



Cork City Council
City Hall, Anglesea Street, Cork T12 T997

St Catherine's Cemetery Extension

Kilcully, Cork

Part 8 Planning Report



PLANNING AND DEVELOPMENT ACT, 2000
PLANNING AND DEVELOPMENT REGULATIONS, 2001

REPORT PREPARED PURSUANT TO THE REQUIREMENTS OF ARTICLE 83, PART 8 OF THE
PLANNING AND DEVELOPMENT REGULATIONS, 2001, AS AMENDED

October 2023

Cork City Council
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1.0 Introduction

Development Background

St. Catherine's Cemetery at Kilcully was opened by Cork City Council in 1981 to cater for the growing demand for burial plots in the north side of Cork City. The cemetery currently has approximately 5,200 standard burial plots, has proved very popular and accommodates over 200 burials annually in new or reopened burial plots. There are only a limited number of new burial plots remaining.

The existing unlined car park at St. Catherine's Cemetery would have approximately 51 spaces available if lined. Large and multiple funeral gatherings regularly occur at the cemetery filling the car park with overflow parking occurring in the internal cemetery access roads and backing up on to the L-2962 local road. The local road has a 50km/hr speed limit, but it is a rural road lined by hedgerows and is not suitable for parking.

Kilcully Old Church and its surrounding Graveyard are both listed as recorded monuments. The Old Graveyard has a small parking area for two to three vehicles and is located on the L-2962 local road approximately 140m west of the existing St. Catherine's Cemetery car park.

Proposed Development

This Part 8 planning report details the Cork City Council proposal to develop a cemetery burial ground extension and a car park extension west of the existing St. Catherine's Cemetery grounds in the townland of Kilcully (Electoral Division - Rathcooney) in Cork City. The extension site includes lands used for agricultural purposes and a derelict dwelling house. The lands are zoned as "*City Hinterland*", are within the administrative boundary and are in the ownership of Cork City Council.

2.0 Requirements of the Planning and Development Regulations

Part XI (Development by Local and State Authorities) of the Planning and Development Act 2000, as amended (hereafter referred to as the Act), and Part 8 (Requirements in Respect of Specified Development by, on behalf of, or in Partnership with Local Authorities) of the Planning and Development Regulations 2001, as amended (hereafter referred to as 'the Regulations'), set out the requirements of the legislation as it pertains to Local Authority Own Development.



Part 8, Article 80, of the Regulations outlines the prescribed classes of development for the purposes of Part 8. In this regard, the proposed development falls under the following class of development:

Section 80(1)(i) *“the use of land as a burial ground.”*

This report has been prepared for inclusion with the Plans and Particulars being made available for public inspection in accordance with the requirements of the Act and Regulations. It describes the need for and objectives of the proposed development and provides a detailed description of it, as well as outlining how the proposed development is considered to be in accordance with planning objectives and policies and thus the proper planning and sustainable development of the area.

3.0 Structure of the Part 8 Application

The Part 8 application includes the following documentation and drawings listed within Tables 1 and 2 below respectively. Additionally, all documentation is available for review and download on Cork City Council's consultation portal <https://consult.corkcity.ie/en>.

Table 1 – Part 8 Application

Item No	Name
1	Site Notice
2	Newspaper Notice
3	Part 8 Planning Report (including drawings)
4	Environmental Report <ul style="list-style-type: none"> • Stage 1 Screening for Appropriate Assessment • Bat Roost Survey and Assessment • Environmental Impact Assessment Screening
5	Archaeological Assessment Report

Table 2 – List of Drawings

Drawing No	Name
PK-STCATHEXT-000	Location Map
PK-STCATHEXT-001	Site Layout
PK-STCATHEXT-002	Cremation Burial Plot Layout and Details
PK-STCATHEXT-003	Standard Burial Grave Plot Layout and Details
PK-STCATHEXT-004	Surveys
PK-STCATHEXT-005	Ground Investigation Trial Holes
PK-STCATHEXT-006	Site Layout for Display



4.0 General Description

This project involves extending the existing St. Catherine's Cemetery burial ground and car park located in the townland of Kilcully, north of Cork City. The proposed cemetery extension site is situated to the west of the existing cemetery in an agricultural grassland field and will connect the existing St. Catherine's Cemetery with the Kilcully Old Church and its small surrounding Graveyard. It is proposed to develop the cemetery extension site to establish circa. 2199 new standard grave burial plots, 880 cremation burial plots and 312 natural burial plots and with associated works.

