



# Mayfield to City

## Sustainable Transport Corridor

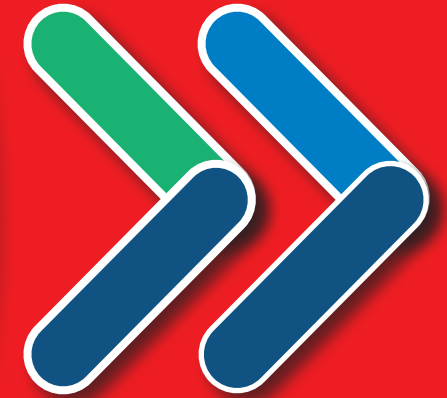
Public Consultation March 2023



Rialtas  
na hÉireann  
Government  
of Ireland

Tionscadal Éireann  
Project Ireland  
**2040**

**BUS  
CONNECTS  
CORK**  
SUSTAINABLE TRANSPORT FOR A BETTER CITY.



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# 1. Introduction

## 1.1 What has happened so far?

Between June 30th 2022 and October 3rd 2022, the National Transport Authority (NTA) undertook the first round of public consultation on initial proposals for the twelve Sustainable Transport Corridors proposed under BusConnects Cork. During this consultation phase almost three thousand submissions were received in total.

All of the submissions were reviewed and considered as part of the ongoing design process for each corridor. In addition, we held six Public Information Events, five Community Forums and hosted numerous meetings with approximately thirty-five residents' groups, business groups and other special interest groups. Based on the submissions made and the constructive meetings with the various stakeholders, we have amended our initial proposals to address some of the issues raised including incorporating suggestions and recommendations for alternative solutions.

We are now publishing those revised proposals, referred to as Preferred Route Options, for the eleven remaining Sustainable Transport Corridors and commencing a second round of public consultation in relation to the plans.

This document is one of a series of eleven information booklets, each dedicated to a single corridor. The document provides a written description of the Preferred Route Option from start to finish with supporting maps and includes information on any revisions and key changes made from the initial Emerging Preferred Route.

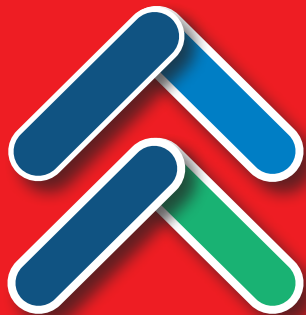
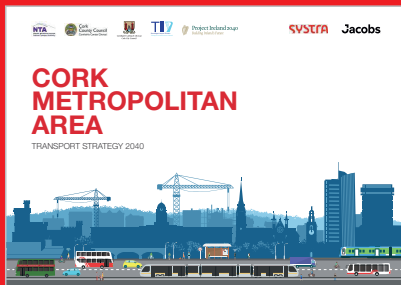
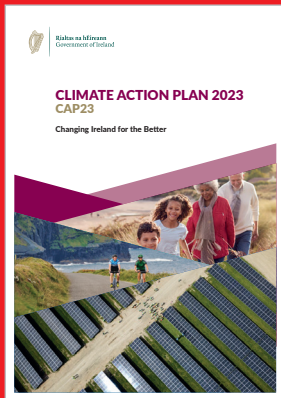
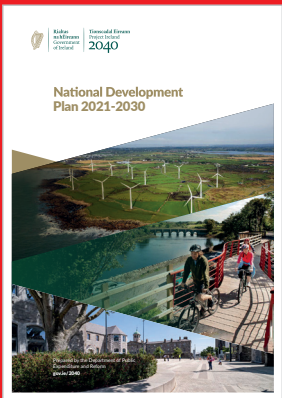
The original brochures detailing each Emerging Preferred Routes, published last year, remain available to view and download on our website [www.busconnects.ie](http://www.busconnects.ie). These brochures contain information on the process for impacted property owners, the project timelines and steps required for statutory planning application.

## 1.2 What is BusConnects?

BusConnects is the National Transport Authority's programme to greatly improve bus services. It is a key part of the Government's policies to improve public transport and address climate change in Cork and other cities. It is included within the following national and regional policies:

- The National Development Plan 2021 – 2030;
- Cork Metropolitan Area Transport Strategy 2040; and
- The Climate Action Plan 2023.

Cork is growing and needs a bus network that works for a developing city. The aim of BusConnects Cork is to deliver an enhanced bus system that is better for the city, its people and the environment. BusConnects Cork is designed to provide a better, more reliable and more efficient bus service for everyone in addition to providing safe cycling facilities along key routes.



## BusConnects Cork: At a glance



**91km of new bus lane / bus priority**

making journeys faster and more reliable

**96km of cycle facilities**

(one direction) delivering 48km of the cycle network.



**Redesigning the bus network**



**State-of-the-art ticketing system**

**Cashless payment system**



**Simpler fare structure**



**New Park & Ride sites**  
in key locations



Transitioning to a new **Zero emissions bus fleet**



**New bus stops and shelters**  
with better signage and information

## 1.3 What are the benefits of this project?



### Faster, more reliable journeys

By removing buses from traffic congestion, the punctuality and reliability of the bus system is vastly improved. Journeys are faster and, even more importantly, arrival times are more consistent and dependable.



### Building a sustainable city and addressing climate change

Tackling the challenges of climate change is a priority for Ireland and moving more people to public transport is a key component of the solution. The Climate Action Plan 2023 recently published by the Government, sets challenging targets for increasing travel by public transport plus cycling, and reducing the need for car journeys.



### Cork's carbon neutral target

Cork has been selected by the European Commission to become one of Europe's first climate neutral cities by 2030 under the EU's Cities Mission Programme. Through enabling more people to use public transport, cycling and walking, the development and delivery of BusConnects Cork will be essential to achieve that climate neutral city ambition.



### Accessibility for all

More bus shelters, with seating where possible, new footpaths and better information at bus stops, will make using the fully accessible bus fleet easier for all to use, including the elderly and mobility impaired.



### Better cycling facilities

This project will see the provision of much needed cycling facilities around the city region with over 96kms of high quality cycling facilities provided. Segregated cycling along the key corridors of the city will allow the public to have cycling as a real sustainable alternative. The new cycling infrastructure will be of significant benefit to the public, business, tourism, education and retail.



### Pedestrians and Urban Realm

Along each route, improvements and enhancements will be made to footpaths, walkways and pedestrian crossings. In addition, there will be investment in local urban realm improvements at key locations, where additional landscaping, pavement treatments and outdoor amenities will be provided.

## 1.4 Understanding the terminology

### 1. Sustainable Transport Corridor (STC):

Part of the overall BusConnects Programme is to create eleven Sustainable Transport Corridors (STCs) along existing roads across Cork city, representing key bus and cycling routes. The development of these Sustainable Transport Corridors will enable efficient bus movement along these routes, together with the provision of safe, segregated cycling facilities, where feasible, in addition to accommodating general traffic movement.

The proposed arrangements include removing buses from traffic congestion by developing separate bus lanes along these routes or by using traffic signalling arrangements over short distances. Alternatively, general traffic levels would be reduced by restricting through traffic using bus gates (described later), such that buses will no longer be delayed by traffic congestion.

### 2. Segregated Cycle Tracks:

A segregated cycle track is a separate section of the road dedicated for cycling only. This space will generally be isolated from other vehicular traffic by a physical kerb. Where it is not physically possible to have segregated cycle lanes/tracks, there will be the option of quiet roads and shared cycling on reduced speed roads for cyclists.

### 3. Emerging Preferred Route:

The NTA published outline plans for each of the Sustainable Transport Corridors in a non-statutory public consultation process in June 2022. The options were called Emerging Preferred Routes to inform the public of the indicative layout of the roadways with the necessary infrastructure in place, at that stage of the design process. They included indications of potential impacts on gardens and other land

areas, and potential changes to how traffic would operate to facilitate bus priority.

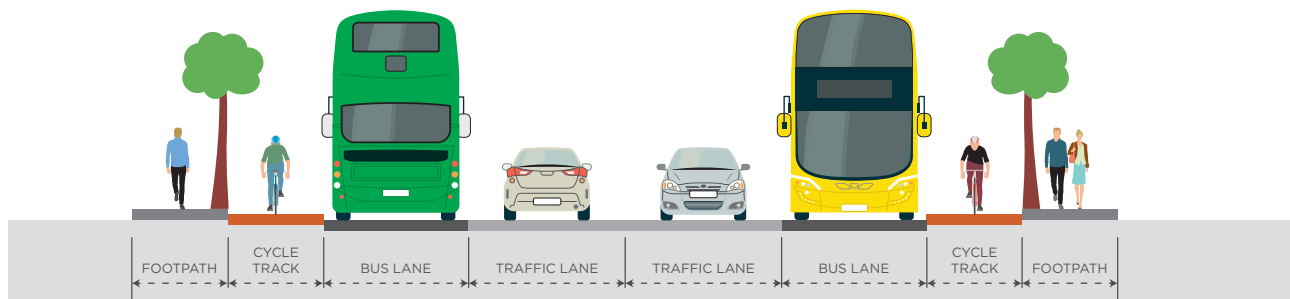
### 4. Preferred Route Option:

Following consideration of the public submissions about the Emerging Preferred Routes, the Sustainable Transport Corridor proposals have been reviewed and amended. Each of the revised proposals is now referred to as a Preferred Route Option (PRO) and these will be the subject of a second round of non-statutory public consultation.

These are not final scheme proposals as they are subject to further consideration of the feedback from the second round of public consultation and are also to subsequent examination in the context of environmental impact assessment.

### 5. Bus Gate

A Bus Gate is a sign-posted short length of stand-alone bus lane. This short length of road is restricted exclusively to buses, taxis and cyclists plus emergency vehicles during the hours of operation of the Bus Gate. It facilitates bus priority by removing general through traffic along the overall road where the bus gate is located. General traffic will be directed by signage to

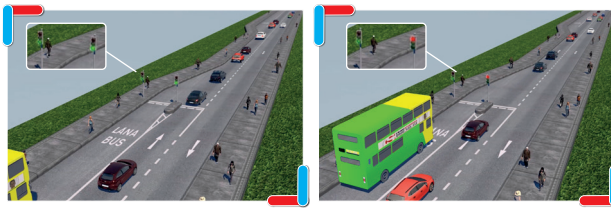




divert away to other roads before they arrive at the bus gate. Further information on how a Bus Gate would work is detailed in Section 1.5.

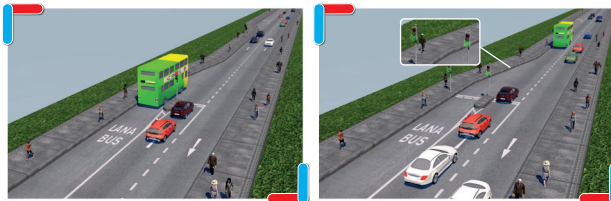
### 6. Signal Controlled Priority:

Signal Control Priority uses traffic signals to enable buses to get priority ahead of traffic where both buses and traffic are sharing the same lane, but it is only effective for short distances. This arrangement typically arises where a bus lane cannot be continued due to obstructions on the roadway. An example might be where a road has pinch-points where it narrows due to existing buildings or structures that prevent widening of the road to make space for a bus lane.



1. Traffic proceeds as normal.

2. As the bus approaches, the light signal changes to halt general traffic.



3. The bus has priority to proceed.

4. When the bus has cleared the junction, general traffic proceeds.

It works through the use of traffic signal controls (typically at junctions) where the bus lane and general traffic lane must merge ahead and share the road space for a short distance until the bus lane recommences downstream. The general traffic will be stopped at the traffic signal to allow the bus pass through the narrow section first and when the bus has passed the general traffic will then be allowed through the lights.

### 7. Toucan Crossing:

A Toucan Crossing is a roadway crossing designed to enable both pedestrians and cyclists to cross the road with purposefully designed signal controls.

### 8. Quiet Street Treatment:

Where roadway widths along a Sustainable Transport Corridor cannot facilitate cyclists in addition to bus facilities, alternative cycle links have been explored along nearby routes. Such offline options may include directing cyclists along streets with minimal general traffic other than car users who live on the street.

They are called Quiet Streets due to the low amount of general traffic and are deemed suitable for cyclists sharing the roadway with

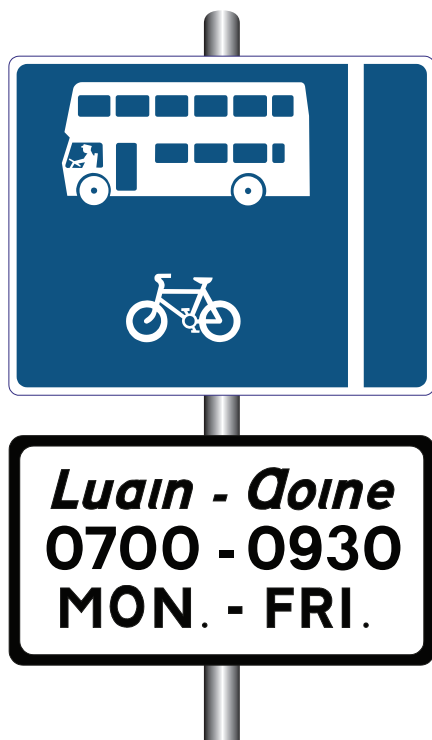
the general traffic without the need to construct segregated cycle tracks or painted cycle lanes. The Quiet Street treatment would involve appropriate advisory signage for both general road users and cyclists.

