



PROPOSED UPGRADE WORKS TO THE BALLINACOURTY GREENWAY

**CHIEF EXECUTIVE REPORT
PLANNING & DEVELOPMENT ACT, 2000 (AS AMENDED), PART XI
PLANNING & DEVELOPMENT REGULATIONS 2001 (AS AMENDED),
PART 8**

05th July 2023

Contents

1.0	INTRODUCTION	2
2.0	DESCRIPTION OF PROPOSED WORKS.....	4
2.1	SUMMARY OF PROPOSED DEVELOPMENT	4
2.2	PLANNING POLICY	5
2.3	ENVIRONMENTAL ASSESSMENT DETERMINATION	6
3.0	SUBMISSIONS RECEIVED.....	7
4.0	RECOMMENDATION	14

1.0 INTRODUCTION

Chief Executive's Report

This Chief Executive's Report forms part of the statutory process as required by Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

This Chief Executive's Report provides for:

- A description of the nature and extent of the proposed development including a plan of the proposed development and map of the area to which it relates (Section 1 and Appendix A).
- An evaluation of whether or not the proposed development is consistent with the proper planning and sustainable development of the area having regard to the Waterford City and County Development Plan 2022 - 2028 (Section 1.3).
- The screening determination on why Environmental Impact Assessment (EIA) is not required (Section 1.4).
- A list of the persons or bodies who made submissions or observations (Table 2.1).
- A summary of the issues raised and the response of the Chief Executive (Table 2.2 and Table 2.3).
- A recommendation as to whether or not the proposed development should proceed with as proposed, or as varied or modified as recommended in the report or should not proceed with, as the case may be (Section 3).

2.0 DESCRIPTION OF PROPOSED WORKS

The notice of the development under Section 179 of the Planning and Development Act, 2000, as amended, and the requirements of Part 8, Article 81 & Article 120(3) of the Planning and Development Regulations 2001, as amended, for the proposed upgrade works to the Ballinacourty Greenway was advertised in the Dungarvan Leader, a local newspaper on Wednesday 3rd May 2023 and was placed on public display from the 9th May 2023 until the 6th of June 2023.

Plans and particulars of the proposed development were available for inspection or purchase, at the Civic offices in Dungarvan between the hours of 9.30am to 4.00pm Monday to Friday for a four week period (excluding Bank and Public Holidays).

A copy of the plans and particulars were also made available to view online, on Waterford City and County Council's website at <http://waterfordcouncil.ie/projects/public-consultations/index.htm>.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area were made in writing to.

- the Director of Economic Development, Waterford City & County Council, 35 The Mall, Waterford
- or by emailing projectsteam@waterfordcouncil.ie on or before 4pm on 20th of June 2023 and should be clearly marked Development at Ballinacourty Greenway.

Notice was also given to prescribed bodies in accordance with Article 81 of Part 8 of the Planning and Development Regulations 2001 (as amended).

2.1 SUMMARY OF PROPOSED DEVELOPMENT

The nature and extent of the proposed works, as described in the public and site notice were as follows:

- Improvement works to the existing pathway by widening the path and by carrying out some drainage works along the route:
 - Widening southern section between L7010 Ballinard and L7011 Ballinclarper Road a distance of approx. 450 metres to 3 metres wide.
 - Widening the northern section between L7011 Ballinclarper Road and L3011 Clonea Strand Road a distance of approx. 630 metres to 2.5 metres wide

-
- Provision of a pedestrian crossing on the L-7011 at Ballinclamper and improvement of the sight lines at this crossing.
 - Provision of one agricultural crossing point along the route which will be formed by way of gated access.
 - Connecting two of the main car parks serving the Clonea Strand Blue Flag Beach at Ballinclamper and at Ballinard with a new pathway between the Greenway and the car park.
 - Addition of a new picnic and amenity area at Ballinclamper car park on Council owned lands which will include some surfacing works.
 - Enhancement of the existing amenity area/bike parking at Ballinard car park.

The proposed development will be carried out in the townlands of Kilgrovan and Ballincourty.

Appendix A of this Report includes a plan of the proposed development and appropriate map of the area.