The stone hedgerow boundary between the extension site and the Kilcully Old Church Graveyard is proposed to be retained with a minimal impact pedestrian access to Old Graveyard from the new car park being included. The existing natural hedgerow at the western side of the site and the existing wetland area at the northern end of the site are proposed to be retained and enhanced with planting.

The existing St Catherine's Cemetery car park is proposed to be extended west along the adjacent L-2962 local road, while retaining most of the natural roadside hedgerow. This would result in an additional 47 cemetery car parking spaces, 6 disabled car parking spaces, which will add to the existing 51 parking spaces. A bicycle shelter to accommodate a minimum of 5 bicycles is also proposed.

The cemetery extension area site comprises approximately 2.5 Hectares and the works are proposed to include:

- Demolition of an existing derelict dwelling house that is in poor condition to facilitate new layout
- Relocating car park access junction with the L-2962 local road improving junction sight lines
- Re-grading to level the site
- Construction, to make three new accesses through the cemetery boundary wall to connect the existing and extended burial grounds
- Construction of 53 additional car park spaces
- Construction of new kerbing, tarmacadam surface works and line marking for cemetery car parks, access roads and pathways
- Construction of car park public lighting
- Construction of toilets, storage area, storm, foul and land drainage along with any other services i.e. electrical, septic tank, etc.
- Construction of standard grave plot areas
- Construction of cremation burial plot areas
- Laying out of a natural burial ground area with access routes and planting



- Installation of black vertical rail fence approximately 1.2m to 1.5m high with access gates along the west boundary of the site
- Installation of black vertical bar railing fence approximately 1.8m to 2.4m high with 5m wide access gates for a maintenance yard area
- Installation of double access gates approximately 1.2m high to suit 9.6m ope to close overflow vehicular parking outside of the cemetery opening hours
- Installation of bollards to maintain access
- Landscaping works and tree planting.

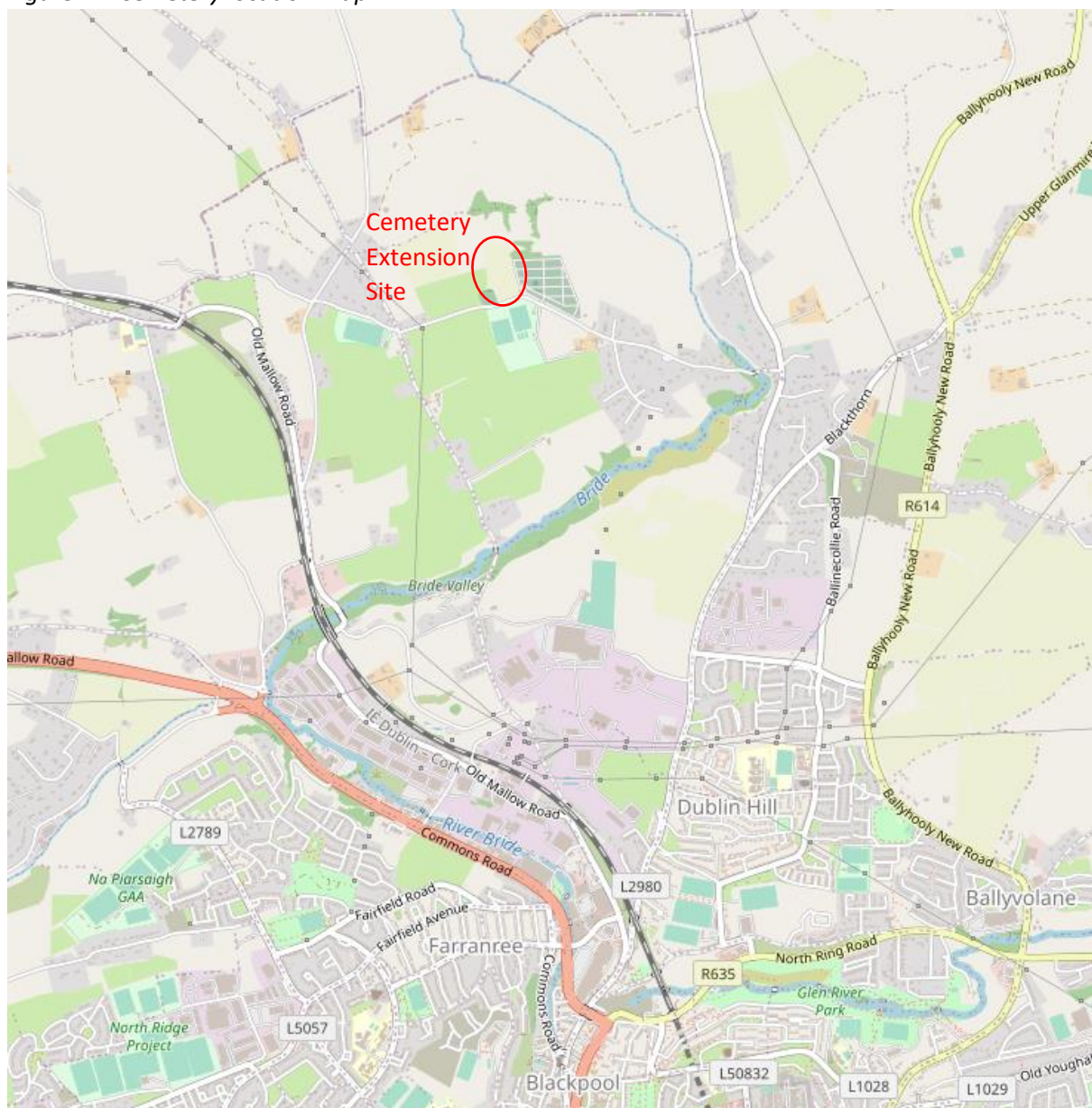
The recently approved Cork City Council “Kilcully Pedestrian Safety Scheme” will connect to the eastern end of the existing St. Catherine’s Cemetery car park east to Kilcully Village and beyond. This pedestrian scheme will be co-ordinated with the cemetery extension proposals.

