1. EUROPEAN SITE DATA

Great Island Channel candidate Special Area Of Conservation (site code 001058)	
Conservation objective	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.
Qualifying interests	Annex I listed habitats: mudflats, sandflats not covered by seawater at low tide, estuaries, spartina swards, Atlantic salt meadows.
References and further information	*Conservation Objectives for Great Island Channel SAC [001058]* (NPWS), *Natura 2000 Standard Data Form* (NPWS), *Site Synopsis Great Island Channel Site Code 001058* (NPWS) (see www.npws.ie for further details)

Blackwater River candidate Special Area Of Conservation (site code 002170)	
Conservation objective	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.
Qualifying interests	Annex I/II listed habitats: Habitats: Estuaries, Mudflats and sandflats not covered by seawater at low tide, Perennial vegetation of stony banks, Salicornia and other annuals colonising mud and sand, Atlantic salt meadows (Glauco-Puccinellietalia maritimae), Mediterranean salt meadows (Juncetalia maritimi), Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation, Old sessile oak woods with Ilex and Blechnum in the British Isles, Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) Species: Margaritifera margaritifera (Freshwater Pearl Mussel), Austropotamobius pallipes (White-clawed Crayfish), Petromyzon marinus (Sea Lamprey), Lampetra planeri (Brook Lamprey), Lampetra fluviatilis (River Lamprey), Alosa fallax fallax (Twaite Shad), Salmo salar (Salmon), Lutra lutra (Otter), Vandenboschia speciosa (Killarney Fern)
References and further information	*Conservation Objectives for Blackwater River SAC [002170]* (NPWS), *Natura 2000 Standard Data Form* (NPWS), *Site Synopsis Blackwater River Site Code 002170* (NPWS) (see www.npws.ie for further details)

Cork Harbour Special Protection Area (site code 004030)	
Conservation objective	To maintain or restore the favourable conservation condition of the bird species listed as special conservation interests for this SPA.
Qualifying interests	Annex I-listed bird species: bar-tailed godwit, common tern (breeding), golden plover, ruff, whooper swan. Other birds of special conservation interest include black-headed gull, black-tailed godwit, common gull, curlew, dunlin, great crested grebe, grey heron, grey plover, lapwing, lesser black-backed gull, little grebe, oystercatcher, pintail, red-breasted merganser, redshank, shelduck, shoveler, teal, and widgeon. This site is an internationally important wetland site supporting > 20,000 wintering waterfowl.
References and further information	*Conservation Objectives for Cork Harbour SPA [004030]* (NPWS), *Natura 2000 Standard Data Form* (NPWS), *Site Synopsis Cork Harbour SPA Site Code 004030* (NPWS) (see www.npws.ie for further details)

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	***Blarney – P8.HCP.26.08***
Development consent type	*Part 8*
Development location	*St Ann's Road, Blarney, Cork*
Description of development	*The demolition/removal of existing ESB substation/utilities structures, the foundations of an already demolished structure, hardstanding areas such as tarmac/roads and a pile of waste material (rubble, tarmac, masonry, etc). The construction of a residential development consisting of 138 no. dwelling units, a civic centre containing a public library, community café and a 32 child creche, and all ancillary site works.*
Distance from cSAC (Great Island Channel)	*Approx. 15.8km*
Distance from SAC (Blackwater River)	*Approx 14.6km*
Distance from SPA (Cork Harbour)	*Approx. 10.1km*
Relevant strategies or policies	*Cork City Development Plan 2022-2028*
EIS submitted?	*No*

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

		Yes / No
1.	Is the proposed development directly connected to or necessary for the conservation management of the SPA and/or cSAC? *(If yes, no further assessment required. If no, screening required.)*	*No*
2.	Is the proposed development located within or partly within the SPA?	*No*
3.	Is the proposed development located within 100m of the SPA?	*No*
4.	Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	*No*
5.	Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	*No*
6.	Could the proposed project increase the level of recreational or other use of marine or intertidal areas within the potential impact zone of the SPA?	*No*
7.	Does the proposed development involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SPA?	*No*
8.	Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	*No*
9.	Does the existing wastewater treatment system have the capacity to treat any additional loading?	*Yes*
10.	Would the proposed development result in direct surface water or other discharge to water bodies in or feeding into the SPA or cSAC? Would it result in additional storm flows into a combined sewer and subsequently into a combined sewer overflow (CSO), resulting in increased frequency, quantity and/or duration of overflow from the CSO to watercourses feeding into the European sites?	*No*
11.	Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	*No*
12.	Could the proposed development give rise to increased risk of oil or chemical spillage or leaks within the marine environment or watercourse within the potential impact zone for the SPA or cSAC?	*No*
13.	Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	*No*

Comments or notes

4. SCREENING CONCLUSION STATEMENT

In view of the above it is considered that *(tick one box only)**:***

☐ **Appropriate Assessment is not required**
The proposed development is directly connected / necessary to the conservation management of a site.

☒ **Appropriate Assessment is not required**
It can be excluded through screening that the proposed development will have significant effects on the sites.

☐ **Further information is required**
Potential impacts have been identified through initial screening and/or there is insufficient information to enable the planning authority to screen out impacts, but on balance it is determined that the issues could be resolved through minor modifications to the proposed development or by appropriate conditions. The information required is specified below.

☐ **Appropriate Assessment is required**
Significant issues have been identified and/or significant effects are certain, likely or uncertain, and the submission of a Natura Impact Statement (NIS) is required, or the proposed development must be rejected.