2.2 PLANNING POLICY

There is an existing walking and cycling path along the route. This path is to be upgraded including widening, junction improvements and improvements in terms of pedestrian and cyclist safety. Under the Waterford City and County Development Plan 2022 – 2028 the route traverses High Amenity Zoned lands and adjoins lands zoned for Tourism and Open Space / Recreation. The route itself is formally designated within the Development Plan as a Greenway. There are a number of policies in the Development Plan which support the proposed upgrade and improvement of this recreational path. There are no live planning applications in the project area and none of the proposed works will in any way impede any subsequent development.

Policy – BGI 01

To conserve, manage and enhance the natural heritage, biodiversity, landscape and environment of Waterford in recognition of its importance as a non-renewable resource and as a natural asset for health and well-being of our communities.

Policy - BGI 06 Enhancing Waterford Greenway

To support the enhancement of the existing Waterford Greenway and expansion of the Greenway network in Waterford City and County by examining the feasibility of developing a Waterford to

Tramore Greenway, a Waterford to Portlaw/Carrick-on-Suir Greenway and by extending the Waterford Greenway to the west of Dungarvan.

Policy - SC 38 To enhance safe access to the Waterford Greenway and form new links to our rural settlements.

2.3 ENVIRONMENTAL ASSESSMENT DETERMINATION

Waterford City and County Council has carried out an Environmental Impact Assessment (EIA) Screening Report in accordance with requirements of Article 120(1B)(b)(i) of the Planning and Development Regulations 2001 (as amended) and has determined that there is no real likelihood of significant effects on the environment. Accordingly, it has determined that an EIA is not required in respect of this proposed development. The EIA report and recommendation of the screening were made available with the Part 8 planning application for the duration of the consultation period.

An Appropriate Assessment Screening was carried in accordance with Article 250(1) of the Planning and Development Regulations 2001 (as amended) and has determined no potential for significant effects on the conservation objectives of any Natura 2000 sites including Dungarvan Harbour SPA.

3.0 SUBMISSIONS RECEIVED

A total number of 14no. submissions were received within the statutory timeframe, 1no. from prescribed bodies and 13no. from the public/stakeholders. The person/organisation and/or prescribed bodies who made the submissions are detailed in Table 2-1 below.

Table-1 Submissions received within the statutory timeframe

Submission no.	Name	Address
Prescribed Bodies		
1	Dept. Of Housing, Local Government and Heritage	Development Applications Unit, Newton Road, Wexford Y35 AP90
Public Submissions		
2	John and Sylvia O Brien	Ballinclamper, Dungarvan submission received by email
3	Sean Fisher	Ballinclamper, Dungarvan submission received by email
4	Ronan Lavan & Martin Lavan	Submission received by email
5	Chris Santillo	Ballinclamper, Dungarvan, submission received by email
6	Tess & Des O Brien	Ballinard, Ballinacourty, submission received by email
7	Breed Dunford	Ballinacourty, submission received by email
8	Sean O Hare	Ballinroad. Dungarvan, submission received by email
9	Holly Santillo	No address, submission received by email
10	David & Anne Wright	No address, submission received by email
11	Emma Tobin Coles	Ballinclamper, Dungarvan, submission received by email
12	Ray Burke	Ballinclamper, Dungarvan, submission received by email
13	Tony and Marie O' Sullivan	Ballinard, Dungarvan, submission received by email
14	Eamonn Prenter (on behalf of Stonemount Ltd)	Cunnane Stratton Reynolds, Land Planning and Design, on behalf of Stonemont Limited a wholly owned subsidiary of Peer Group PLC. Submission made by e-mail

A summary of the issues raised, and the Chief Executive's response and any recommendation is provided in **Table 2.2** and **Table 2.3**.

Table 2.2 Summary of Prescribed Bodies Submissions, the Chief Executive's Response, and Recommendations

Submission No. / Ref	Name	Summary of Submission	Chief Executive Response & Recommendation
1	Dept. Of Housing, Local Government and Heritage	The project is close to an identified archaeological complex in the townland of Kilgrovan. This consists of a Church, an old burial ground and at least 3 kilns. Recommend that a suitably qualified archaeologist is engaged to monitor all site clearance, topsoil stripping and groundworks. Works may be suspended if items are found, and all items shall be recorded. A full report describing the results of the monitoring shall be submitted on completion of works.	Noted. Prior to the works commencing Waterford City and County Council will adhere to the recommendations proposed by the Department. Recommendation: No change to proposed development, archaeological monitoring will be required by condition.