### 9. Urban Realm:

Urban realm refers to the everyday street spaces that are used by people to cross, shop, socialise, play, and use for activities such as walking, exercise or commute to/from work. Urban realm encompasses all streets, squares, junctions, and other rights-of-way, whether in residential, commercial or civic use. When well-designed and laid out with care in a community setting, it enhances the every-day lives of residents and those passing through. It typically relates to all open-air parts of the built environment where the public has free access. It would include seating, trees, planting and other aspects to enhance the experience for all.

## 1.5 Understanding how a Bus Gate would work

As you study the brochures and examine the detail in our Preferred Route Option proposals, you will notice that we are proposing the use of Bus Gates to deliver the desired improvement in bus reliability at various locations across the city.



A Bus Gate is a sign-posted short length of stand-alone bus lane. This short length of road is restricted exclusively to buses, taxis and cyclists plus emergency vehicles during the hours of operation of the Bus Gate. It facilitates bus priority by removing general through traffic along the overall road where the bus gate is located. General traffic will be directed by signage to divert away to other roads before they arrive at the bus gate.

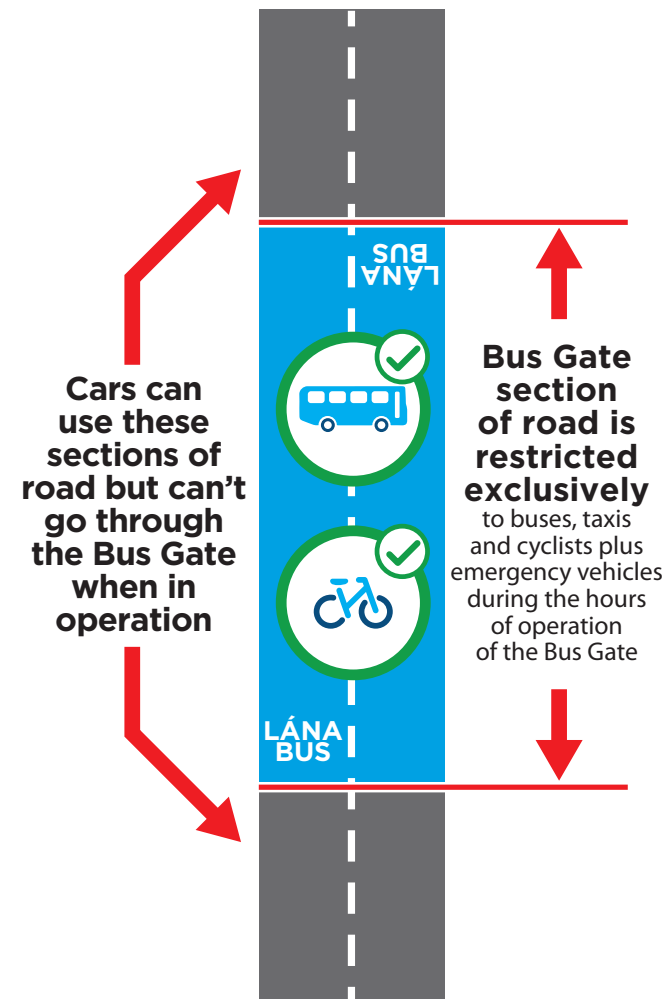
As part of the BusConnects Cork project, one and two-way Bus Gates are currently being considered at various locations along the proposed Sustainable Transport Corridors.

### Will Bus Gates be 24-hours?

24-hour Bus Gates are an option in areas where it is considered necessary. However, in most cases 24-hour Bus Gates are not necessary and Bus Gates can be timed to operate only during peak traffic periods when traffic congestion is most significant.

### Will there be physical infrastructure at the Bus Gate?

A Bus Gate is simply markings on the road that delineates where a short section of bus lane starts and finishes. It will be sign-posted to



# LÁNA BUS

inform drivers that that section of road is restricted exclusively to buses, taxis and cyclists plus emergency vehicles during its operational hours. A sign-post at either end of the bus lane will include the details of the operational hours.

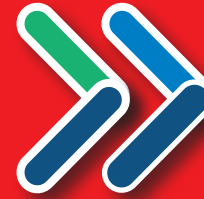
## What happens if I am driving towards a Bus Gate during the hours of operation?

Adequate signage will be placed along the route to redirect general traffic away from the bus gate prior to arrival at the bus gate.

## How will the Bus Gate affect residents who live near one and wish to use their private car?

This short length of road, as described above, is restricted exclusively to buses, taxis and cyclists plus emergency vehicles during the hours of operation. This means residents who live near to a Bus Gate may, depending on the journey direction, have to seek alternative route options,

similar to other drivers. The Bus Gate restrictions will only apply to the short section of road that is clearly highlighted with road markings and sign-posts. During operational hours, accessing the road beyond the Bus Gate in a private car will still be possible, once you use alternative routing options.



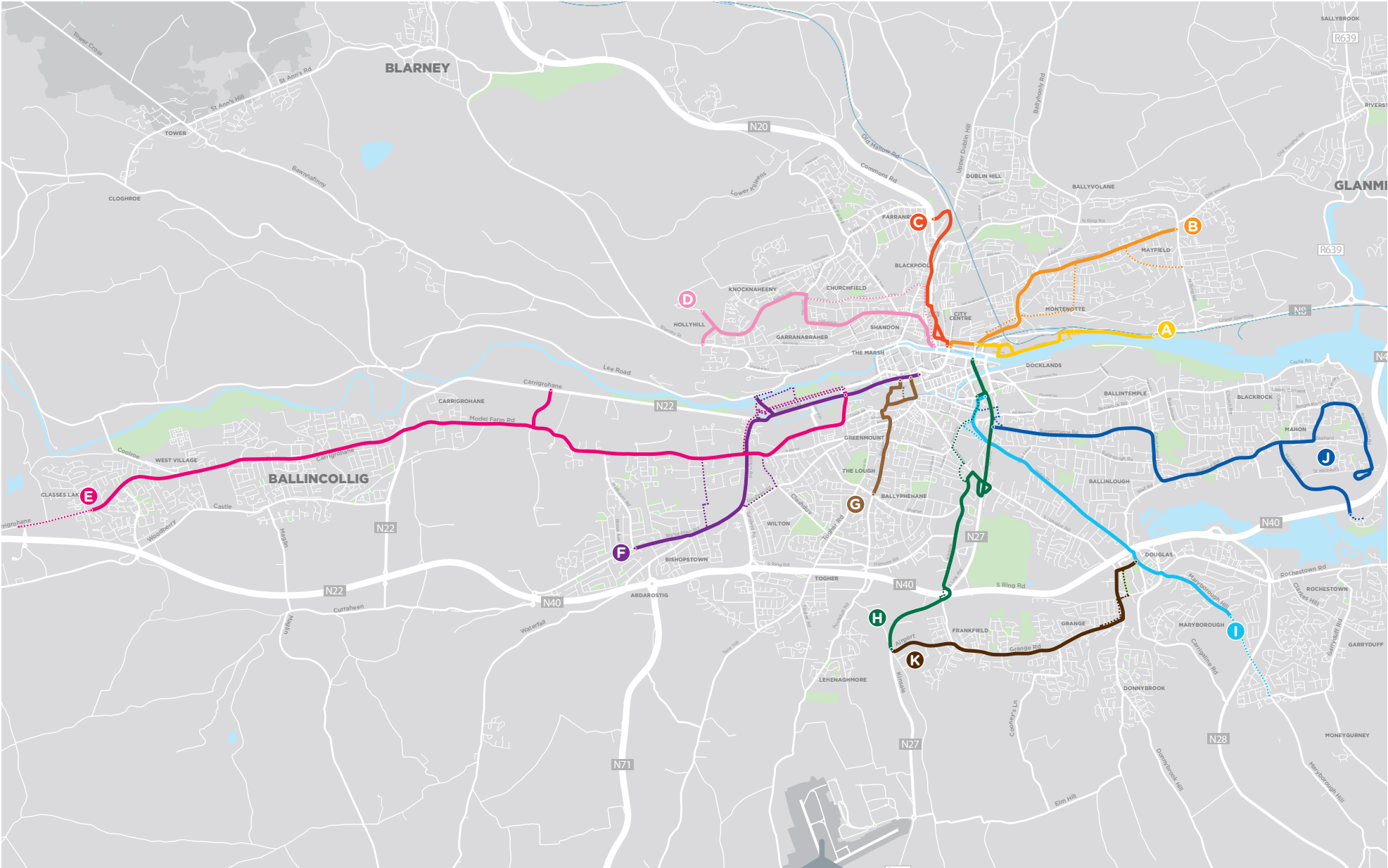
## 1.6 Sustainable Transport Corridors

- A** Dunkettle to City
- B** Mayfield to City
- C** Blackpool to City
- D** Hollyhill to City
- E** Ballincollig to City
- F** Bishopstown to City
- G** Togher to City
- H** Airport Road to City
- I** Maryborough Hill to City
- J** Mahon to City
- K** Kinsale Road to Douglas

———— Sustainable Transport Corridor

..... Alternative Cycle Facilities





## 2. Preferred Route Option Description

### 2.1 Mayfield to City Overview

The Mayfield to City Sustainable Transport Corridor (STC B) commences at Tinker's Cross (intersection of the North Ring Road (R635) and Old Youghal Road). The corridor proceeds on Old Youghal Road to Dillon's Cross. From here the corridor proceeds on Ballyhooly Road (R614) to St Luke's Cross and onwards along Summerhill North towards the city centre.

Old Youghal Road, Ballyhooly Road and Summerhill North are physically constrained in a number of areas. It is proposed that bus priority along this corridor will be provided through several different measures such as turning restrictions, bus gates and traffic signals, as follows

- ▶ An inbound bus gate (short sections of bus/cycle-only roadway) on Old Youghal Road at Tinker's Cross. It is intended that this bus gate will operate during morning peak hours only.

- ▶ An outbound bus gate on Old Youghal Road at Iona Park. It is intended that this bus gate will operate during the evening peak hours only.
- ▶ A southbound 'straight ahead' restriction for general traffic on Ballyhooly Road at Glen Avenue. It is intended that this restriction will operate during morning peak hours only.
- ▶ An outbound bus gate on Ballyhooly Road at Glen Avenue. It is intended that this bus gate will operate during the evening peak hours only.
- ▶ Left turn bans onto Gordon's Hill to complement the measures on Ballyhooly Road at Glen Avenue above.
- ▶ Filtered permeability on York Hill to prevent through traffic, except pedestrians and bicycles.
- ▶ A right turn ban from Summerhill North to Middle Glanmire Road.

Cyclists take an alternative route to buses commencing instead at the intersection of the North Ring Road (R635) and Colmcille Avenue, heading north towards Old Youghal Road via Iona Park. From here the facilities

for pedestrians, cyclists and buses merge and travel west along Old Youghal Road as far as Murmont Lawn. From here a quiet street route is proposed via Leicester's Lane and Middle Glanmire Road before cyclists continue to the city via Wellington Road, York Hill and Summerhill North.

The following paragraphs will describe each section of STC B in more detail, identifying the measures proposed so that sustainable transport is prioritised.



## 2.2 Route Description

### 2.2.1 Tinker's Cross to Dillon's Cross

The proposed bus gates and other traffic management measures listed in section 2.1 will reduce through traffic volumes on Old Youghal Road, which will allow buses to move more freely between Tinker's Cross and Dillon's Cross.

During the hours of operation of the bus gates Old Youghal Road will remain open to local access traffic, buses, taxis and cyclists, and City-bound through traffic will be facilitated on:

- ▶ North Ring Road to the N20;
- ▶ North Ring Road to Lower Glanmire Road(N8), via Silver Springs.

Outside of these hours traffic will be permitted to move freely along Old Youghal Road.

A two-way cycle track is proposed along Colmcille Avenue between North Ring Road and Old Youghal Road / Iona Park. This will include new cycle crossing facilities at the

junction of Colmcille Avenue and North Ring Road to safely connect to the Lotabeg area of the city (adjacent to the Mayfield Garda Station).

Dedicated cycle tracks are proposed on both sides of the road along Old Youghal Road between Iona Park and Murmont Lawn. From here cyclists will be able to use Murmont Lawn / St Christopher's Drive as a quiet street, which involves cyclists sharing the traffic lane with general traffic which is relatively low in volume.

The proposed arrangements are due to the constrained road width along sections of the existing Old Youghal Road and Ballyhooly Road. The existing road has insufficient space to facilitate a bus lane, cycle lane and a general traffic lane in both directions.

To facilitate these sustainable transport improvements, removal of a limited number of on-street parking spaces is required in places. It is also proposed that land take would be required at the following approximate locations:

- ▶ Lands of private properties between Tinker's Cross and Kerry Road;
- ▶ Land of private properties adjacent to Iona Park;
- ▶ Lands of private properties between Iona Park and Knights Court.

The indicative extents of this land take are shown on the drawings provided in the Appendix of this brochure.