Further information required / Comments or Notes

In accordance with the Habitats Directive, an Appropriate Assessment (AA) Screening has been carried out on the project, in relation to any potential impacts upon the Cork Harbour Special Protection Area [Site No. 004030], Blackwater River Special Area of Conservation [Site No. 002170] and the Great Island Channel Special Area of Conservation [Site No. 001058]. The findings of the AA screening noted that no significant effects on any Natura 2000 sites is likely and it was not necessary to undertake any further stage of the Appropriate Assessment process.

Please refer to Appendix A for report titled; Report in Support of Appropriate Assessment (AA) Screening prepared by Dixon Brosnan Environmental Consultants dated March 2026.

Name:	
Position:	A/Director of Services - Housing
Date:	19/03/2026

Appendix A

Stage 1 Appropriate Assessment Screening Report

DixonBrosnan
environmental consultants

Report in Support of Appropriate Assessment (AA) Screening

Proposed Residential Development,

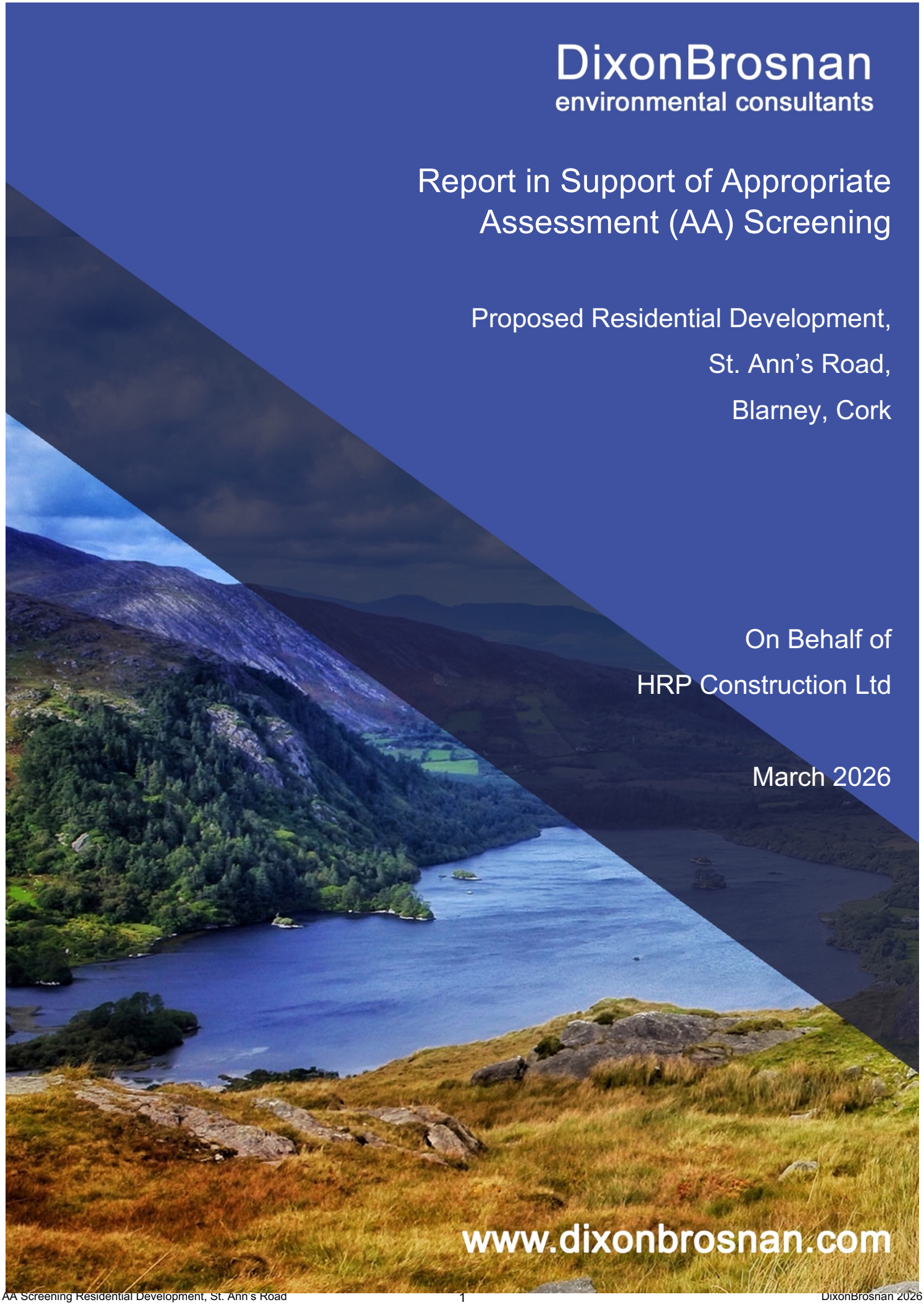
St. Ann's Road,

Blarney, Cork

On Behalf of

HRP Construction Ltd

March 2026



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DixonBrosnan

environmental consultants

Project	Report in support of Appropriate assessment (AA) screening for Proposed Residential Development, St. Ann's Road, Blarney, Cork	
Client	HRP Construction Ltd	
Project Ref.	25106	
Report No.	25106.02	
Client Ref.	-	
Date	**Revision**	**Prepared By**
24/10/25	Issue to client	Sorcha Sheehy BSc PhD
16/12/25	Issue to client (2)	Carl Dixon BSc MSc
07/02/26	Issue to client (3)	
27/02/26	Issue to client (4)	
11/03/26	Issue to client (5)	

DixonBrosnan Lios Ri Na hAoine, 1 Redemption Road, Cork.