Table 2.3 Summary of Public Submissions and the Chief Executive's Response, and Recommendations

Submission No. / Ref	Name	Summary of Submission	Chief Executive Response & Recommendation
2	John and Sylvia O'Brien	<p>Fully supportive of the project with a number of observations.</p> <p>Beach Access. Nuisance of boy racers in car parks an issue. Field entrance at Greenway crossing should close. Concerns about flashing lights at crossing. Looking for signage improvements.</p> <p>Looking for speed on Ballinclammer to be reduced</p>	<p>Noted. Some improvements to the beach access will be included subject to budget constraints. Some layout changes and speed bumps can be introduced in the car park to slow vehicle movements. The entrance will be removed if landowner cannot demonstrate validity. The flashing lights are required but covers can be used to direct the light towards approaching vehicles only. Signage improvements are part of the project scope. A speed limit review to be carried out by roads this year. A submission should be made during this process by concerned residents for consideration.</p> <p>Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement. Improvements to the beach access.</p>
3	Sean Fisher	<p>Supports the project and has a number of comments.</p> <p>The speed of traffic on the Ballinclammer road needs to be reduced and would like to see traffic calming introduced. This area is like a housing estate with so many residential properties. Also raised the issue of poor access to the beach.</p>	<p>Noted. A speed limit review is due to take place in 2023 and a submission should be made to roads on this matter. Some improvements to the beach access will be included subject to budget constraints.</p> <p>Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement. Improvements to the beach access.</p>
4	Ronan Lavan & Martin Lavan	<p>Welcome the project and have a number of suggestions for inclusion.</p> <p>The Ballinclammer suffers from anti-social behaviour issues with boy racers causing a nuisance. Has suggested that speed bumps and bollards are installed to deter this behaviour. The car park also has a litter issue and additional bins are requested.</p>	<p>Noted. Some layout changes and speed bumps can be introduced in the car park to slow the movement of vehicles and discourage anti-social behaviour.</p> <p>A request will be made to the environment section to review the litter situation at both car parks.</p> <p>Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement. Improvements to the beach access</p>
5	Chris Santillo	<p>Very supportive of the project with a number of observations.</p> <p>Would like to see a consistent approach to how all users use greenways and bike paths. A general</p>	<p>Noted. A national approach to this must be agreed but all greenway users are asked to keep left with signs asking users to obey this rule.</p>

Chief Executive's Report

Submission No. / Ref	Name	Summary of Submission	Chief Executive Response & Recommendation
		rule for all to keep left would be a great safety measure. Has concerns about the reckless driving behaviour of some people using the Ballinclamper Road and the anti-social behaviour in the car park by boy racers.	As part of the speed limit review in County Waterford a submission should be made by any locals concerned about this during the process. Some layout changes and speed bumps can be introduced in the car park to slow traffic movements and discourage anti-social behaviour. Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement. Improvements to the beach access
6	Tess & Des O'Brien	Made a submission with some suggestions for changes to the plan. Only widen the path to 2.5 metres and consider older and more vulnerable users. The 3 metre wide path will increase cycle traffic which is a safety concern and impact on wildlife. Also concerned about over-tourism of the small beach. The issue of anti-social behaviour at car parks also raised and using these locations for overnight camping. Suggested the use of CCTV and traffic calming measures. Need to improve signage in the area and improve the access to the beach.	Noted. The northern section of the upgrade works will only be widened to 2.5 metres Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement and discourage anti-social behaviour. Improvements to the beach access A request will be made to the environment section to review the litter situation at both car parks. CCTV cameras in this location would be prohibited.
7	Breed Dunford	Very supportive of the project but highlighted a few concerns. Would like to have seen the beach access improved as part of these works. The ramp is not suitable for buggies or wheelchair users. Also concerned about the potential increase in traffic on the Ballinclamper Road which already has issues with speeding vehicles. Would also like to see additional seating included and improved maintenance of the car parks.	Noted. Some improvements to the beach access will be included subject to budget constraints. Some layout changes and speed bumps can be introduced in the car park to slow vehicles. The entrance will be removed if landowner cannot demonstrate validity. The flashing lights are required but covers can be used to direct the light towards approaching vehicles only. A speed limit review to be carried out by roads this year. A submission should be made during this process for consideration. Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement. Improvements to the beach access
8	Sean O'Hare	Very much in favour of the proposed project but raised a number of concerns. Road safety concerns due to speeding vehicles that disregard speed limits. Suggested a number of	Noted. Additional signage as well as an already planned raised pedestrian crossing on the L-7011 will improve the issue with speeding traffic. Additional measures on the Ballinclamper road will need to be considered by the roads section and these will