Location

The proposed cemetery extension site with approximate GPS location 51.938774, -8.477053 (51°56'19.6"N 8°28'37.4"W) is located in the townland of Kilcully, to the north side of Cork City. Refer to location as indicated in Figure 1 below.

The main access route from Cork City centre to the cemetery (6.2km) is via the N20 national road in Blackpool to Kilcully village at the east end of the L-2962 local road and other local roads in the Dublin Hill area. Alternative access is also available from the west end of the L-2962 local road via the N20 national road in Blackpool and other local roads in the Rathpeacon area.

Figure 1 – Cemetery location map



Source: OpenStreepMap.org



Land Use

The site of the proposed cemetery extension works is located north of the L-2962 local road in the townland of Kilcully. Land use in the surrounding area is primarily agricultural. There are two large recreational areas located south of the local road near the cemetery:

- St. Mary's A.F.C.
- Kilcully Scouting Campsite

There are a number of rural domestic dwelling groupings in the area, the nearest of which are located 300m to the west and 250m to the east of the proposed cemetery extension.

Kilcully Old Church ruin and its surrounding Graveyard are located to west of the proposed cemetery extension site. It is proposed to retain the majority of the existing stone hedgerow between the Graveyard and the extension site. The Old Graveyard include a small parking area with space for only two or three vehicles. It is proposed to provide pedestrian access from the proposed extended St. Catherine's Cemetery car park to improve access to the Old Graveyard.

Roads

The L-2962 local road is a rural road with a speed limit of 50km/hr. There is currently no bus service on this road. Heavy peak traffic flows with large percentages of HGVs have been observed passing the cemetery by Cork City Council staff. The primary mode of transport to the cemetery is private car. At the eastern end of the existing cemetery car park, the proposed "Kilcully Pedestrian Safety Scheme" development, which has been approved, will improve pedestrian connectivity from the vicinity of St. Catherine's Cemetery east to Kilcully village and beyond.

Additional cemetery parking is necessary to cater for existing large numbers regularly attending funerals at the cemetery. The existing cemetery car park is unlined resulting in difficulties managing parking for large and multiple funerals at the cemetery. It is proposed to renew the surfacing of the existing car park and introduce new road markings and signage to facilitate one-way vehicle movements in the existing cemetery car park. This one-way traffic system would lead vehicles from the existing car park west to the extended car park area for overflow parking during funerals and large gatherings. Adjustments to kerbing along the eastern section of the existing car park will be necessary to remove low kerbing in some areas and facilitate occasional bus access to the car park.



Other than during funerals, the existing and extended cemetery car parks are expected to have low vehicle usage. A shared surface pedestrian walking route through the cemetery car parks is proposed. It is proposed to close the new car park to vehicular parking outside of the cemetery opening hours. These measures would facilitate the use of the cemetery car parks as a suitable off-road walking route as far west as Kilcully Old Church Graveyard for recreational purposes.