Tel 086 851 1437| carl@dixonbrosnan.com | www.dixonbrosnan.com

Table of Contents

1. Introduction

1.1 Background

The information in this report has been compiled by DixonBrosnan Environmental Consultants, on behalf of the applicant. It provides information on and assesses the potential for a proposed development St. Ann's Road, Blarney, Cork, to impact on any Natura 2000 sites within its zone of influence. The information in this report forms part of and should be read in conjunction with the planning application documentation being submitted to the planning authority in connection with the proposed development.

The Birds Directive (2009/147/EC) and the Habitats Directive (92/42/EEC) put an obligation on EU Member States to establish the Natura 2000 network of sites of highest biodiversity importance for rare and threatened habitats and species across the EU. In Ireland, the Natura 2000 network of European sites comprises Special Areas of Conservation (SACs, including candidate SACs) and Special Protection Areas (SPAs, including proposed SPAs). SACs are selected for the conservation of Annex I habitats (including priority types which are in danger of disappearance) and Annex II species (other than birds). SPAs are selected for the conservation of Annex I birds and other regularly occurring migratory birds and their habitats. The annexed habitats and species for which each site is selected correspond to the qualifying interests of the sites and from these the conservation objectives of the site are derived. The Birds and Habitats Directives set out various procedures and obligations in relation to nature conservation management in Member States in general, and of the Natura 2000 sites and their habitats and species in particular. A key protection mechanism is the requirement to consider the possible nature conservation implications of any plan or project on the Natura 2000 site network before any decision is made to allow that plan or project to proceed. Not only is every new plan or project captured by this requirement but each plan or project, when being considered for approval at any stage, must take into consideration the possible effects it may have in combination with other plans and projects when going through the process known as Appropriate Assessment (AA).

The obligation to undertake Appropriate Assessment (AA) derives from Article 6(3) and 6(4) of the Habitats Directive, and both involve a number of steps and tests that need to be applied in sequential order. Article 6(3) is concerned with the strict protection of sites, while Article 6(4) is the procedure for allowing derogation from this strict protection in certain restricted circumstances. As set out in Section 177U of the Planning and Development Act 2000 as amended, a screening for appropriate assessment of an application for consent for the proposed development must be carried out by the competent authority to assess, in view of best scientific knowledge, if the proposed development, individually or in combination with another plan or project is likely to have a significant effect on any European site. Each step in the assessment process precedes and provides a basis for other steps. The results at each step must be documented and recorded carefully so there is full traceability and transparency of the decisions made.

1.2 Aim of Report

The purpose of this report is to inform the AA process as required under the Habitats Directive (92/43/EEC) in instances where a plan or project may give rise to significant impacts on a Natura 2000 site. This report aims to inform the Appropriate Assessment process in

determining whether the development, both alone and in combination with other plans or projects, are likely to have a significant impact on the Natura 2000 sites in the study area, in the context of their conservation objectives and specifically on the habitats and species for which the sites have been designated.

- *Managing Natura 2000 Sites: The Provision of Article 6 of the Habitats Directive 92/43/EEC* (European Commission (EC), 2018);
- *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodical Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC* (European Commission (EC), 2001);
- *Guidance Document on Article 6(4) of the Habitats Directive 92/43/EEC* (European Commission, (EC) 2007);
- *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities* (Department of Environment, Heritage and Local Government, 2010 revision);
- *Appropriate Assessment under Article 6 of the Habitats Directive; Guidance for Planning Authorities. Circular NPW 1/10 and PSSP 2/10* (Department of Environment, Heritage and Local Government, 2010);
- *Guidelines for Good Practice Appropriate Assessment of Plans under Article 6(3) Habitats Directive* (International Workshop on Assessment of Plans under the Habitats Directive, 2011);
- *Commission notice Guidance document on wind energy developments and EU nature legislation*, (EC 2020);
- *Communication from the Commission on the precautionary principle. European Commission* (2000)
- *Assessment of plans & projects in relation to N2K sites – Methodological Guidance* (EC 2021);
- *Guidance document on the strict protection of animal species of Community interest under the Habitats Directive* (EC 2021).

1.3 Authors of Report

This report was prepared by Sorcha Sheehy PhD (Ecology/ornithology) and Carl Dixon MSc (Ecological Monitoring).

Sorcha Sheehy PhD (ecology/ornithology) is an ecologist and ornithologist who has worked for 15 years in environmental consultancy. She has worked on Screening/NISs for a range of small and large-scale projects with expertise in assessing impacts on birds.

Sorcha's PhD research focused on bird behaviour at airports, where she studied bird avoidance behaviour and collision risk to aircraft. Her research involved field observations, post-mortem analysis and radar surveys. Sorcha has worked on bird collision risk

assessments at airports throughout Ireland including Dublin airport, Cork airport, Shannon airport and Kerry airport.

During her consultancy work Sorcha carried out field-based surveys and environmental reports including NIS, AA screening and EIARs. Notable projects include the Arklow Bank Wind Park, Indaver Ireland Waste Management Facility at Ringaskiddy, Irving Oil Whitegate Refinery (IOWR), Shannon LNG and Greenlink Interconnector.

Carl Dixon holds an Honours Degree (BSc) in Ecology and a Masters (MSc) in Ecological Monitoring from UCC. He is a senior ecologist who has over 25 years' experience in ecological assessment. Prior to setting up DixonBrosnan Environmental Consultants in 2000, Carl set up and ran Core Environmental Services which included REPS planning for landowners and ecological assessments.