## Proposed Enhancements to Urban Spaces and Pedestrian/Cycle Environment

Location	Proposed Enhancements
Old Youghal Road	<p>Improved bus stops and new toucan crossing locations to facilitate easy access to bus stops and generally improved permeability for pedestrians.</p> <p>A traffic calmed environment will provide a safer and more attractive environment for pedestrians and cyclists.</p> <p>New pedestrian crossing provided adjacent to Mayfield Sports Complex.</p> <p>Potential for urban pocket park adjacent to Mayfield Branch Library.</p>
Old Youghal Road (from Murmont Lawn), Iona Park & Colmcille Avenue	<p>Continuous segregated cycle lanes on both sides of the road.</p> <p>New cycle crossing facilities at the junction of Colmcille Avenue and North Ring Road to safely connect to the Lotabeg area of the city.</p>
Dillon's Cross	<p>Public Realm works including improved and enhanced street spaces and landscaping.</p>

## 2.2.2 Dillon's Cross to St Luke's Cross

The proposed bus gates and other traffic management measures listed in section 2.1 will reduce through traffic volumes on Ballyhooly Road, which will allow buses to move more freely along this street. During the hours that the traffic restrictions on Ballyhooly Road at Glen Avenue are in operation access for local traffic to and from the North Ring Road will still be possible via Glen Avenue. Outside of these hours traffic will be permitted to move freely along Ballyhooly Road and Summerhill North. Due to the constrained road width of the existing Ballyhooly Road, (between Dillon's Cross and St Luke's Cross), cyclists will be facilitated along Murmont Lawn, St Christopher's Drive, Leicester's lane and Middle Glanmire Road. This route is proposed as a quiet street which involves cyclists sharing the traffic lane with general traffic which is relatively low in volume.

To facilitate these sustainable transport improvements, removal of a limited number of on-street parking spaces is required in places to facilitate pedestrian crossings.

It is also proposed that land take would be required at the following approximate locations:

- Lands of private properties on Ballyhooly Road near Dillon's Cross.
- Land of private properties adjacent to Dillon's Cross;

The indicative extents of this land take are shown on the drawings provided in the Appendix of this brochure.



## Proposed Enhancements to Urban Spaces and Pedestrian/Cycle Environment

Location	Proposed Enhancements
<p>Murmont Lawn / St Christopher's Drive / Leycester's Lane / Middle Glanmire Road</p>	<p>Quiet street will provide a safer and more attractive environment for pedestrians and cyclists.</p>
<p>St Luke's Cross</p>	<p>Converted to a signalised junction to provide bus priority and to prioritise pedestrian and cycle friendly design. Signalised crossings for pedestrians provided on all arms of the junction.</p> <p>Left turn slip from Middle Glanmire Road to Summerhill North removed to facilitate easy pedestrian crossing.</p> <p>Public Realm works including improved and enhanced street spaces and landscaping.</p>
<p>Ballyhooly Road</p>	<p>One new pedestrian crossing to facilitate easy access to bus stops and generally improved permeability for pedestrians.</p>

### 2.2.3 St Luke’s Cross to City

The proposed bus gates and other traffic management measures listed in section 2.1 will reduce through traffic volumes on Summerhill North, which will allow buses to move more freely along this street. During the hours that the traffic restrictions on Ballyhooly Road at Glen Avenue are in operation access for local traffic to and from the North Ring Road will still be possible via Glen Avenue. Outside of these hours traffic will be permitted to move freely along Ballyhooly Road and Summerhill North.

It is intended to implement quiet street treatment along Wellington Road from St Luke’s Cross to York Hill, and filtered permeability on York Hill, which will provide a safer and more attractive environment for pedestrians and cyclists. A short section of two-way cycle track is proposed along Summerhill North from York Hill to MacCurtain Street to connect cyclists to the cycle tracks on MacCurtain Street.

The STC will link into the works currently being implemented as part of the MacCurtain Street Public Transport Improvement Scheme.

### Proposed Enhancements to Urban Spaces and Pedestrian/Cycle Environment

Location	Proposed Enhancements
Mahony’s Avenue/ Summerhill North	Footway improved/widened and new pedestrian crossing provided.
Wellington Road	Quiet street will provide a safer and more attractive environment for pedestrians and cyclists. Two new crossings to facilitate improved permeability for pedestrians.
Wellington Road/ Military Hill	Junction upgraded to prioritise pedestrian and cycle friendly design.
Wellington Road/ York Hill	Junction upgraded to prioritise pedestrian and cycle friendly design. Filtered permeability has been implemented on York Hill to prevent all through traffic except pedestrians and cyclists.
Summerhill North	Two new pedestrian crossings to facilitate easy access to bus stops and generally improved permeability for pedestrians.

## 2.3 Key changes from the Published EPR

- A bus gate has been added at the junction of Ballyhooly Road with Glen Avenue for vehicles travelling northbound. A 'straight ahead' restriction for general traffic will also be implemented for vehicles travelling southbound along Ballyhooly Road.
- The proposed bus gates at New Road and Murmont Park have been removed, and the existing road layout is retained.
- The EPR indicated that parking would be provided on the northbound side of Ballyhooly Road however in the proposed design it is intended to retain the original road layout along Ballyhooly Road.
- The proposed bus lanes on Summerhill North have been removed (except for a short inbound section on approach to MacCurtain Street) with parking re-instated and footway widths maintained.
- The proposed cycle tracks along Wellington Road have been replaced by a quiet street treatment.
- Filtered permeability will be implemented on York Hill to prevent through traffic, except pedestrians and cyclists.
- The cycle provision along Gardiner's Hill proposed in the EPR will now be facilitated via a quiet street route along Middle Glanmire Road, Leycester's Lane, St Christopher's Drive and Murmont Lawn.
- Public Realm Improvements are proposed for Dillon's Cross and St Luke's Cross.

## 2.4 Key Facts

Approximate number of properties that may be impacted:	<b>7</b>
Approximate number of on-street parking spaces that may be removed:	<b>16</b>
Approximate number of roadside trees that may be removed:	<b>4</b>
Approximate route length:	<b>3.5km</b>
Approximate cycle route length: <i>Inbound - (Segregated Cycle Track 1.7km + 1.8 km Quiet street)</i> <i>Outbound - (Segregated Cycle Track 1.7km + 1.8 km Quiet street)</i>	<b>3.5km</b> <b>3.5km</b>

## 3. How to take part in the public consultation

This brochure provides details of the proposed Preferred Route Option for this Sustainable Transport Corridor. These proposals are subject to a second round of public consultation and, depending on the public's feedback, subsequent design refinement before a formal statutory application will be made by the NTA to An Bord Pleanála for approval.

### 3.1 General queries

The project website [www.busconnects.ie](http://www.busconnects.ie) has a dedicated section for the Sustainable Transport Corridor element of the BusConnects Cork project. All previous emerging preferred route brochures are available on the website. Users can access the site to find out more about the project and download copies of the key documents.

### General queries can be directed to:



Freephone  
1800 303 653



or by email to  
[corkstc@busconnects.ie](mailto:corkstc@busconnects.ie)

### 3.2 How to engage

We are inviting submissions in relation to the Preferred Route Option for the Sustainable Transport Corridor set out in this document. The closing date for submissions is stated on the website.

### Written submissions and observations may be made by:



Click on "Public Consultation" section of the Sustainable Transport Corridor page on our website:  
<https://consult.nationaltransport.ie>



Post:  
**Sustainable Transport Corridor Project**  
**NTA Cork Office, Suite 427, 1 Horgan's Quay**  
**Waterfront Square, Cork**  
**T23 PPT8**

### 3.3 What happens next?

Following the second round of public consultation the NTA will finalise the Preferred Route Options for all eleven corridors. The scheme designs will be finalised in tandem with the undertaking of transport and environmental assessments. This is likely to culminate in the preparation of an Environmental Impact Assessment Report (EIAR) for the scheme, together with details of land to be acquired, which will be submitted to An Bord Pleanála during 2024-2025 for its consideration and determination. A formal statutory consultation process will be undertaken as part of that process.



### 3.4 Anticipated Project Timeline

2022

2023

2023-2026

#### ENGAGEMENT

##### Consultation on Emerging Preferred Route Q2/Q3

Consultation on Emerging Preferred Route Proposals.

##### Further Consultation on Preferred Route Q1/Q2

Preparation of Draft Preferred route Q1/Q2. Having taken account of feedback received, publication of Preferred Routes for the Sustainable Transport Corridors - 2 month period of public consultation.

#### STATUTORY PROCESS

##### Preparation of Statutory Application

- Optimise Engineering Design
- Prepare Environmental Impact Assessment Report
- Define property requirements and prepare CPO



**2024-2025**

### **An Bord Pleanála Applications**

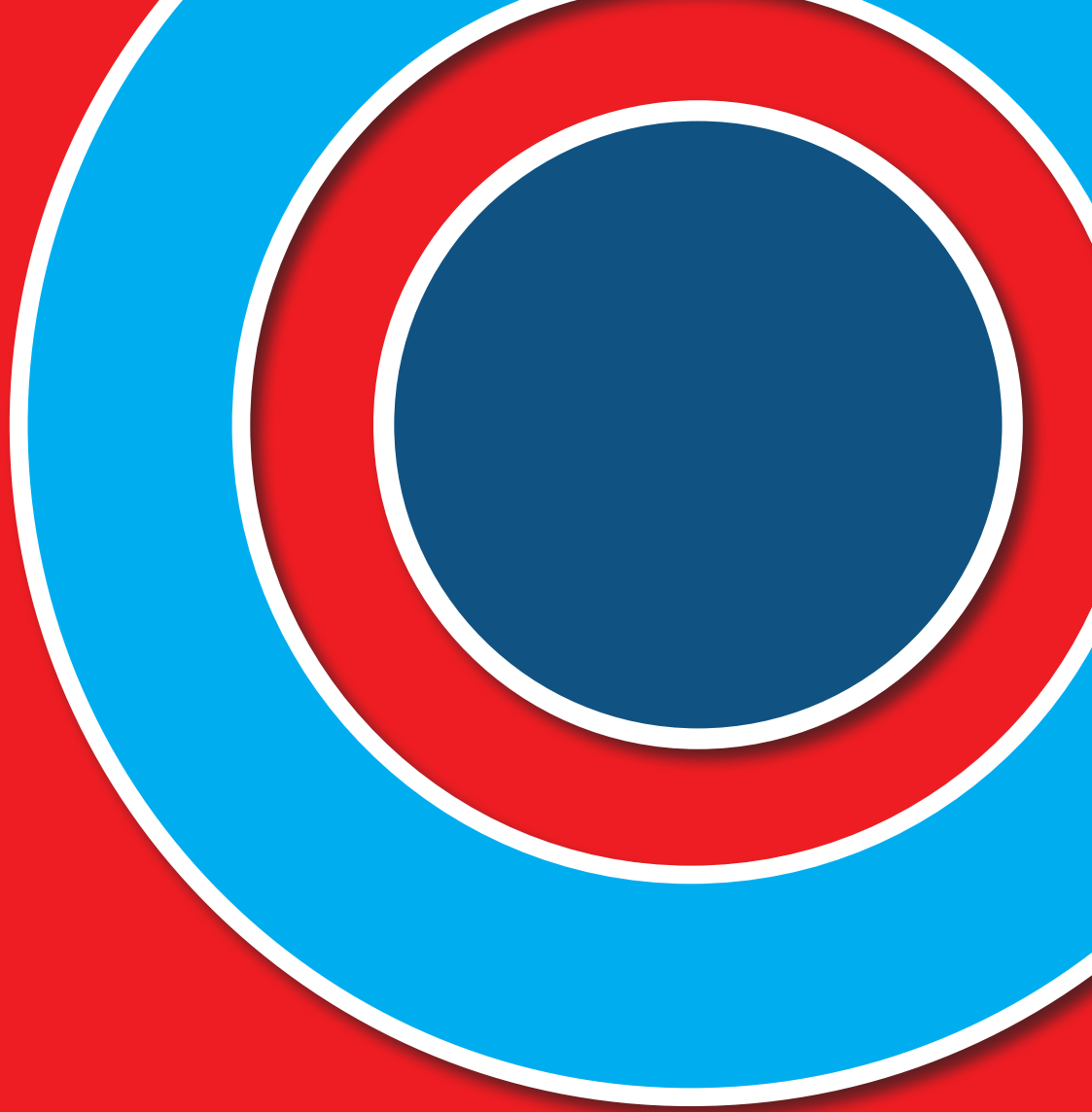
- Submission of Applications to An Bord Pleanála to approve the Proposed Scheme and to confirm the associated CPO
- Statutory Consultation in accordance with the legislative requirements
- An Bord Pleanála deliberations including an Oral Hearing where required
- An Bord Pleanála may:
  1. Approve the Proposed Scheme with or without modifications and subject to whatever environmental conditions it considers appropriate, or refuse to approve the Proposed Scheme; and
  2. confirm the CPO or any part thereof with or without conditions or modifications, or annul the CPO or any part thereof.