As part of the St. Catherine's Cemetery extension development, it proposed to amend the northern road edge, verge treatment and junctions for approximately 75m of the L-2962 local road at a sharp road alignment bend. A revised junction layout and north side kerbed road edge are proposed.

The existing west end car park access to the L-2962 local road is proposed to be relocated further west by approximately 20m. This will result in improved sightlines at the junction. Additional road drainage on the north side of the L-2962 road at the new junction will also be provided.

Also, at the west end of the existing cemetery car park, the roadside boundary wall of the derelict dwelling house and the existing stone hedgerow as far west as an existing field gate will be removed. The dwelling house boundary wall currently restricts the existing L-2962 paved road width on the bend approaching the existing car park junction from the west side. It is proposed to continue the existing L-2962 road carriageway 7m paved width through the new junction and road bend west along the L-2962 road, thereby removing the approximate 1.1m restriction from the existing dwelling boundary wall. Thereafter the paved road width will reduce to 6.4m at the existing field gate.

During the project detailed design, it proposed to undertake an external Stage 1/2 Road Safety Audit in relation to the proposed minor changes to the L-2962 road. The final recommendations of the audit will be incorporated into the scheme layout.

Internal cemetery access roads and pathways will be constructed to a similar standard as the existing cemetery grounds.

Buildings

The sharp road bend on the L-2962 local road restricts the locations for safe road junctions at this location for the accessing the new proposed car park. The improved junction western access to the cemetery car park and the connection between the new and existing car park require the demolition of an existing derelict dwelling house and its associated outhouses.

The derelict two-storey dwelling house with approximately 200m² in floor area over both stories and approximately 90m² of single storey flat roofed out-houses are proposed to be demolished. The house



was constructed in the 1970s of standard blockwork with pitched concrete tiled roof and flat roof sections. The property has been vacant for more than 20 years. The property is in poor condition and is located close to the road (5m) with no vehicular accesses other than into the existing cemetery grounds.

The existing cemetery office, public toilets and council stores are located in the southeast corner of the existing cemetery, approximately 250m from the derelict dwelling house. It is proposed to construct a satellite City Council cemetery maintenance building in the rear section of the derelict house site, partially where the existing outhouses are located. This building will be used for storing materials for use in the new adjacent cemetery areas. An additional public toilet area is proposed to be included in this building for use during funerals and to improve water and toilet access for reduced mobility visitors to the cemetery.

The proposed single storey maintenance storage and public toilet building will be approximately 80m² (16m x 5m) in floor area and is proposed to be of standard blockwork construction with a tiled pitched roof, an eaves height of approximately 3m above ground level and include associated services. The public toilet section area is proposed in the southern 5m of the building. A 1m wide toilet area access door is proposed on the western elevation. Two number 450mm wide x 600mm high opaque toilet windows are proposed on the east elevation. For the northern council maintenance storage section of the building, three number high level 600mm wide x 300mm high windows are proposed on the west elevation. A 3m wide storage access roller shutter door is proposed located next to the toilet block area. A 1m wide council store area pedestrian access door is proposed at the northern end of the eastern elevation. No windows or doors are proposed on the southern and northern gables of the building. The final layout of the building will be confirmed during the detailed design of the project.

A cemetery maintenance yard is proposed east of the proposed storage building. A 1.8m to 2.4m high black vertical bar railing with 5m wide access gate in a similar style are proposed to enclose the maintenance yard on the south and west sides and to provided visual screening of the yard. The existing boundaries of the proposed maintenance yard on the east and north sides are to be retained.

Drainage and Site Services

The cemetery burial plot extension site is naturally free draining to the north and east edges of the site. Existing natural land drainage connects to an open field drain at the northeast corner of the site and on to the existing stream network further north and east. The site will require minor regrading to



level the site suitability for use as a burial ground. The natural drainage flow will generally be maintained.

The addition of access road gullies and land drainage will provide additional surface water runoff collection that will fall to the east side of the site and out-fall at the northeast corner of the burial plot areas at the existing open land drain. The need for stormwater attenuation prior to outfall will be assessed during the detailed design and site works. Nature based solutions will be explored. Oversized pipework, attenuation ponds or swales may be utilised. The northern natural wetland area of the site already provides a large buffer zone for sediment deposition and run-off attenuation storage upstream of the local stream network. This area will be retained as a natural wetland area, where only limited additional planting and drainage management works are proposed to be undertaken.