Carl has particular experience in freshwater ecology including electrofishing fish stock assessments and water quality assessments. He also has considerable experience in habitat mapping and mammal ecology including survey work and reporting in relation to badgers and bats. Other competencies include surveys for invasive species and bird surveys.

Carl has extensive experience with regards to EIAR and NIS mitigation and impact assessment. He has particular experience in large-scale industrial developments with extensive experience in complex assessments as part of multi-disciplinary teams. Such projects include gas pipelines, incinerators, electrical cable routes, oil refineries and quarries.

Carl has considerable experience in bat survey and bat mitigation measures/roost design. Carl was the primary coordinator and surveyor for a heritage council-funded project serving all the river bridges in County Waterford for bats. He has designed bat roosts for Lesser horseshoe in conjunction with the NPWS for sites in West Cork and is currently designing a dedicated bat roost for a large pharmaceutical plant in County Limerick. Carl has completed specialized training courses relating to bats in Ireland and the UK and has considerable experience in using a variety of bat survey equipment and subsequent software analysis of data.

2. Regulatory Context and Appropriate Assessment Procedure

2.1 Regulatory Context

The Habitats Directive (Council Directive 92/43/EEC on the *Conservation of Natural Habitats and of Wild Fauna and Flora*) aims to maintain or restore the favourable conservation status of habitats and species of community interest across Europe. The requirements of these directives are transposed into Irish law through the European Communities (Birds and Natural Habitats Regulations; S.I. No. 477 of 2011).

Under the Directive a network of sites of nature conservation importance have been identified by each Member State as containing specified habitats or species requiring to be maintained or returned to favourable conservation status. In Ireland the network consists of SACs and SPAs, and also candidate sites, which form the Natura 2000 network.

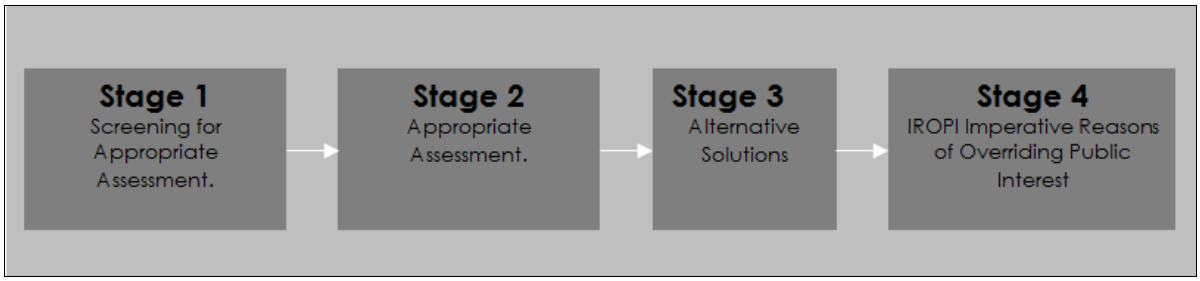
Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the *Conservation of Natural Habitats and of Wild Fauna and Flora* (as amended) (hereafter 'the Habitats Directive') requires that, any plan or project not directly connected with or necessary to the management

of a designated site, but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. A competent authority (e.g. the EPA or Local Authority) can only agree to a plan or project after having determined that it will not adversely affect the integrity of the site concerned.

The possibility of a significant effect on a designated or "European" site has generated the need for an appropriate assessment to be carried out by the competent authority for the purposes of Article 6(3). A Stage Two Appropriate Assessment is required if it cannot be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site. The first (Screening) Stage for appropriate assessment operates merely to determine whether a (Stage Two) Appropriate Assessment must be undertaken on the implications of the plan or project for the conservation objectives of relevant European sites.

2.2 Appropriate Assessment Procedure

The assessment requirements of Article 6(3) establish a stage-by-stage approach. This assessment follows the stages outlined in the 2001 European Commission publications "Assessment of plans and projects significantly affecting Natura 2000 sites: methodological guidance on the provisions of Articles 6(3) and 6(4) of the Habitats Directive 92/43/EEC" (2001) and Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (Draft) Office for Official Publications of the European Communities, Luxembourg (EC, 2015);



The stages are as follows:

Stage One: Screening — the process which identifies any appreciable impacts upon a Natura 2000 site of a project or plan, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant;

Stage Two: Appropriate assessment — the consideration of the impact on the integrity of the Natura 2000 site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts;

Stage Three: Assessment of alternative solutions: The process which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site. It is confirmed that no reliance is placed by the developer on Stage Three in the context of this application for development consent;

Stage Four: Assessment where no alternative solutions exist and where adverse impacts remain — an assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed (it is important to note that this guidance does not deal with the assessment of imperative reasons of overriding public interest). Again, for the avoidance of doubt, it is confirmed that no reliance is placed by the developer on Stage Four in the context of this application for development consent.

It is the responsibility of the competent authority to make a decision on whether or not the proposed development should be approved, taking into consideration any potential impact upon any Natura 2000 site within its zone of influence.

3. Receiving Environment

3.1 Existing site

The proposed development site is on the western edge of Blarney Village in the grounds of the former Blarney Park Hotel site in Blarney Town (**Figure 1**). The Blarney Park Hotel, which originally opened in 1969 closed in 2007. Following fire damage in 2008, the buildings onsite were demolished and there are currently no buildings within the proposed development site (with the exception of two small plant buildings).