Chief Executive's Report

Submission No. / Ref	Name	Summary of Submission	Chief Executive Response & Recommendation
		traffic calming measures should be included on the Ballinclammer Road. Worried that there will be an increase in traffic volumes which he feels would have an impact on pedestrian safety.	be referred to them for consideration and inclusion in the next Road Works Programme. A speed limit review to be carried out by roads this year. A submission should be made during this process for consideration. Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement. Improvements to the beach access
9	Holly Santillo	Very supportive of the project but had a number of comments. Would like to see some traffic calming measures on the Ballinclammer Road given the high volume of residential homes on the road. Would like to see improvements to the beach access and additional bins provided.	Noted. Some improvements to the beach access will be included subject to budget constraints. Some layout changes and speed bumps can be introduced in the car park to slow vehicles. Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement. Improvements to the beach access
10	David & Anne Wright	Made a submission raising a number of concerns. Worried that traffic volumes will increase on the Ballinclammer Road. Concerned about the beach access and anti-social behaviour at the car park. Raised concerns about drainage, speed limit and ongoing maintenance.	Noted. Some improvements to the beach access will be included subject to budget constraints. Some layout changes and speed bumps can be introduced in the car park to slow vehicles. Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement. Improvements to the beach access.
11	Emma Tobin Coles	Very much in favour of the project but has a number of concerns. The safety and wellbeing of the local residents is the primary concern. Worried that there will be an increase in traffic volumes, and this will impact on pedestrian safety. Access to the beach at both car parks was highlighted as inadequate and anti-social behaviour and lettering is also an issue at the car parks.	Noted. As part of this project a speed table pedestrian crossing is being provided on the Ballinclammer Road (L7011). This will reduce vehicle speeds in the vicinity of the Greenway. There will also be some layout changes within the car parks and the addition of road markings, speed humps and bollards. This will reduce the anti-social behaviour and improve pedestrian safety in the area. Other parts of the road can be addressed by the roads department who have been made aware of the local concerns. A speed limit review is to be carried out in 2023 and a submission from local residents should be made at this time for due consideration. Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement. Improvements to the beach access .

Chief Executive's Report

Submission No. / Ref	Name	Summary of Submission	Chief Executive Response & Recommendation
12	Ray Burke	<p>Very supportive of the project but included a few comments/observations in relation to the proposed works.</p> <p>Raised the issue of beach access at both car parks and the fact that the current set up is not suitable. Looking for clarity in relation to improvements to this as part of this project. Also raised the issue of loud noise from modified cars late at night and the regular incidents of anti-social behaviour. Suggested that kerbing and planters strategically placed could help solve this issue.</p>	<p>Noted. Some improvements to the beach access will be included subject to budget constraints. This will, however, be considered as a separate project if funding is made available. Some layout changes and speed bumps can be introduced in the car park to obstruct the boy racers and reduce the incidents of anti-social behaviour.</p> <p>Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement. Improvements to the beach access .</p>
13	Tony O Sullivan	<p>A strong supporter of the project.</p> <p>Very much behind widening the path as it causes several issues with all users in its current form. Firmly believes it is money well spent. Raised one suggestion to include some speed controls on the Ballinard Road.</p>	<p>Noted. As part of this project a speed table pedestrian crossing is being provided on the Ballinclamper Road (L7011). This will reduce vehicle speeds in the vicinity of the Greenway. There will also be some layout changes within the car parks and the addition of road markings, speed humps and bollards. This will reduce the anti-social behaviour and improve pedestrian safety in the area. Other parts of the road can be addressed by the roads department who have been made aware of the local concerns. A speed limit review is to be carried out in 2023 and a submission from local residents should be made at this time for due consideration.</p> <p>Recommendation: Changes to car park layout to include road markings and speed ramps to slow traffic movement. Improvements to the beach access .</p>
14	Eamonn Prenter	<p>Made on behalf of Stonemont Limited by Eamonn Prenter Land Planning & Design Consultants.</p> <p>While claiming to be supportive of the overall project the developer objects to any works on the section from the Clonea Road as far as the development site which is currently owned by Stonemont Limited. The concern is that widening works will sterilise the site by not facilitating vehicular access to the site from the Clonea Strand Road. The proposed development prevents</p>	<p>Noted. Waterford City & County Council acknowledge that Stonemont Limited are the registered owners of part of the Greenway from the Clonea Road for approx. 280 metres. The proposed works on this section includes the widening of the existing path (currently located in the middle of the corridor) by one metre. This is considered a temporary fix until such time as Stonemont Limited have received planning approval for the development of the site and the new access road. If and when such approval is granted the Greenway path can be moved to one side to accommodate the construction of a new access</p>