**2025-2030**

### **ACQUISITION & CONSTRUCTION**



**Construction Commences on a Phased Basis - Each corridor upgrade will take up to 2 years to complete**

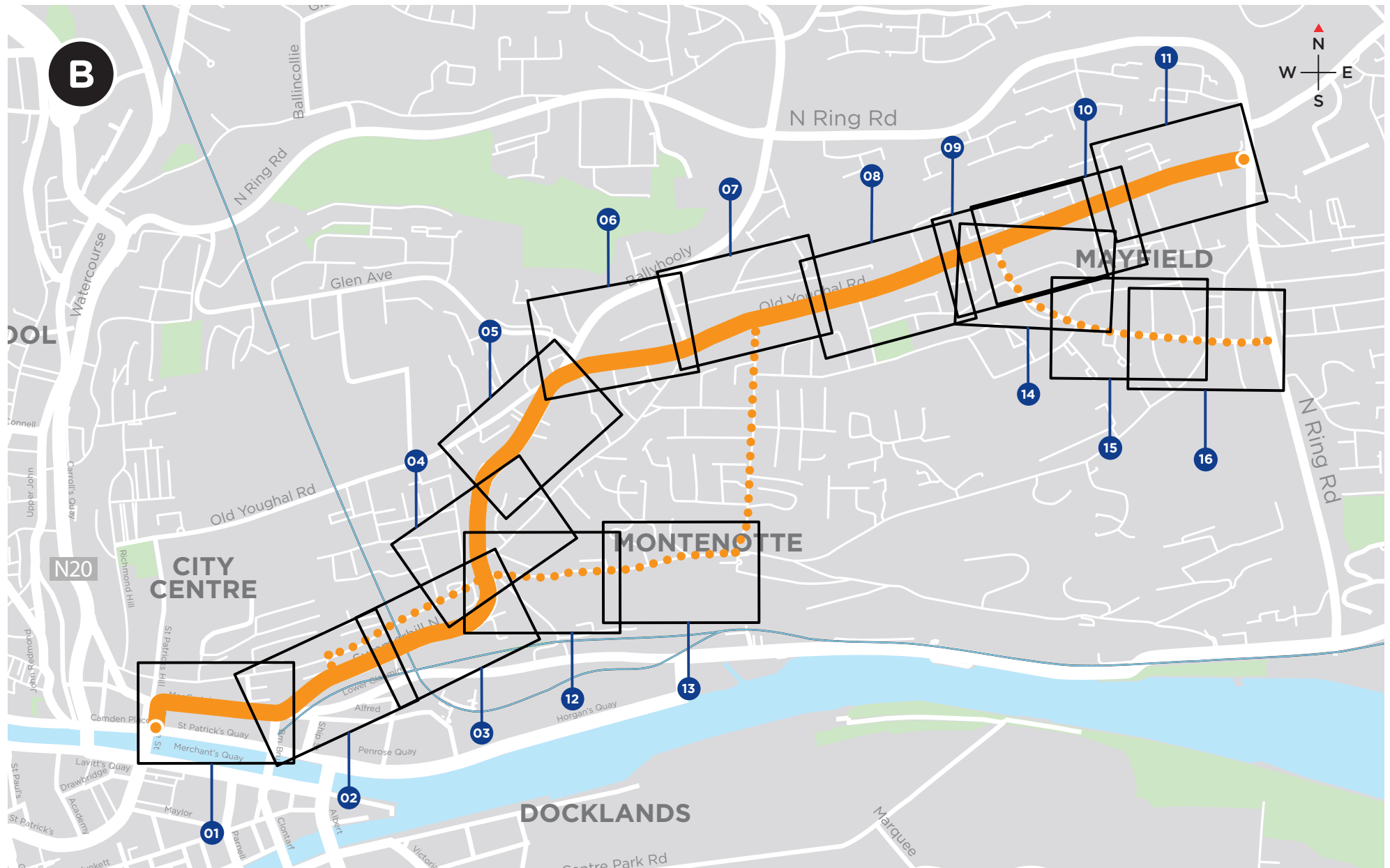


## 4. Appendices

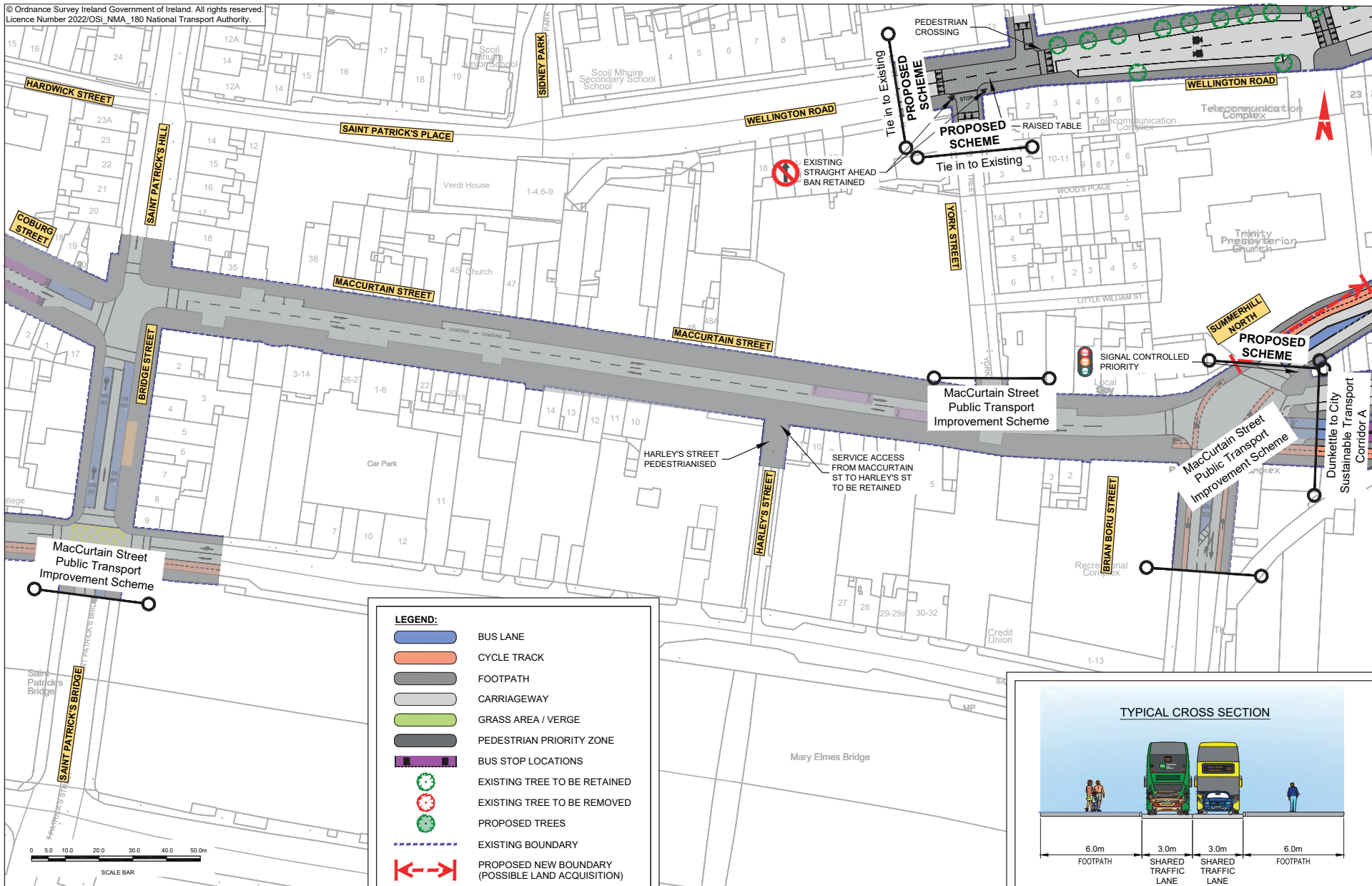
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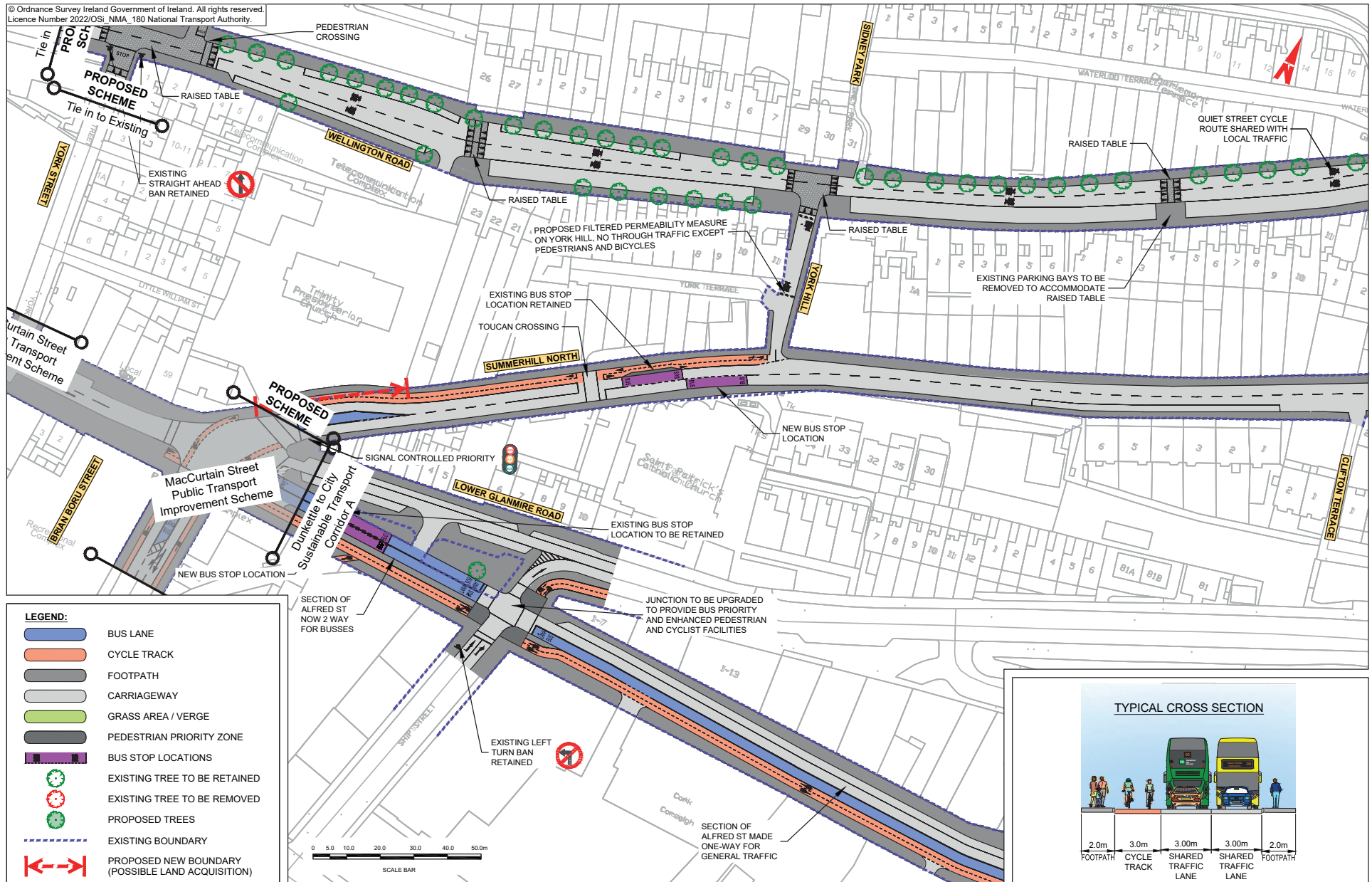
4.1 Index maps