The Blarney Castle and Gardens are located to the south of the site and the main square in Blarney village is located to the east. Lands north and west of the site are largely agricultural with pockets of woodland habitat. The overall site area is approximately 3.7 ha.

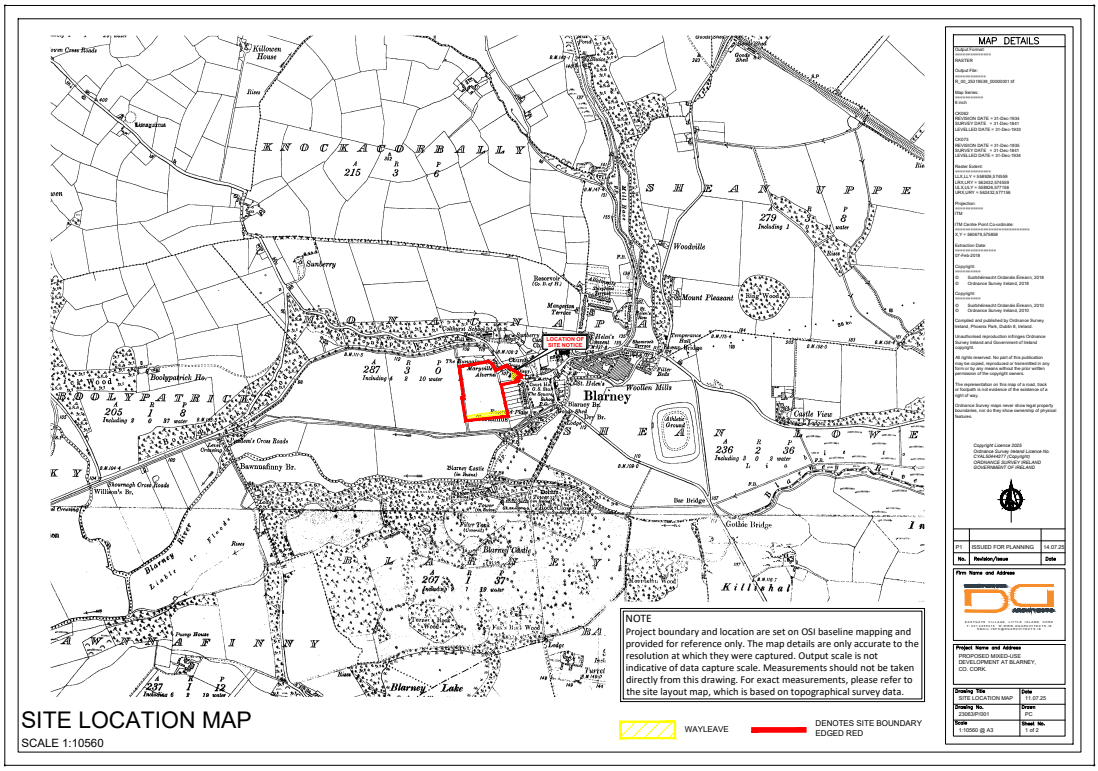


Figure 1. Site location | Source DG Architects

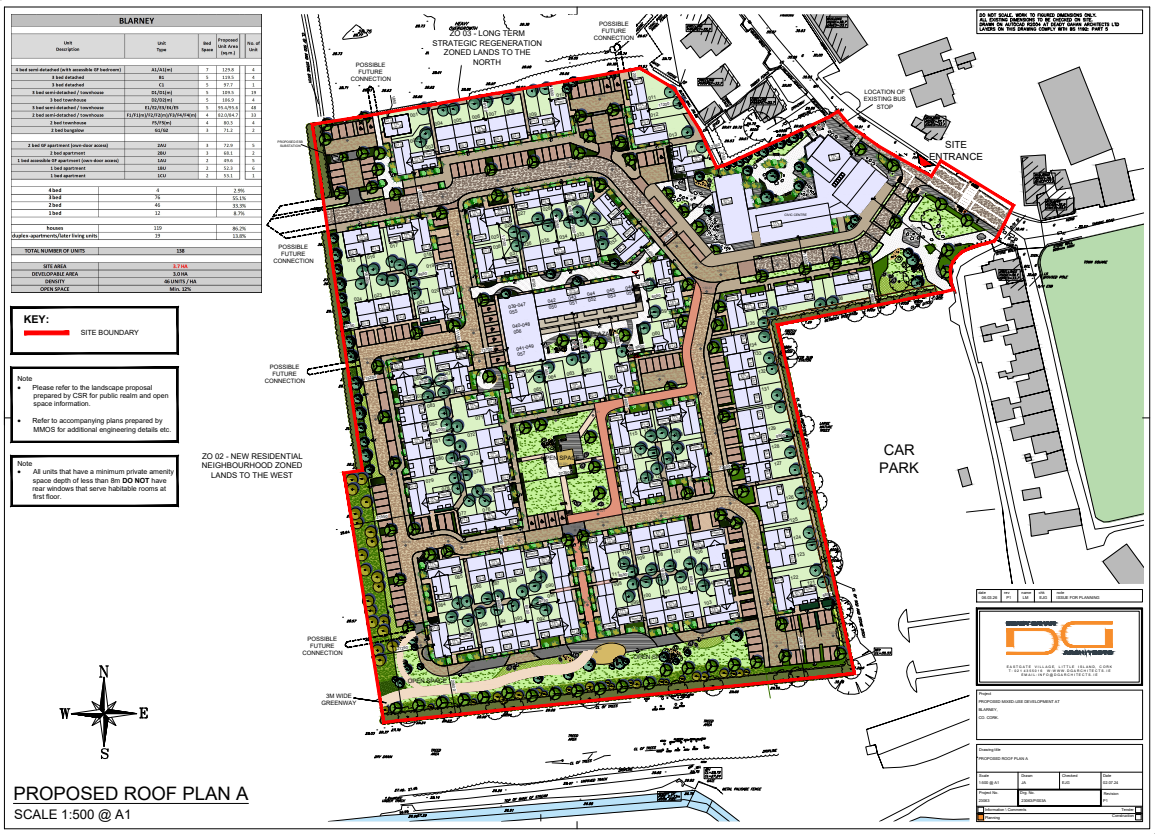


Figure 2. Site layout | Source DG Architects

3.2 Proposed Development

HRP Construction Limited are applying for planning permission the construction of 138 residential units, a civic centre and all ancillary works.

An overview of the proposed development site layout is shown in **Figure 2**.

3.3 Surface water

Through the incorporation of SuDS features including tree pits and permeable paving, surface water runoff will be temporarily stored and filtered within the development site.

Surface water from all roofed areas, terraced and hardstanding will be collected through a dedicated stormwater system using gullies, drainage channels, downpipes and rainwater outlets. The surface water will then be managed through a series of SuDS components and attenuated prior to discharge.

The proposed surface water outfall is to the existing open drain located along the western boundary of the site, as indicated on Drawing No. 23141-MMS-ZZ-ST-DR-C-10002 – Proposed Surface Water Drainage Layout.. This drain flows into the Knockacorbally Stream (a bypass channel for the River Martin) to the south of the proposed development site.

In accordance with Cork City Council recommendations, the allowable discharge rate from the site has been restricted to a reduced Qbar value of 2.0 l/s/ha. This corresponds to a total site

discharge rate of 7.40 l/s which will be provided by a hydrobrake vortex control device installed on the last manhole prior to discharge offsite.

When allowance is made for a 1 in 100-year storm event plus a 20% climate change allowance, the required on-site attenuation storage volume is 2,090m³.

It should be noted that all surface water drainage works will be undertaken in accordance with the local authority requirements and Cork City Council standards.

3.4 Foul Drainage

The wastewater drainage for the proposed development has been designed as a separate system to the storm with the final discharge to the existing foul sewer traversing the southern portion of the site as detailed previously and indicated on MMOS Drawing '23141-MMS-ZZ-ST- DR-C-10001 – Proposed Foul Layout Plan'.

All wastewater drainage stacks from the units are to be collected beneath the ground floor slab and directed to the proposed new wastewater network onsite, which is proposed to then discharge to the existing wastewater sewer traversing the southern portion of the site.