Chief Executive's Report

Submission No. / Ref	Name	Summary of Submission	Chief Executive Response & Recommendation
		<p>significant economic investment and employment generation in the area by preventing development of the site. A proposed design to accommodate both an access road and the Greenway was submitted as part of this objection. Also included is a report from Altermar Environmental Consultants suggesting that the proposed road scheme will not have any significant ecological impact upon the area.</p>	<p>road. It is accepted that a right of way exists over this land owned by Stonemont Limited and therefore that the amenity element must be maintained and included in any application made by Stonemont. This should not preclude the intended improvement works proposed from being undertaken now. However, Stonemont will not grant permission at this stage until agreement can be reached with planning and roads in relation to the site development and access road.</p> <p>Waterford City & County Council have reviewed the submission by Stonemont Ltd and supporting submissions contributed by ecologist Bryan Deegan (Altermar Ltd) and George Earle (County Tree Care Ltd). The council does not agree with a number of statements and claims made by the Stonemont Ltd Ecologist and are of the opinion that they do not concur with established best practice, or the protection afforded to badgers under the Wildlife Act as amended.</p> <p>Recommendation: No change to the proposed development.</p>

4.0 EVALUATION AND RECOMMENDATION

The proposed development will support the policies and objectives of the current City & County Development Plan 2022 - 2028 and complies with Ministerial Guidelines, Government policies and with the Regional Spatial & Economic Strategy. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area.

While local residents have raised concerns relating to road safety and traffic speed these issues are mostly outside the scope of this project. The Roads Department have been made aware of these concerns. A raised table pedestrian crossing is being provided as part of the project which will help slow traffic on the Ballinclamper road (L7011) which has a high residential population. A speed limit review is being carried out across all roads in Waterford in 2023 and those who made local submissions have been made aware of this so they can raise the concerns about traffic speed on the Ballinclamper road in particular and have this included in the review.

This project is focused on improving safety and enhancing the user experience of the Greenway. It is not a new development but an upgrade of the existing path to a good standard. It is not directly connected to the Waterford Greenway so it is unlikely to have a large spillover of users from the Greenway. It is more likely to make the current experience for locals more enjoyable and, in particular safer. While connections to the car parks are part of the proposals, works within the car park and indeed for the beach access were not included in the original plans. However, considering the number of individuals highlighting the anti-social behaviour and nuisance within the car parks, some traffic calming elements will now be included in recognition of these concerns and improvements will be made to the beach access at Ballinclamper car park also, provided the allocated budget allows.

Stonemont Limited submitted an objection to the Part 8 which specifically relates to the northern end. This runs from the Clonea Road along the Greenway for approximately 380 metres. Waterford City & County Council acknowledge that this section of the path is in the ownership of Stonemont and has previously been identified as the access road to their development site from the Clonea Road. There is currently no active planning application for this site. It is the belief of Stonemont that the proposed works will sterilise the development site owned by Stonemont were works to progress as outlined in the Part 8. As the path is currently located in what is the centre of the land owned by Stonemont, the path will need to be moved to accommodate whatever design is proposed in any future Planning Application. The right of way as existing will have to be maintained. Stonemont have indicated that they will not give their consent to any works on lands in their ownership.

The Council have reviewed the supporting submissions contributed by ecologist Bryan Deegan (Altamar Ltd) and George Earle (County Tree Care Ltd). The Stonemont Ltd.

submission claim in point 7 that: *Accommodation of an upgraded pedestrian path and cycle way and a vehicular access as envisaged by our client will not have a significant impact on the ecology of the area.*

The Planning Authority considers this conclusion to be premature without a comprehensive assessment of the potential negative impacts of any proposal on the observers lands which will be assessed in full as part of any future planning application.