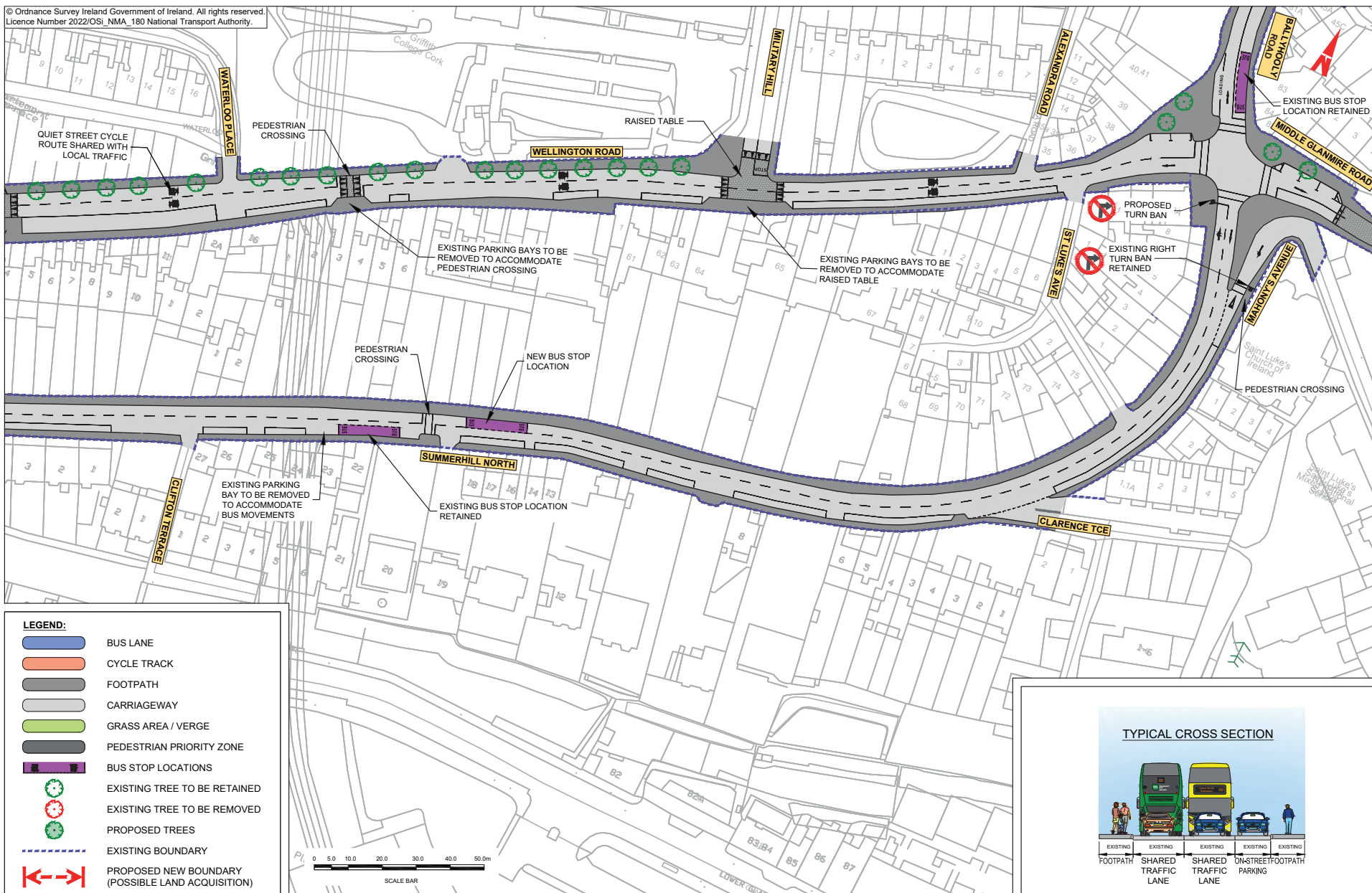
4.2 Route maps

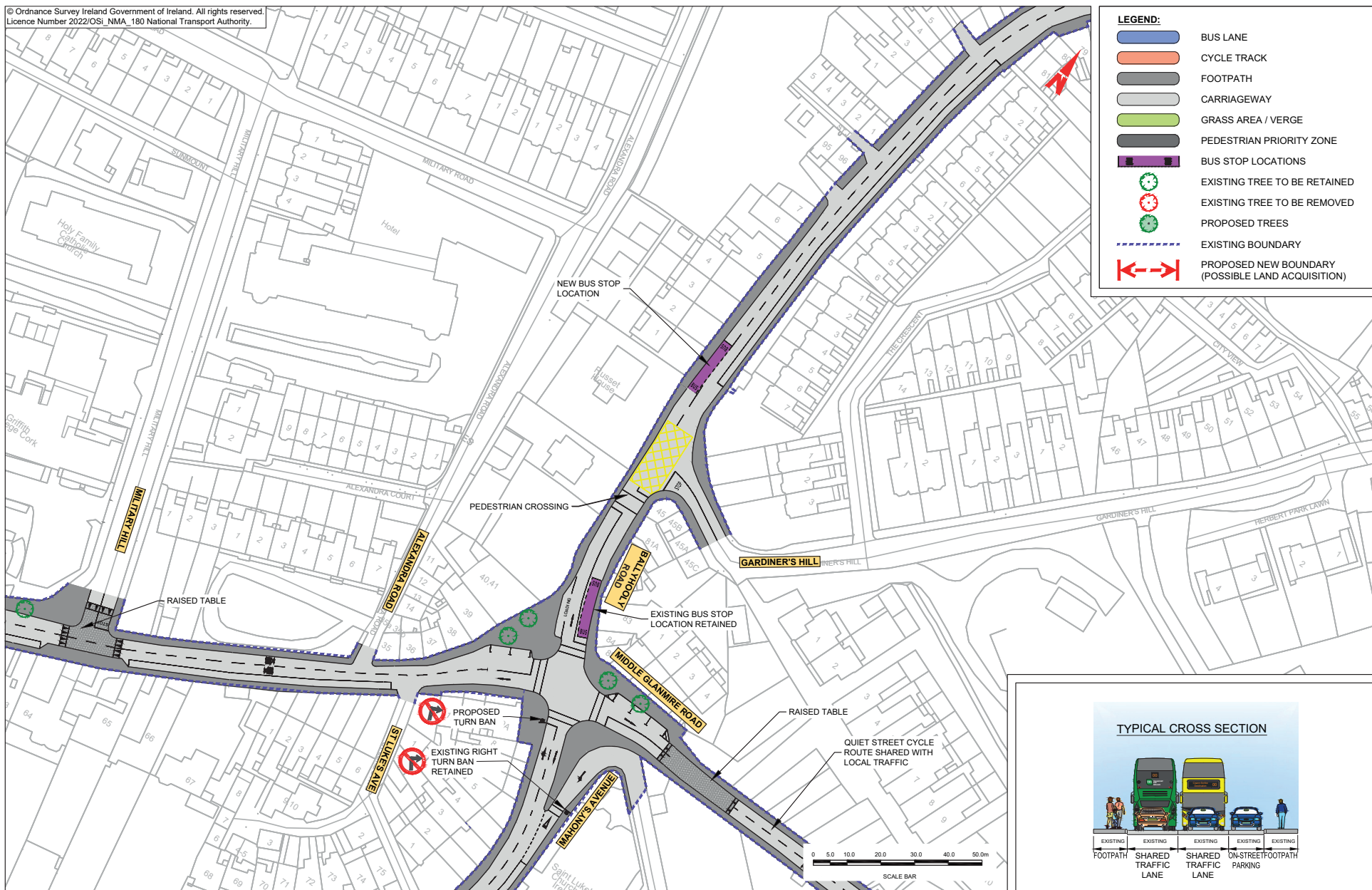


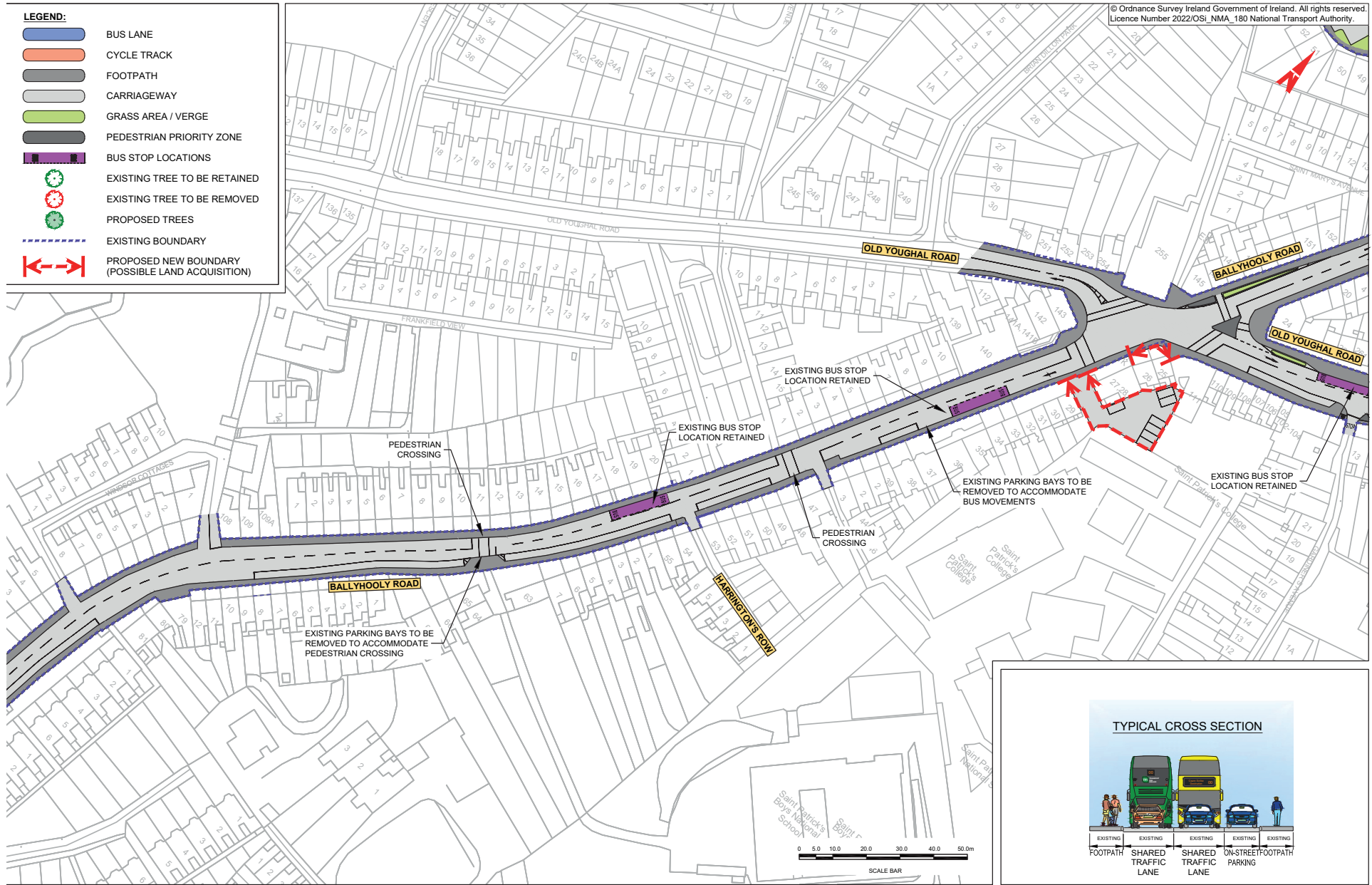
NOTE: The Preferred Route shown on the following drawings is indicative only and is subject to change following consultation and as part of the design development process.