It is intended that stormwater from the car park and road junction will pass through a bypass separator prior to draining into the combined drainage system for the cemetery plot areas. The existing derelict dwelling septic tank will be replaced with a new septic tank and an appropriate treatment system suitable for the occasional use by visitors. The existing water supply and ESB connections for the derelict dwelling house will be repurposed for use in the proposed toilet and storage maintenance area.

Existing public lighting is present in the existing car park, at the boundary of the derelict dwelling and on the L-2962 local road near the cemetery. The public lighting infrastructure and ESB overhead supply lines at the boundary of the existing car park and the derelict dwelling house may be either retained or upgraded as necessary. A new public lighting column is proposed at the new relocated car park junction. There are no proposed footpaths west of the existing cemetery car park. Additional public lighting west along the L-2962 road is not recommended. It is proposed to redirect pedestrians to use a shared surface pedestrian route the cemetery car parks to access the Kilcully Old Graveyard. Limited additional public lighting of the extended car park is proposed. Due to foraging bats, the public lighting design levels in the extended car park area will be developed with the appropriate ecological mitigation.



Burial Plot Layouts

Due to the topography and ground condition of the site, the cemetery extension site has been divided into three main burial areas, namely;

- Cremation Burial Plots
- Standard Coffin Burial Plots
- Natural Burial Ground

The plot layouts are described in more details on the plot detail drawings.

- Site Layout PK-STCATHEXT-001
- Cremation Burial Plot Layout and Details PK-STCATHEXT-002
- Grave Plot Layout & Headstone Details PK-STCATHEXT-003

The smaller 1m x 1m Cremation Burial Plots will cater for up to 8 burials, 1 to 2 burials in each of the 4 quadrants of the plot. Cremation Burial Plot depths are not expected to exceed 1m below ground level. Standard Coffin Burial Plots 1.25m x 2.7m will provide three standard sized coffin burials, where burial space and depth allows plus several burials of ashes could also be accommodated. Standard burial depths are not expected to exceed 2.4m below ground level.

The natural burial area will provide side by side burials to a depth of approximately 1.2m below ground level. Burials are intended to be with environmentally friendly robust coffins such as good quality wicker materials. A simple small stone marking of the grave plot will be less than 300mm x 200mm x 25mm in size and laid flat on the ground. Minimal text will only be allowed on the marker including name and date of death. The planting of small sized native Irish tree selected from an approved list of suitable trees will be facilitated as additional marker of the plot. No headstones or multiple coffin burials in each plot are proposed. Visitors will be able to walk along the grass pathways surrounded by nature, spotting wildlife in their newly created organic habitats.

5.0 Topographical Survey

A topographical survey of the extension area site was conducted by Baseline Surveys Ltd. in 2021. The completed survey is included on drawing PK-STCATHEXT-004.

It was concluded that the proposed development green field site was generally flat, slightly falling to the east and gently to the north. The ground falls away toward to the north of the site where it then



levels off again. The highest point in the field is at the southwest corner at the stone hedgerow boundary with the Kilcully Old Church Graveyard.

Ground investigation trial holes were undertaken on the proposed site in 2005 and 2023. There was a total of 26 No. trial holes dug at to depths of between 1m to 3m below ground level. The ground investigation finding concluded that out of the 26 trial holes dug, trial holes No.1, No.6, No.7 No.16 and No.17 located to the south are suitable locations for car parking and the proposed Cremation Burial Plots. The remaining trial holes which were carried out had suitable ground conditions for standard grave burials with typical brown boulder clay and diggable shaley rock as indicated on drawings PK-STCATHEXT-004 and PK-STCATHEXT-005.

6.0 Archaeological Review

An archaeological assessment for “St. Catherine Cemetery, Kilcully, Co. Cork” involving visual impact assessment and test excavations (Excavation licence number 05E0639) was undertaken by Sheila Lane & Associates, Consultant Archaeologists at the site in 2005 for the development for the purpose of a cemetery extension.

The assessment report notes the Kilcully Old Church and surrounding Graveyard are both listed in the Records of Monuments and Place (RMP) for County Cork (RMP Nos. CO063-06501- and CO063-0650102-).

Five archaeological test trenches were excavated at the proposed development site. There were no sub-surface archaeological features recorded during test trenching at this site. No archaeological material was unearthed. Visual impacts of the proposed cemetery extension were deemed not significant. It was concluded by Sheila Lane & Associates, there are no archaeological reasons why the main burial plot area of the developments at this site at Kilcully, Co. Cork should not be allowed to proceed.