The Ecological Impact Assessment (EclA) completed for WCCC as part of this Part 8 process evaluates the site “*as high local conservation value. It is an important ecological corridor providing habitat for a wide range of bird species, at least three species of bat and for badgers and other small mammals*”. In terms of amenity loss, it is considered that the proposed road design submitted by Stonemont could potentially have a significant impact on the amenity value of the existing walkway.

The EclA describes the northern section as follows: *The northern section of the Greenway is characterised by steep wooded embankments with profuse fern growth and a narrow woodland flora verge.*

It is considered that provision of a 7.5m combined roadway and pedestrian/cycle track proposed by Stonemont would at a minimum remove the verges of this woodland corridor and could have a significant impact on this “woodland effect” with consequent loss of both biodiversity and amenity value.

Waterford City & County Council are committed to the Waterford City and County Development Plans strategic objectives to protect, manage, and enhance the natural heritage, biodiversity, landscape and environment of Waterford City and County in recognition of its importance as a non-renewable resource, providing a unique identity and character for the City and County as a natural resource asset (Chapter 9). There are a number of specific objectives to contained within the Development Plan in support of this this strategy.

The Development Plan recognises that Blue Green Infrastructure (BGI) is an important concept in land use planning and environmental protection. Blue Green Infrastructure relate to the network of open spaces parks, gardens, green corridors, woodlands, waterways, urban tree lines and open countryside. Green spaces provide environmental, social, economic and physical benefits and give added value where integrated in the development process.

The Planning and Development Act 2000 (as amended) requires a Development Plan to preserve public rights of way, which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility. The Council recognises the

importance of maintaining established rights of way and supports initiatives for establishing new walking routes and enhanced accessibility.

During the construction works a suitably qualified archaeologist will be engaged on site to monitor the works and record any significant findings. An ecologist will also be present on site to monitor any removal of topsoil and to advise on appropriate compensatory measures.

Every effort will be made to resolve the issues with Stonemont and proceed with the full project as outlined in the Part 8 and including some additional traffic calming works within the two car parks.

It is recommended that the Part 8 be approved as outlined and in accordance with the following condition.

1. The services of a suitably qualified archaeologist shall be engaged to monitor all site clearance works, topsoil stripping and groundworks associated with the Part 8 development in the environs of the archaeological complex identified as WA031-045 (licensed under the National Monuments Acts 1930-2014). The use of appropriate machinery for topsoil stripping and groundworks to ensure the preservation and recording of any archaeological material/features discovered shall be necessary. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped pending a decision regarding the appropriate treatment of the archaeology. The Department of Housing, Local Government and Heritage shall be consulted with regard to any necessary mitigating action (e.g. preservation in situ, and/or excavation). The appointed contractor shall facilitate the archaeologist in recording any material found. The Planning Authority and the Department of Housing, Local Government and Heritage shall be furnished with a final report describing the results of the monitoring and any subsequent required archaeological investigative work and/or excavation, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest and in the interest of the proper planning and sustainable development of the area.

2. The services of a suitably qualified ecological specialist shall be engaged to monitor all site works. The appointed contractor shall facilitate the ecological specialist in monitoring the works and shall implement appropriate mitigation measures where required. The Planning Authority shall be furnished with a final report describing the results of the monitoring following the completion of all work on site including any necessary mitigation measures.

Reason: In the interest of environmental protection and the proper planning and sustainable development of the area.