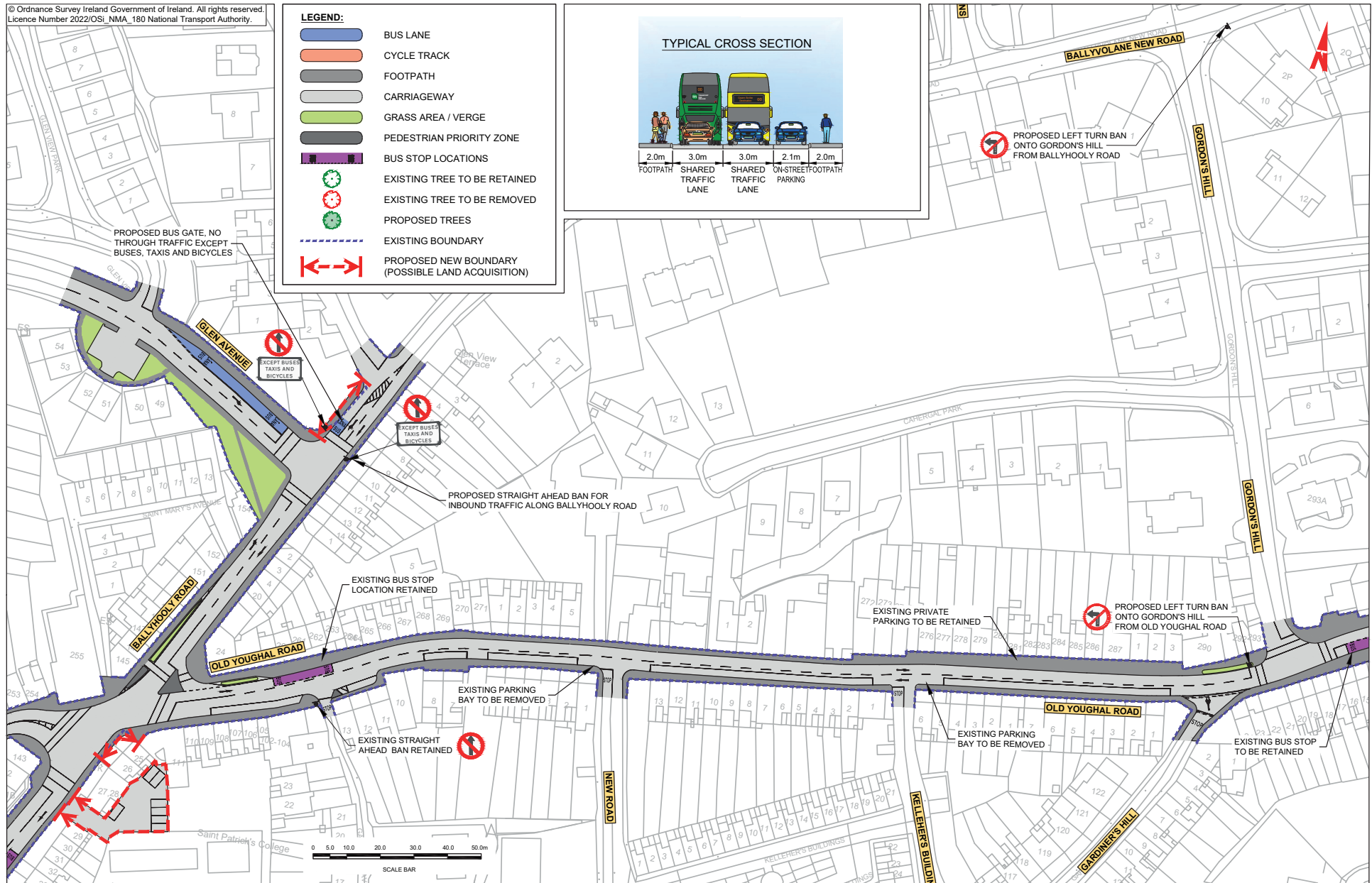


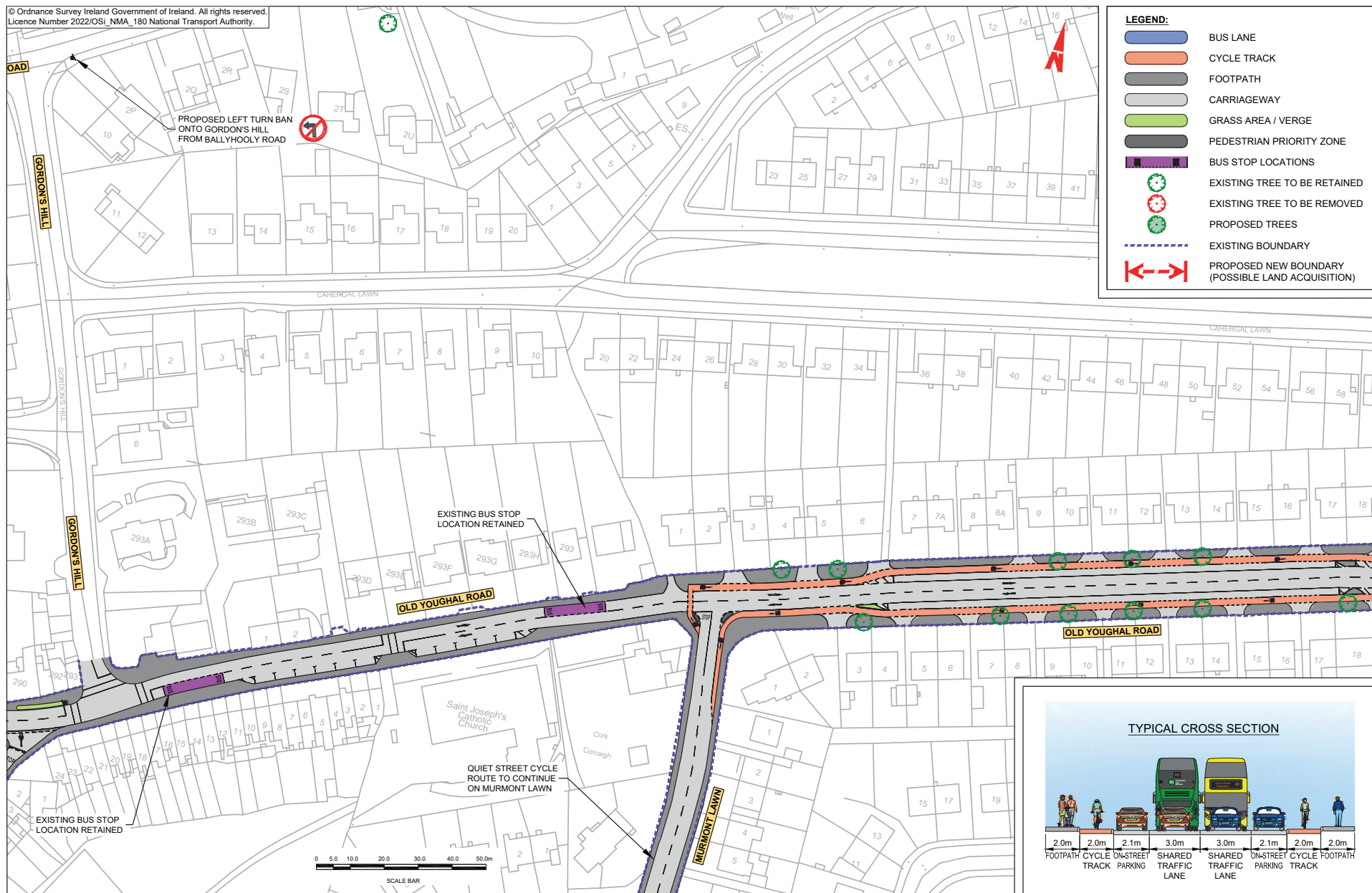




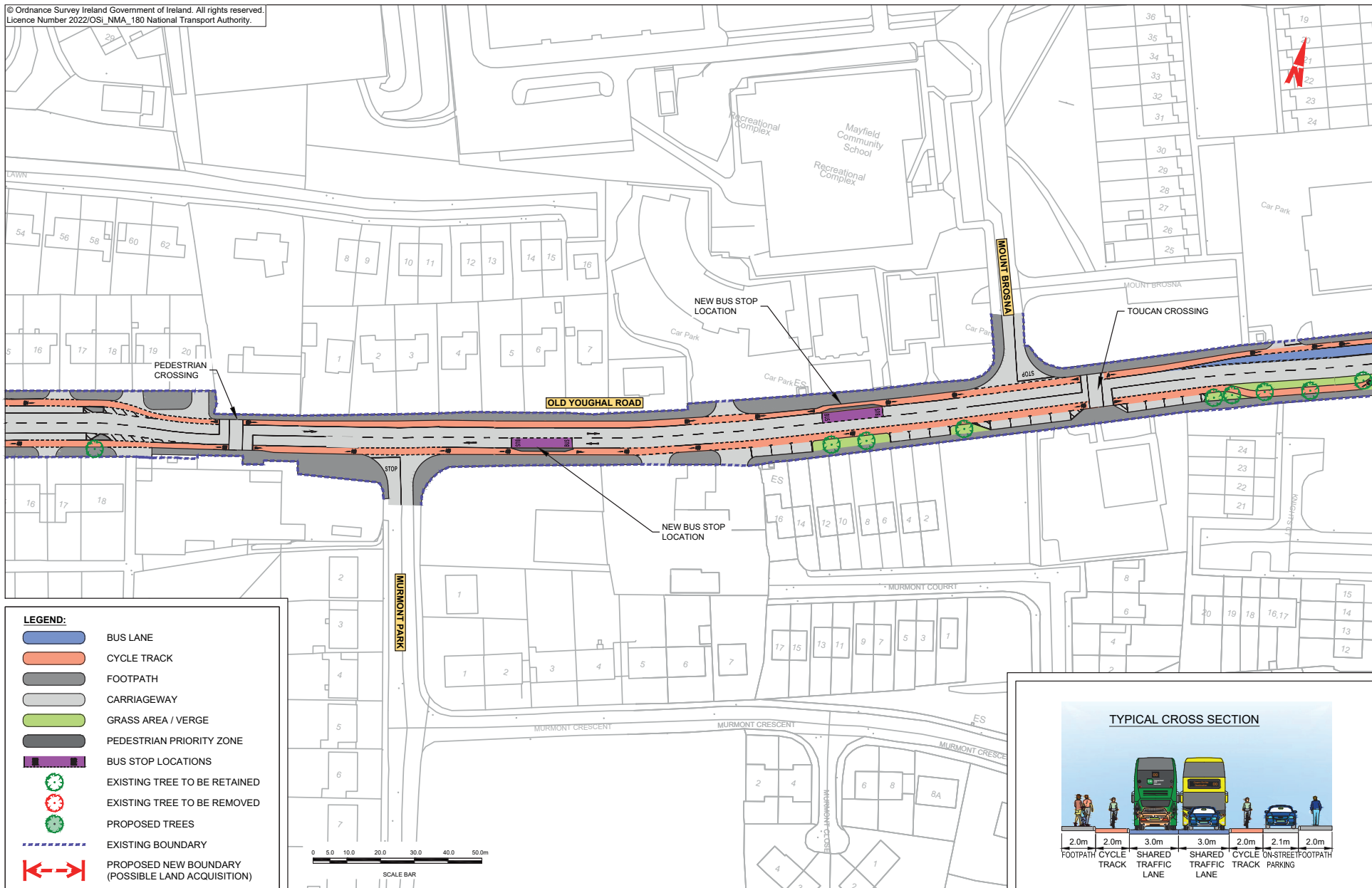




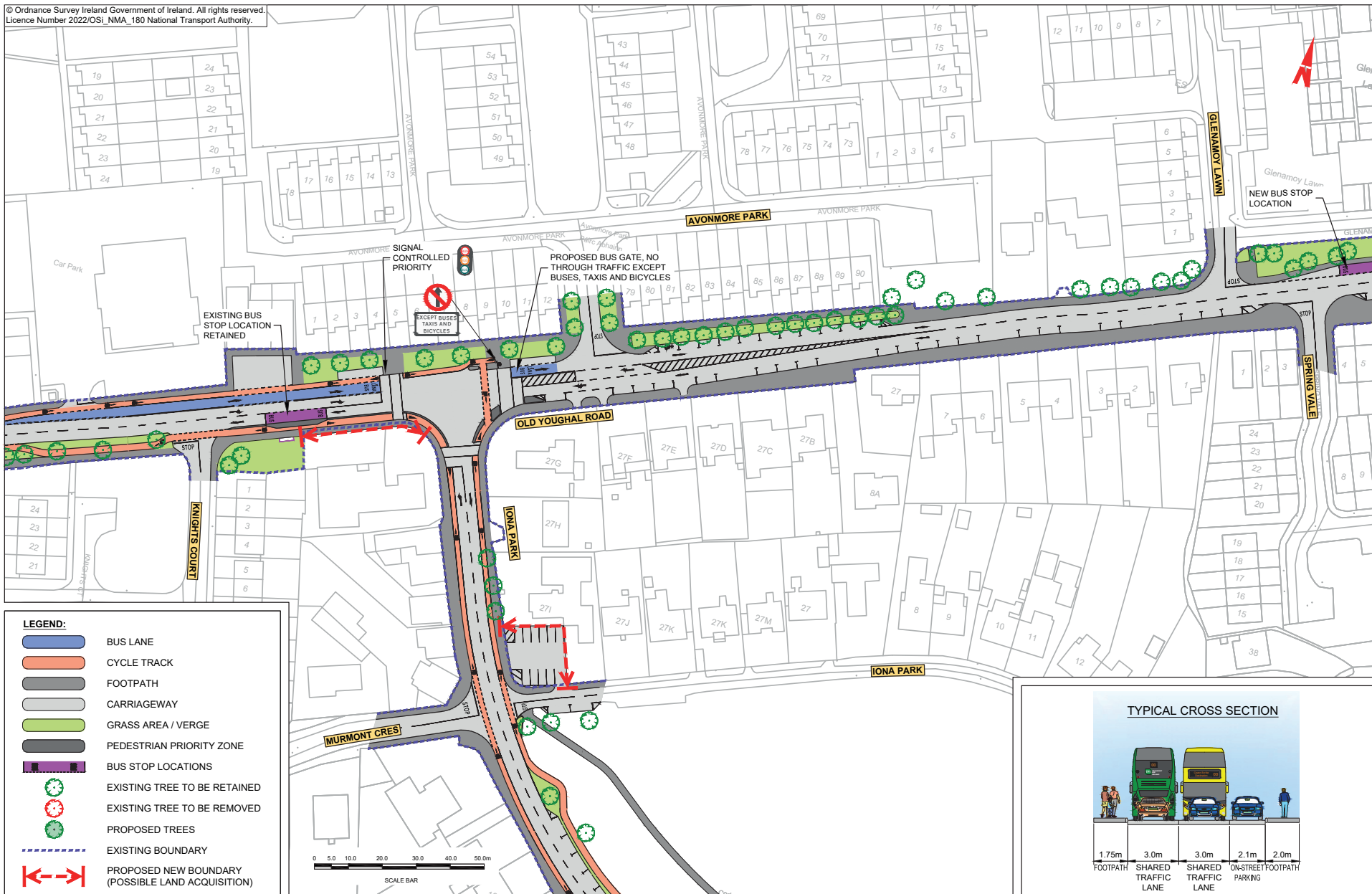


