



**PRE-PLANNING REPORT ON PART VIII PLANNING PROCESS FOR THE
PROPOSED UPGRADE WORKS TO THE BALLINACOURTY GREENWAY**

MAY 2023

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1. INTRODUCTION

The current project proposal is to upgrade an 1100 metre section of the spur off the old Waterford to Dungarvan rail line (now the Waterford Greenway) south of the existing Greenway in the townlands of Kilgrovan and Ballynacourty, Co. Waterford. Currently there is an existing narrow path along this section. It is well used by the local community and visitors to the area. The proposal also includes connections to the main public car parks that serve Clonea Strand Blue Flag Beach by shared walking/cycling paths. Addition of a new picnic and amenity area is envisaged at Ballinclamper carpark. Enhancement of the existing amenity area/bike parking at Ballynacourty public car park is also included in the scope of works.

The old railway line between Waterford City and Dungarvan has become the spectacular 46km Waterford Greenway, which was officially opened in March 2017. Waterford Greenway travels through time and nature across eleven bridges, three impressive viaducts and a long atmospheric tunnel all the way from the River Suir to Dungarvan Bay.

While the current proposal is not directly connected to Waterford Greenway, its further development and improvement will add to the experience for users of the Greenway due to its proximity.

2. Footfall Data

Waterford City and County Council installed a pedestrian/cyclist footfall counter adjacent to the Ballinclamper Road crossing in the townland of Kilgrovan in July 2021 to accurately record usage data at this location:

Date From	Date To	Pedestrians	Cyclists	Total
01/05/2022	30/04/2023	45,367	15,724	61,091

3. Description of the Proposed Works – Consultation

The notice of the Part VIII planning procedure for the proposed upgrade works to the Ballynacourty Greenway was advertised in the Dungarvan Leader and Dungarvan Observer, local newspapers on Wednesday 3rd May 2023 and will be placed on public display until the 6th of June 2023.

Plans and particulars of the proposed development will be 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 available to view online, on Waterford City and County Council's website at <http://waterfordcouncil.ie/projects/public-consultations/index.htm>.

Submissions or observations could be made with respect to the development on or before 4pm 20th of June 2023, either in writing or via an online submission form.

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

4. Summary of the Proposed Development

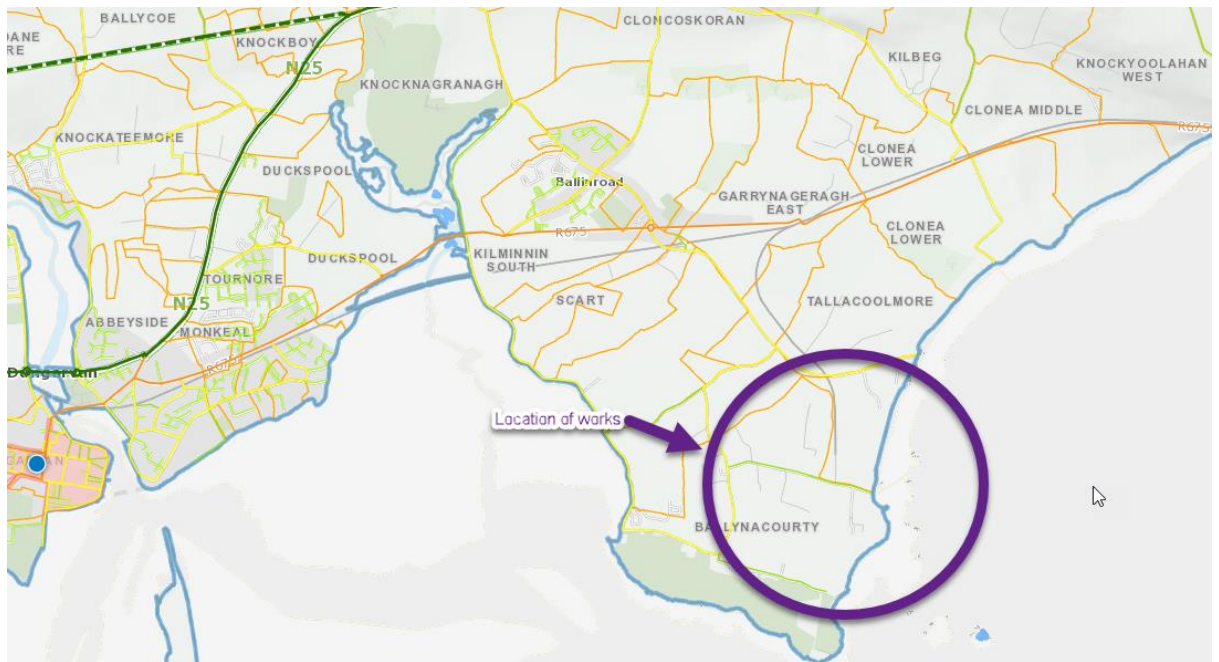
The nature and extent of the proposed works, as described in the public and site notice is as follows:

- 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 Ballinclamper Road a distance of approx. 450 metres to 3 metres wide.
 - Widening the northern section between L7011 Ballinclamper 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 Ballyncourty.

Appendix 1 of this Report includes a plan of the proposed development and appropriate map of the area.

5. Location



A 1,100m length of Greenway from the Clonea Road (L-3011) to the Ballinard Road (L-7010)

6. Strategic justification for the project

There is an existing walking and cycling path. 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.

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.

7. ENVIRONMENTAL ASSESSMENT

The proposed works are in a rural setting within an established walking/cycling track located in the townlands of Kilgrovan and Ballynacourty. Having undergone an appropriate assessment screening under the Habitats Directive (92/43/EEC) and the planning and

development act as amended, it has been determined that a stage 2 appropriate assessment is not required. See attached report in **Appendix 2**.

8. ECOLOGY

As required from the AA Screening report it was deemed necessary to undertake an Ecological Impact Assessment along the route. The aim of this study was to undertake a habitat survey and an ecological impact assessment in preparation for an EclA report. An independent Consultant Deborah D'Arcy was engaged by Waterford City & County Council to complete this survey and report in March/April 2023. See attached report **Appendix 3**.

9. IMPACT OF THE SCHEME

The upgrade works will improve access and provide pedestrian and cyclist connectivity to Clonea Strand parking and amenity areas; enhance this already existing amenity thereby creating an improved opportunity for outdoor recreation; benefit health and well-being; improved tourism offering; potential further enterprise development locally; protect and conserve local biodiversity; improve an already existing year round amenity for the local community; improve access for those with reduced mobility.

10. CONCLUSION

The proposed development will support and complies with the policies and objectives of the current County Development Plan 2022-2028 and complies with ministerial guidelines, government policies and with the Regional Planning Guidelines.

APPENDIX 1 – AA Screening

APPENDIX 2 – Ecological Impact Assessment

APPENDIX 3 – Outline Invasive Species Management Plan

APPENDIX 4 – Project Drawings

APPENDIX 5 – Newspaper Advertisement