The proposed development is to comprise a total of no. 138 residential unit, a civic centre, and all ancillary works. The proposed wastewater flow for this development has been estimated as 0.779 l/s for the average Dry Weather Flow (DWF), and 4.571 l/s for the peak DWF. Uisce Éireann has issued a Confirmation of Feasibility (REF: CDS25004956) stating that a wastewater connection is feasible based on the existing Irish Water infrastructure within the vicinity for the proposed 138 units and civic centre.

Details of the proposed wastewater drainage layout are shown indicatively on MMOS Drawing '23141-MMS-ZZ-ST-DR-C-10001 – Proposed Foul Layout Plan'.

It should be noted that all wastewater drainage works will be undertaken in accordance with Uisce Éireann standard details and codes of practice for wastewater as required.

It should be noted that all wastewater drainage works will be undertaken in accordance with Uisce Éireann standard details and codes of practice for wastewater as required. Foul water layouts are included in **Appendix 2** of this report.

3.5 Demolition works

3.5.1 Demolition specification

1. Demolition of all structures on site (including tarmac roads & carparks, existing concrete slabs & foundations and existing ESB structure);;

2. Removal, recycling, and disposal to approved tips of all demolition waste from the site.

3. Decommissioning and removal of all Mechanical and Electrical Service Installations.

- Isolate, and cap as necessary, all mains and incoming services, including the following:
    - Electricity;

- Gas;
- Water & Telecom;
- Foul and Surface Water;
- and their removal from site.

The existing services on the public roads are to be protected during the works.

4. The Contactor shall arrange a full asbestos survey prior to any work commencing on site to be undertaken by an independent consultant and shall fully comply with the requirements of the Health & Safety Authority and Cork City Council in all respects related to the demolition and disposal of the asbestos from the site. It is noted that the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 & 2010 applies to all work activities and extends protection to all persons at place of works.

5. The protection of all adjacent buildings during the works. The contractor is to employ methods that will not cause damage or disruption to public areas or neighbouring developments.

4. Screening

4.1 Introduction

This section contains the information required for the competent authority to undertake screening for AA for the proposed development.

The aims of this section are to:

- Determine whether the proposed development is directly connected with, or necessary to, the conservation management of any Natura 2000 Sites;
- Provide information on, and assess the potential for the proposed development to significantly effect on Natura 2000 Sites (also known as European sites); and
- Determine whether the proposed development, alone or in combination with other projects, is likely to have significant effects on Natura 2000 sites in view of their conservation objectives.

The proposed development is not directly connected with, or necessary to the conservation management of any Natura 2000 sites.