The construction of the extended car park and the minor works to create a pedestrian entrance to the Kilcully Old Church and surrounding Graveyard will be monitored on site by the Cork City Council Archaeologist. A Section 12 notification will be submitted by the Cork City Council Archaeologist.



7.0 Environmental Impacts

Assessments

A Stage 1 screening report for an Appropriate Assessment (AA), an ecological walkover survey, a Bat Roost survey report and an Environmental Impact Assessment (EIA) screening report were undertaken for the proposed cemetery extension development by Karen Banks MCIEEM of Greenleaf Ecology.

These concluded that the proposed St Catherine's Cemetery Extension, Kilcully, Co. Cork, either alone or in combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives. A Stage 2 Appropriate Assessment was deemed not to be required. The site is unlikely to have significant effects on any habitats and species and no invasive plant species were identified.

Results from the bat surveys indicate that five species of bat, namely soprano pipistrelle, common pipistrelle, Leisler's bat, brown long-eared and whiskered bat regularly commute to the site to forage along the boundaries of the proposed cemetery extension development. An isolated natterer's bat visit was also recorded. No evidence of bat roosting was noted in the development site or its immediate environs. The demolition of the derelict dwelling house within the site is noted as a loss of potential bat roost, but no evidence was found that the building is currently or has in the past been used as a bat roost.

The EIA screening report recommended that a Construction Environmental Management Plan be implemented for the initial construction phase of the cemetery extension development and that restrictions on boundary hedgerows be implemented during the bird nesting season March to August.

The environmental reports concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and an EIA is not required.



Construction Stage

The majority of the construction activities will be limited mainly to the cemetery car park, the derelict dwelling house and within the existing agricultural field where the extension is located. Minor road edge kerbing, road pavement and junction relocation works will be required at the boundary with the L-2962 local road. Internal connections to the existing burial ground and car parks will also be necessary. Deliveries of construction equipment and materials to the site will be managed under a Construction Management Plan.

A Construction Environmental Management Plan will set out requirements to manage all wastes arising from/at the proposed development in accordance with the Waste Management Acts 1996 as amended. While awaiting removal, all waste materials shall be stored in designated areas protected against spillage or leachate run-off. All reasonable measures to mitigate any environmental nuisance (noise and dust) which may arise during construction will be taken. Construction works are proposed to take place during working hours 7am to 6.30pm Monday to Friday and 8am to 1.30pm Saturday. Lighting of the site in the hours of darkness will be kept to a minimum during construction.

It is proposed that the extension will be developed in stages. The demolition works, re-grading of the site and the construction of the car park, boundary fencing, landscaping, internal cemetery access roads and services will form the initial stage. The laying-out of a number of grave sections with foundation beams and individual plots will be developed over time progressing from south to north as the needs for additional burial spaces arise. It is anticipated that the 2 Cremation Burial Plot sections and the 2 most southern Standard Coffin Burial Plot sections will be developed during the initial construction stage.



8.0 Conclusions

The proposed St. Catherine's Cemetery Extension will cater for future demand for the next few decades. The new cemetery area will cater for those wishing to have smaller plots to accommodate the interment of ashes in urns. It also provides an opportunity to cater for more environmentally friendly burial options to the Standard Coffin Burial Plot for the City for those who may choose so. The improved parking and access junction layout and car park pedestrian route will improve road safety on the L-2962 local road at the cemetery and facilitate improved local access to the Kilcully Old Church Graveyard when combined with the "Kilcully Pedestrian Safety Scheme".

The environmental and archaeological assessments undertaken as part of this report concluded that there would be no significant impacts to the surrounding environs as a result of the proposed St. Catherine's Cemetery Extension development.



9.0 APPENDICES

- **Appendix A - Environmental Reports**
- **Appendix B - Archaeology Report**
- **Appendix C - Drawings**



Appendix A - Environmental Reports

- Stage 1 Screening report for Appropriate Assessment Oct 2022
- Bat Roost Survey and Assessment Report Oct 2022
- Environmental Impact Assessment Screening Feb 2023



Appendix B – Archaeology Report

- Archaeological Assessment Kilcully Cemetery Extension Aug 2005



Appendix C - Drawings

PK-STCATHEXT-000	Location Map
PK-STCATHEXT-001	Site Layout
PK-STCATHEXT-002	Cremation Burial Plot Layout and Details
PK-STCATHEXT-003	Standard Burial Grave Plot Layout and Details
PK-STCATHEXT-004	Surveys
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