathway from the car park to the beginning of the trail and access businesses within the area
- Allow safe access at new entrance with adequate sightlines

- Improve sightlines at junctions
- Dedicated set down area to promote park and ride facility
- Improve recreational facilities with new picnic benches and bike parking
- Allow for disability access and parking
- Improve access for other users to the site
- The proposed pathway with biodiversity planting elements and wetlands are within this site will contribute to the local biodiversity and provide suitable forage for pollinators.
- Retain existing features like the stone depot and water pump
- The car park development will be positive for residents and businesses within the immediate environs of the proposed car park, and also visitors to the area by providing a dedicated parking area, seating area.
- There is a popular and well used existing trail in the valley north of Crough Wood. There is also a hugely popular linear walk to Mahon Falls, which is widely promoted as an enjoyable, accessible walk. The proposed car park will improve the overall visitor experience.
- The improvement will facilitate safe access; reduce congestion at busy times, safer and easier access for emergency services.
- EV charging points

6 DRAWINGS

DRAWING No.	DESCRIPTION
21081-01-1201	Mahon Bridge Car park Design

7 APPENDIX

7.1 MAP OF MAHON BRIDGE CAR PARK DESIGN