4.2 Zone of Influence

The Zone of Influence (ZoI) comprises the area within which the proposed development may potentially affect the conservation objectives or qualifying interests (QI) of a Natura 2000 site. There is no recommended zone of influence, and guidance from the National Parks and Wildlife Service (NPWS) and CIEEM (2018) recommends that the distance should be evaluated on a case-by- case basis with reference to the nature, size and location of the project, the sensitivities of the ecological receptors, and the potential for in-combination effects (cumulative).

In ecological and environmental impact assessment, for an effect to occur there must be a risk enabled by having a source (e.g. construction works at a proposed development site), a 'receptor' (e.g. SAC or other ecologically sensitive feature), and a pathway between the source and the receptor (e.g. a watercourse which connects the proposed development site to the SAC). A 'receptor' is defined as the Special Conservation Interest (SCI) of SPAs or Qualifying Interest (QI) of SACs for which conservation objectives have been set for the European sites being screened.

Consideration is therefore given to the source-pathway-receptor linkage and associated risks between the proposed development and Natura 2000 sites. For a significant effect to occur there needs to be an identified risk whereby a source (e.g. contaminant or pollutant arising from construction activities) affects a particular receptor (i.e. Natura 2000 site) through a particular pathway (e.g. a watercourse which connects the proposed development with the Natura 2000 site).

The identification of risk does not automatically mean that an effect will occur, nor that it will be significant. The identification of these risks means that there is a possibility of environmental or ecological damage occurring. The level and significance of the effect depends upon the nature of the consequence, likelihood of the risk and characteristics of the receptor.

The precautionary principle is applied for the purposes of screening to ensure that consideration and pre-emptive action is undertaken where there is a lack of scientific evidence. It is noted that mitigation measures are not taken into account in the AA screening assessment process.

4.3 Field Study

Site surveys were carried out on the 19th of September 2024, 20th of September, 21st of September 2024 and 13th of October, 20th of October 2025 and 21st of October 2025 to identify the habitats, flora and fauna present at the site. The surveys assessed the potential for all Qualifying Interests (QIs)/ Special Conservation Interests (SCIs) of European sites and third schedule invasive species to occur within the proposed site.

4.4 Source-Pathway-Receptor Model

The likely effects of the proposed development on any European site has been assessed using a source-pathway-receptor model, where:

- A 'source' is defined as the individual element of the proposed works that has the potential to impact on a European site, its qualifying features and its conservation objectives.
- A 'pathway' is defined as the means or route by which a source can affect the ecological receptor.
- A 'receptor' is defined as the SCI of SPAs or QI of SACs for which conservation objectives have been set for the European sites being screened.

A source-pathway-receptor model is a standard tool used in environmental assessment. In order for an effect to be likely, all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism results in no likelihood for the

effect to occur. The source-pathway-receptor model was used to identify a list of European sites, and their QIs/SCIs, with potential links to European sites. These are termed as 'relevant' European sites/QIs/SCIs throughout this report.

4.5 Likely Significant Effect

The threshold for a Likely Significant Effect (LSE) is treated in the screening exercise as being above a de minimis level. The opinion of the Advocate General in CJEU case C-258/11 outlines:

"the requirement that the effect in question be 'significant' exists in order to lay down a de minimis threshold. Plans or projects that have no appreciable effect on a European site are thereby excluded.

If all plans or projects capable of having any effect whatsoever on the site were to be caught by Article 6(3), activities on or near the site would risk being impossible by reason of legislative overkill."

In this report, therefore, 'relevant' European sites are those within the potential ZoI of activities associated with the construction and operation of the proposed development, where LSE pathways to European sites were identified through the source-pathway-receptor model.

4.6 Screening Process

The Screening for Appropriate Assessment will incorporate the following steps:

Definition of the zone of influence for the proposed works;

- Identification of the European sites that are situated (in their entirety or partially or downstream) within the zone of influence of the proposed works;
- Identification of the most up-to-date QIs and SCIs for each European site within the zone of influence;
- Identification of the environmental conditions that maintain the QIs/SCIs at the desired target of Favourable Conservation Status;
- Identification of the threats/impacts – actual or potential that could negatively impact the environmental conditions of the QIs/SCIs within the European sites;
- Highlighting the activities of the proposed works that could give rise to significant negative impacts; and
- Identification of other plans or projects, for which in-combination impacts would likely have significant effects.

4.7 Desktop Review

A desktop review facilitates the identification of the baseline ecological conditions and key ecological issues relating to Natura 2000 sites and facilitates an evaluation assessment of potential in-combination impacts. Sources of information used for this report include reports prepared for the Blarney area and information from statutory and non-statutory bodies. The following sources of information and relevant documentation were utilised:

- National Parks & Wildlife Service (NPWS) - www.npws.ie

- Environmental Protection Agency (EPA) – www.epa.ie
- National Biodiversity Data Centre (NBDC) – www.biodiversityireland.ie
- Cork City Heritage and Biodiversity Plan (2021-2026);
- Cork City Development Plan 2022-2028 (Cork City Council 2022);
- Birdwatch Ireland - http://www.birdwatchireland.ie/
- Invasive Species Ireland - http://www.invasivespeciesireland.com/
- *Best Practice Guidance for Habitat Survey and Mapping* (Heritage Council, 2011)
- *Guidelines for Assessment of Ecological Impacts of National Road Schemes* (National Roads Authority, 2009)
- *Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report (Directive 2011/92/EU as amended by 2014/52/EU)* European Union, 2017
- Blarney D0043-01 Wastewater Treatment Plant (WWTP) Annual Environmental Report 2024 (EPA 2025).