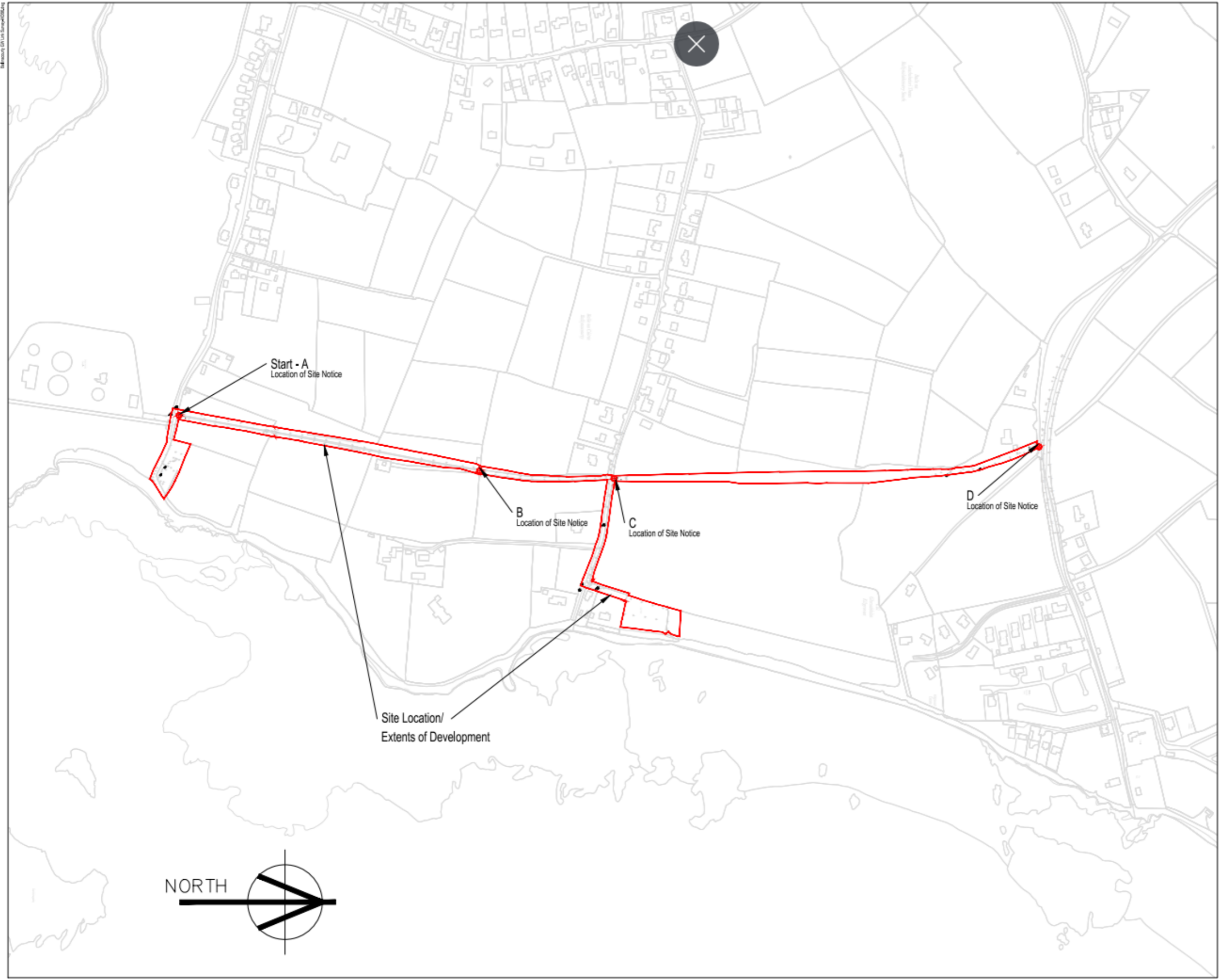
3. Traffic calming measures, as well as improvements to the beach access to be agreed with the Roads Department of Waterford City and County Council and copied to the Planning Section for record purposes.

Reason: In the interest of pedestrian safety and public amenity.










Kieran Kehoe,
Director of Services
Corporate Services, Culture & Planning

05/07/2023



NOTES:
 1. All dimensions are in meters unless otherwise stated.
 2. All dimensions are to the centerline of the road unless otherwise stated.
 3. All dimensions are to the centerline of the road unless otherwise stated.

LEGEND

- Pedestrian/ cycleway path 
- Amenity area 
- Pedestrian crossing/ raised table 
- Chicane gate 
- Bicycle parking 
- Location of site notice 
- Crossing point 