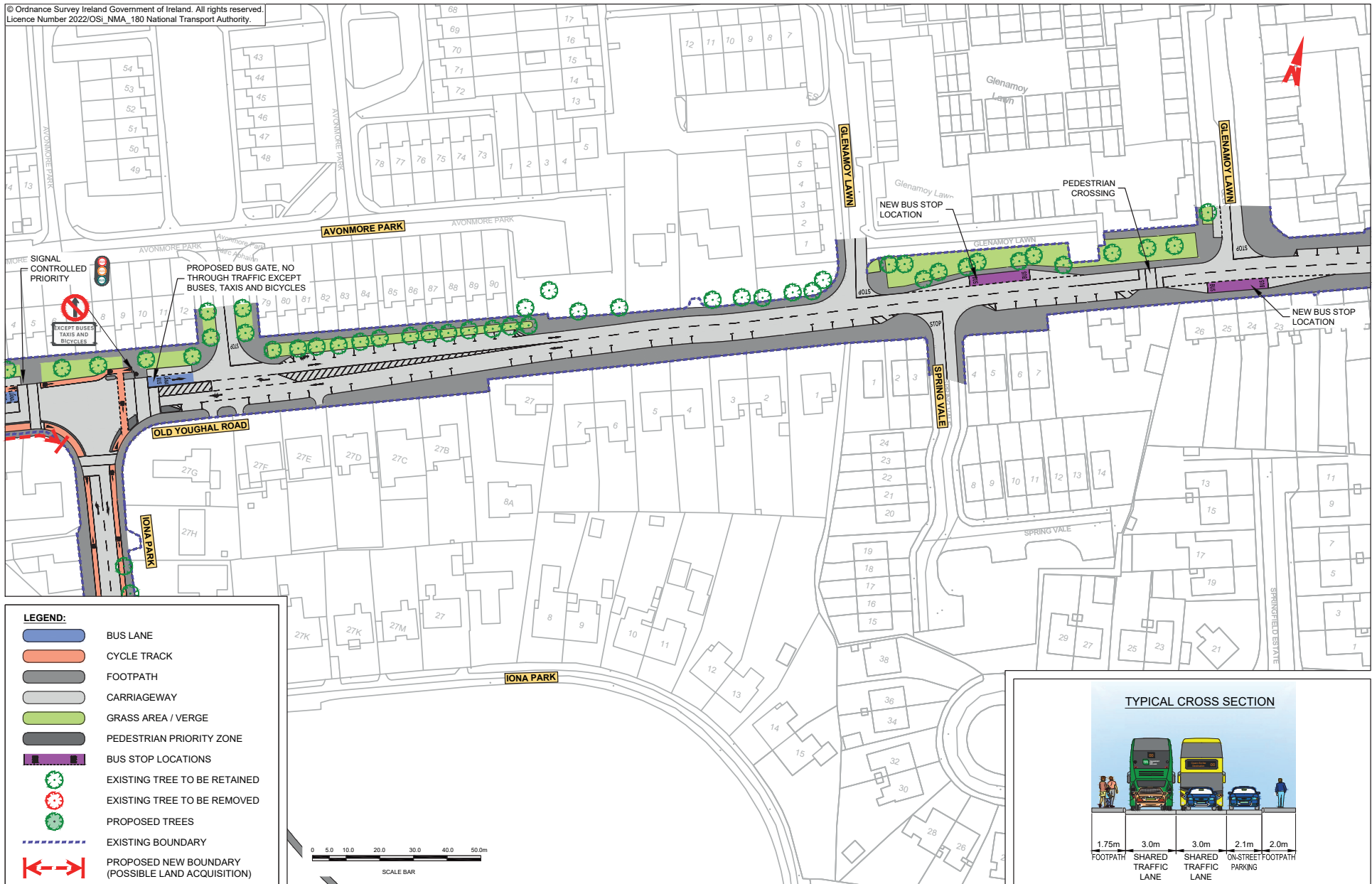


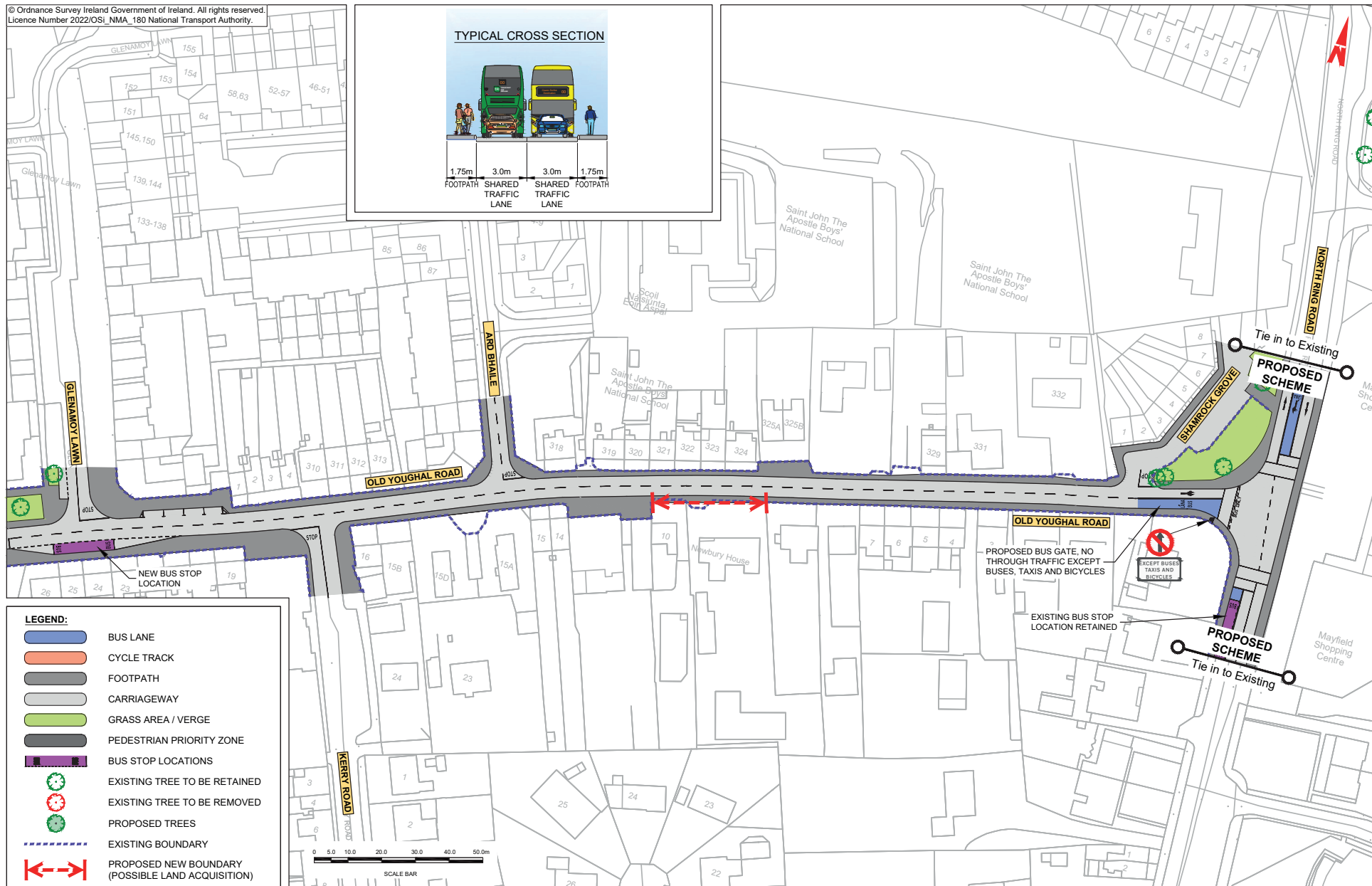
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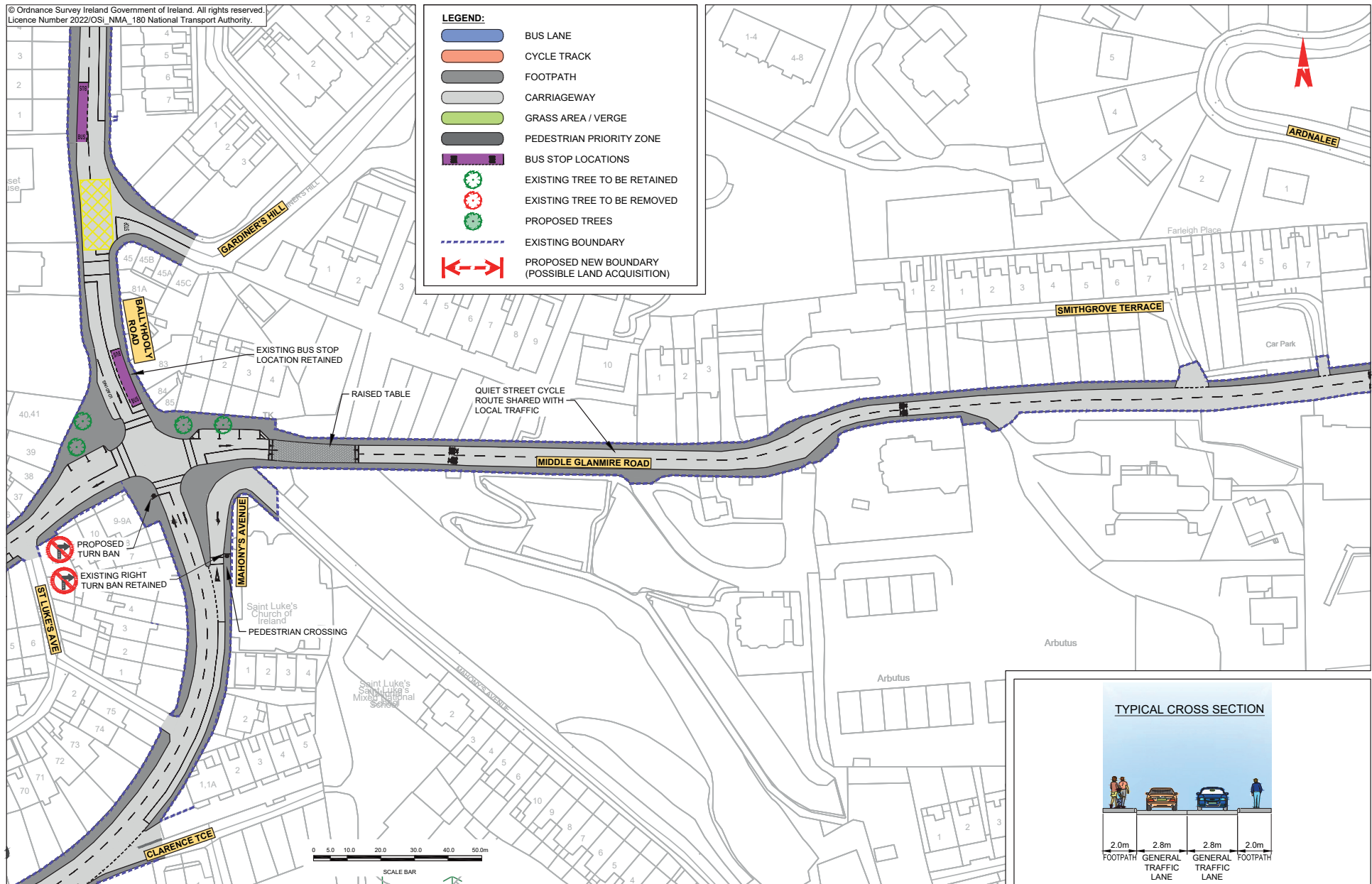


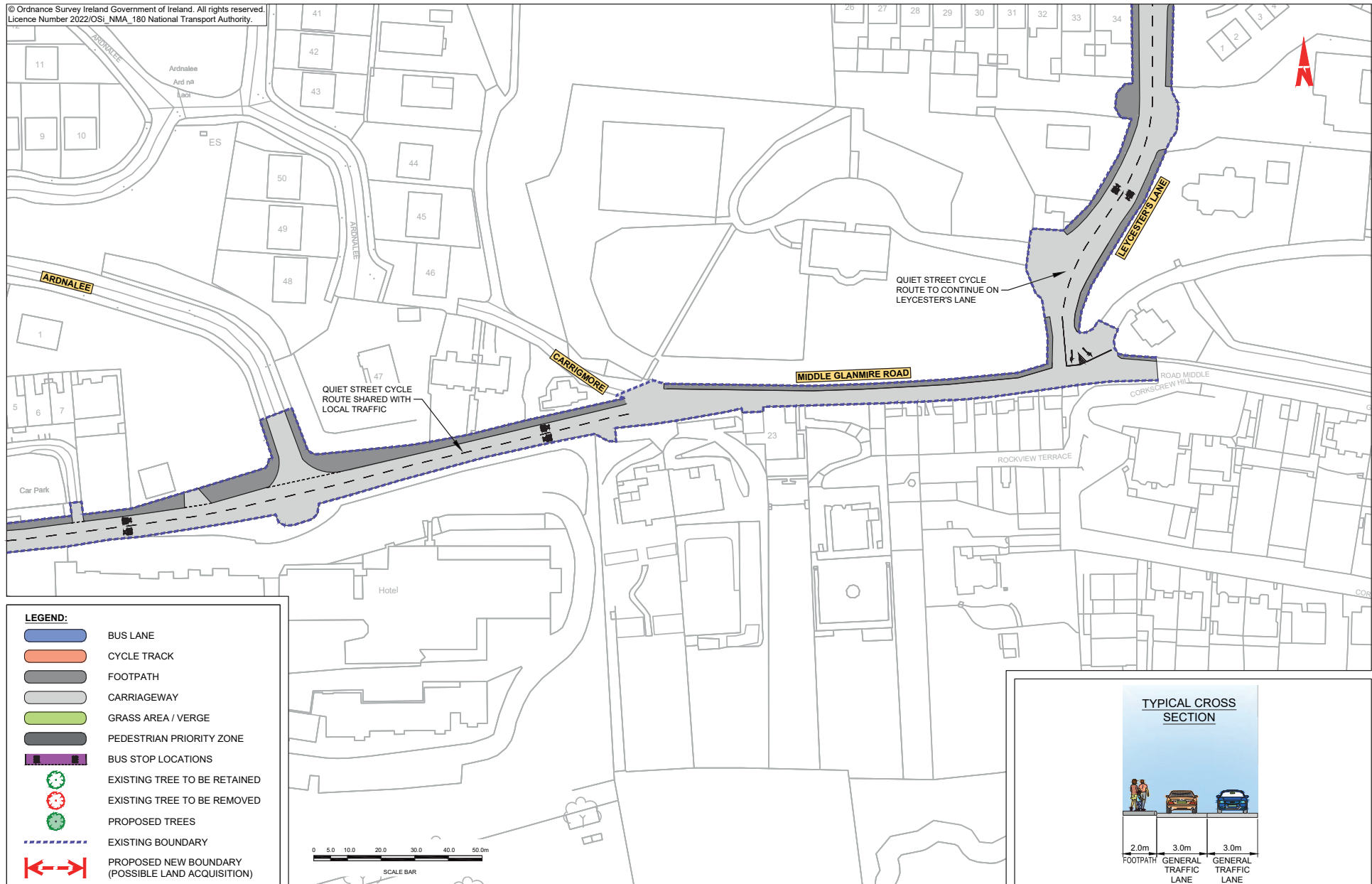
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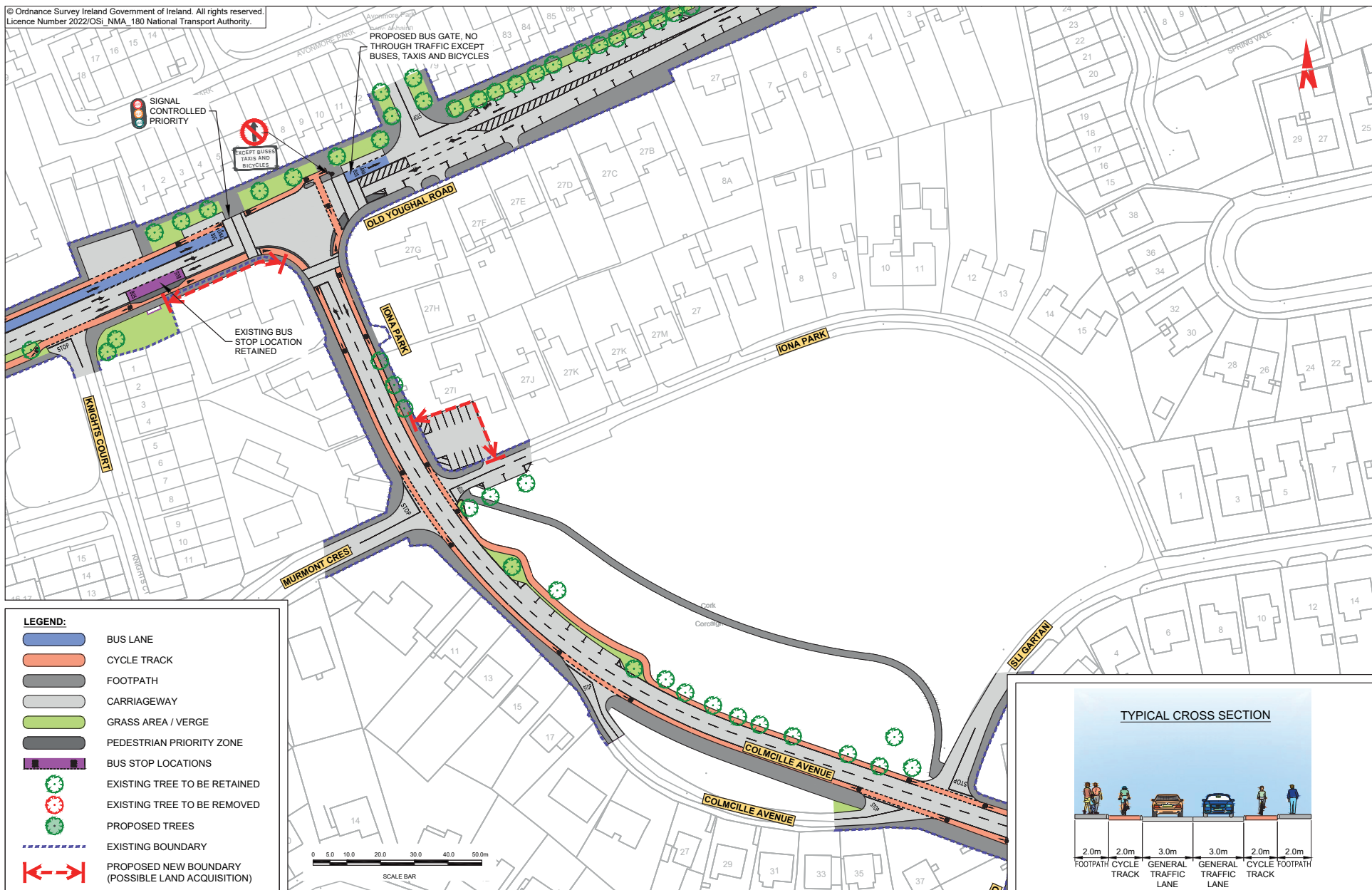




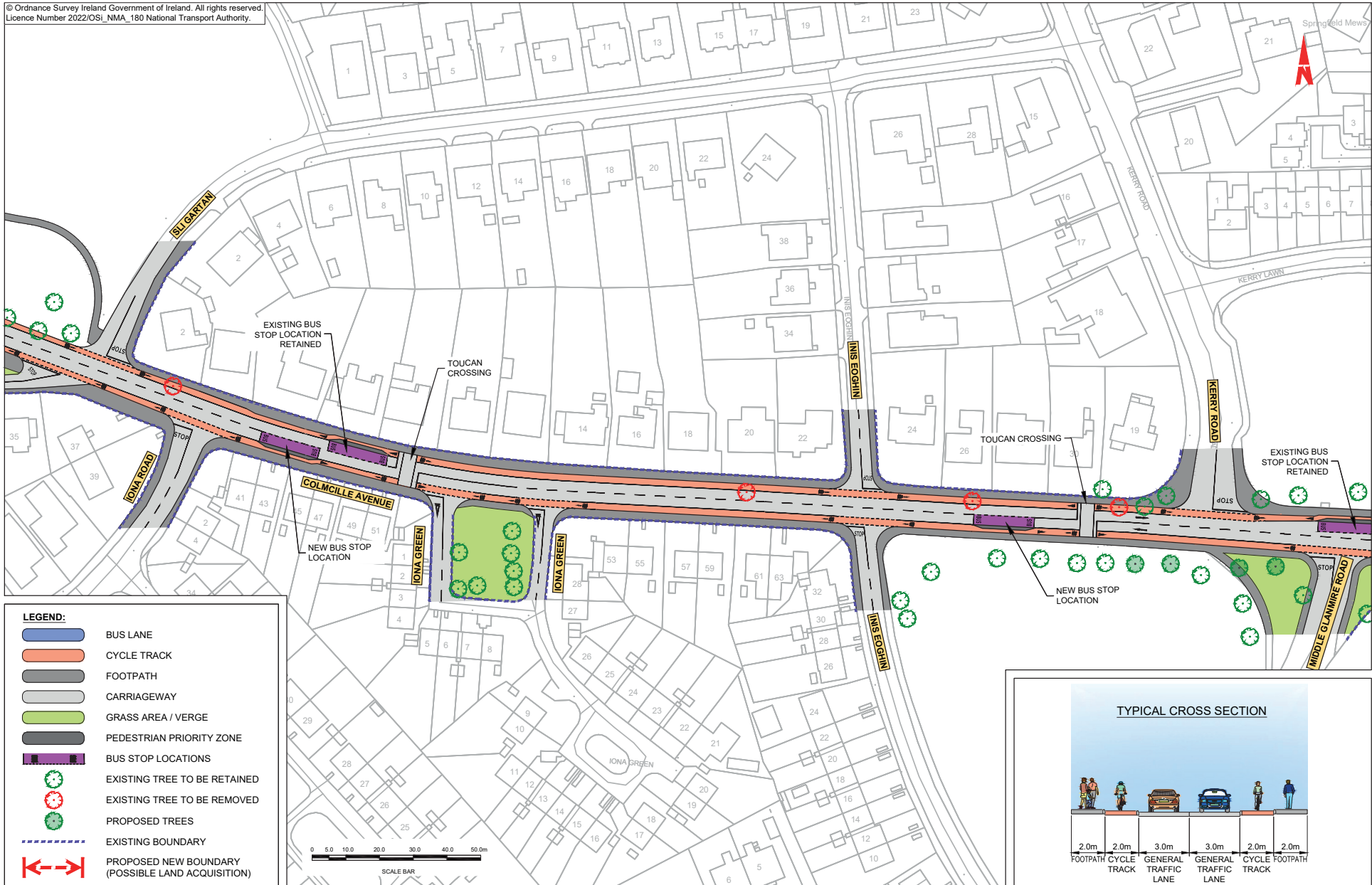


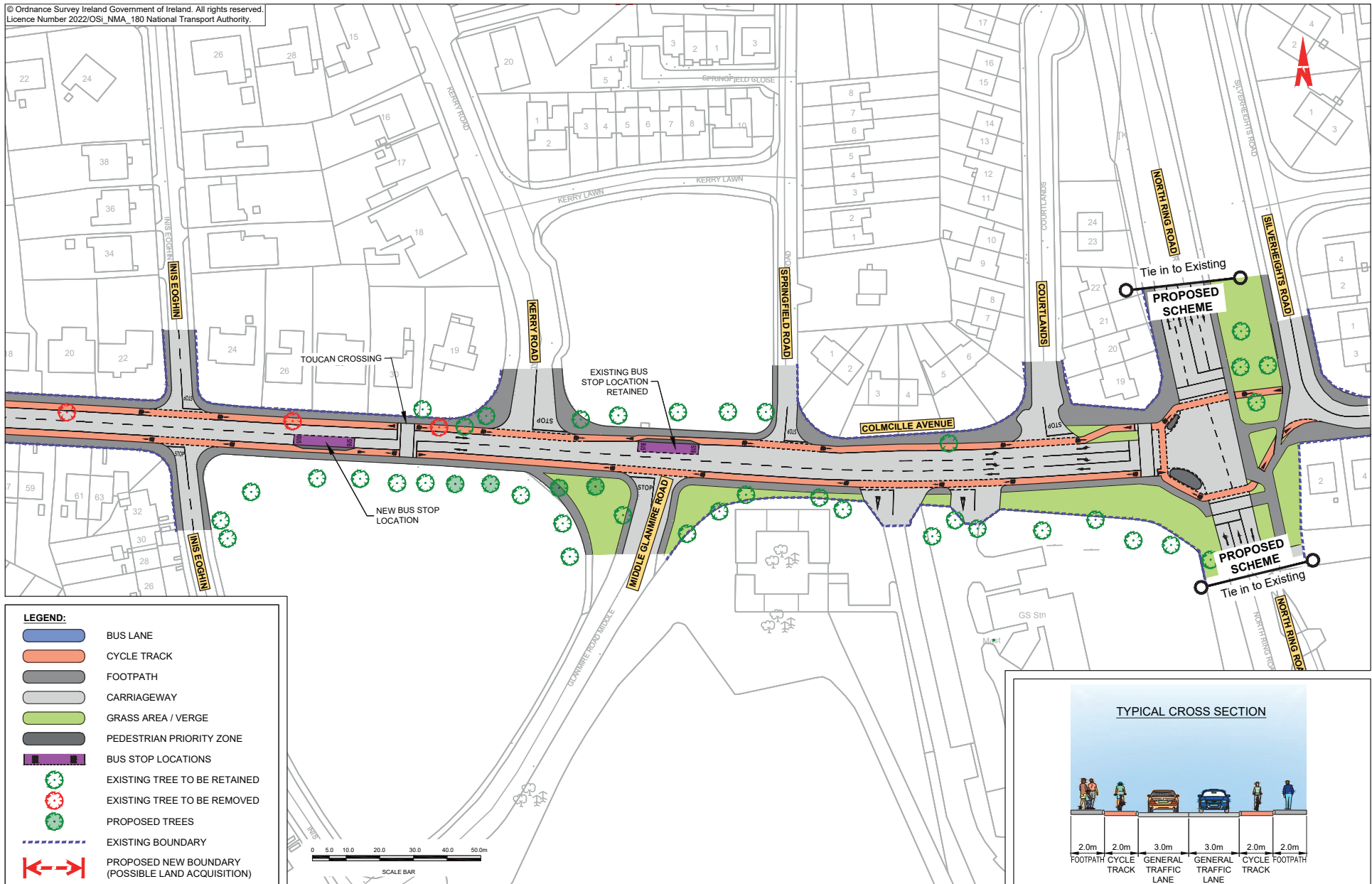






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**Údarás Náisiúnta Iompair**  
National Transport Authority

National Transport Authority  
Harcourt Lane,  
Dun Sceine,  
Dublin 2,  
D02 WT20.

NTA - Cork Office  
Suite 427  
1 Horgan's Quay, Waterfront Square,  
Cork  
T23 PPT8



Rialtas  
na hÉireann  
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