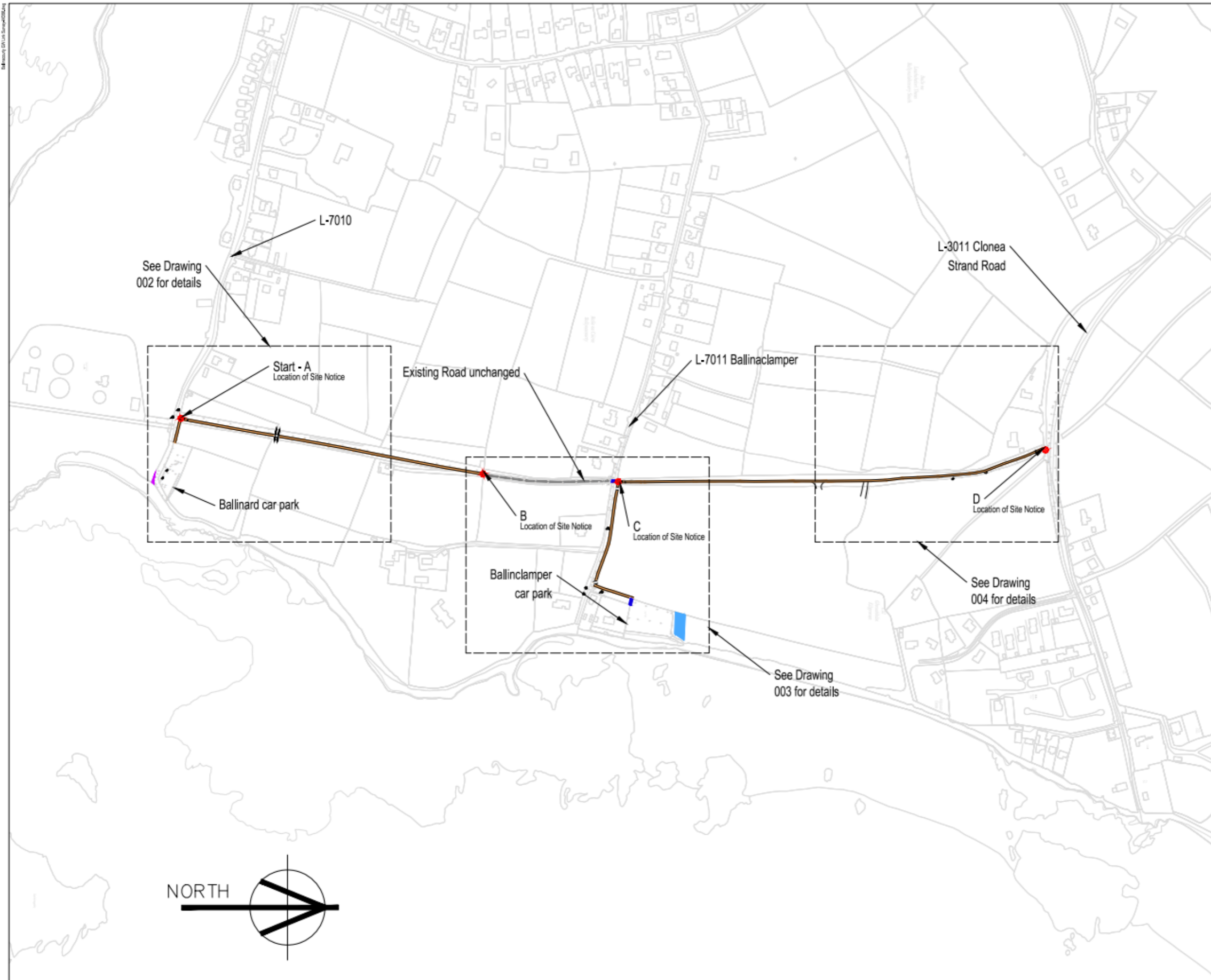
NO.	REVISIONS	DATE	INITIALS	NO.

Comhairle Cathrach & Contae Phort Láirge
 Waterford City & County Council

Project: Ballynacourty Greenway Link
Part 8

Title: Extents of Development

SCALE:	1:2000 @ A1	DATE:	05/2023	DESIGNED BY:	MOB	CHECKED BY:	MOB
--------	-------------	-------	---------	--------------	-----	-------------	-----



NOTES:
 1. All dimensions are approximate.
 2. The route is subject to change without notice.
 3. The route is subject to change without notice.

LEGEND

- Pedestrian/ cycleway path
- Amenity area
- Pedestrian crossing/ raised table
- Chicane gate
- Bicycle parking
- Location of site notice
- Crossing point

NO.	REVISIONS	DATE	INITIALS	NO.

Comhairle Cathrach & Contae Phort Láirge
 Waterford City & County Council

PROJECT: Ballynacourty Greenway Link
PART: 8

TITLE: Overall Site Location and Layout

SCALE:	1:2500 @ A1	DATE:	05/2023	DESIGNED BY:	SCS	CHECKED BY:	CHD/2023
--------	-------------	-------	---------	--------------	-----	-------------	----------