5. Natura 2000 Sites

5.1 Designated sites within Zone of Influence

In accordance with the European Commission Methodological Guidance (EC 2018), a list of Natura 2000 sites that can be potentially affected by the proposed development has been compiled. All SACs, candidate SAC's (cSAC) and SPAs sites within the zone of influence of the proposed development have been identified in **Table 1** and shown in **Figure 3**.

A small drainage ditch runs along the western site boundary and connects to the Knockacorbally Stream to the south of the proposed development site. The Knockacorbally Stream is a 2nd order tributary of the River Shournagh (flowing into the River Shournagh via the River Martin). During operation, the proposed surface water drainage network will discharge the western drainage ditch. The River Shournagh/River Lee/Lee Estuary meets the Cork Harbour SPA at the mouth of the River Lee c.19.8km downstream of the proposed development site. Therefore, although unlikely, surface water run-off/discharges during the construction or operational phases could potentially flow into the Cork Harbour SPA via the River Shournagh and its tributaries.

Wastewater from the site will ultimately discharge into River Shournagh via the Blarney Wastewater treatment plant (WWTP) approximately 18.4km upstream of Cork Harbour SPA. This could potentially impact on water quality within the Cork Harbour SPA.

Although unlikely given the distance involved, surface water run-off/discharges during the construction or operational phases as well as wastewater discharges from the proposed development could potentially impact on Cork Harbour SPA via the onsite drainage ditch. Habitats within or near the proposed development area could also potentially provide *ex-situ* foraging grounds for SCI species outside the Cork Harbour SPA.

Therefore, a source-pathway-receptor link has been identified between the source (proposed development) and the receptor (Cork Harbour SPA) via a potential pathway (surface water runoff/discharges during construction and operation, loss of *ex situ* habitat, wastewater discharges and the spread of invasive species). Further information on the Cork Harbour SPA is provided below and a full site synopsis included **Appendix 1**.

The Great Island Channel SAC, although hydrologically connected to Cork Harbour SPA, is located 25.4km downstream of the proposed development site. Given the dilution provided within the open/estuarine waters of Cork harbour at that distance, no potential pathway for impact has been identified.

Given the distances involved and/or the lack of significant hydrological connection, no potential pathway for impact has been identified between the proposed development and any other European site.

Table 1. European sites and their location relative to the proposed development site

European sites name and code	Distance from site boundary (at closest point) and potential source-pathway-receptor link	Qualifying interests (QI)/ Special Conservation Interests (SCI)
Special Protection Area (SPA)		
Cork Harbour SPA (site code 004030)	10.1km southeast (19.8km downstream). A small drainage ditch runs along the western site boundary and connects to the Knockacorbally Stream to the south of the proposed development site. The Knockacorbally Stream is a 2nd order tributary of the River Shournagh (flowing into the River Shournagh via the River Martin). During operation, the proposed surface water drainage network will discharge the western drainage ditch. The River Shournagh/River Lee/Lee Estuary meets the Cork Harbour SPA c.19.8km downstream of the proposed development site. Therefore, although unlikely, surface water run-off/discharges during the construction or operational phases could potentially flow into the Cork Harbour SPA via the River Shournagh and its tributaries. Wastewater from the site will ultimately discharge into River Shournagh via the Blarney Wastewater treatment plant (WWTP) approximately 18.4km upstream of Cork Harbour SPA. This could potentially impact on water quality within the Cork Harbour SPA. Although unlikely given the distance involved, surface water run-off/discharges during the construction or operational phases as well as wastewater discharges from the proposed development could potentially impact on Cork Harbour SPA via the onsite drainage ditch (and River Shournagh). Habitats within or near the	Birds A193 Common Tern (*Sterna hirundo*) A028 Grey Heron (*Ardea cinerea*) A130 Oystercatcher (*Haematopus ostralegus*) A140 Golden Plover (*Pluvialis apricaria*) A157 Bar-tailed Godwit (*Limosa lapponica*) A056 Shoveler (*Anas clypeata*) A156 Black-tailed Godwit (*Limosa limosa*) A052 Teal (*Anas crecca)* A183 Lesser Black-backed Gull (*Larus fuscus)* A054 Pintail (*Anas acuta*) A149 Dunlin (*Calidris alpina*) A017 Cormorant (*Phalacrocorax carbo*) A162 Redshank (*Tringa totanus*)

European sites name and code	Distance from site boundary (at closest point) and potential source-pathway-receptor link	Qualifying interests (QI)/ Special Conservation Interests (SCI)
	proposed development area could also potentially provide ex-situ foraging grounds for SCI species outside the Cork Harbour SPA.	A004 Little Grebe (*Tachybaptus ruficollis*) A050 Wigeon (*Anas penelope*) A160 Curlew (*Numenius arquata*) A005 Great Crested Grebe (*Podiceps cristatus*) A069 Red-breasted Merganser (*Mergus serrator*) A048 Shelduck (*Tadorna tadorna*) A142 Lapwing (*Vanellus vanellus*) A179 Black-headed Gull (*Chroicocephalus ridibundus*) A182 Common Gull (*Larus canus*) A141 Grey Plover (*Pluvialis squatarol*a) Habitats Wetlands
Special Area of Conservation (SAC)		
Blackwater River (Cork/Waterford) SAC	14.6km north. No hydrological or other pathway	**Habitats** 1130 Estuaries 1140 Mudflats and sandflats not covered by seawater at low tide 1220 Perennial vegetation of stony banks 1310 Salicornia and other annuals colonising mud and sand 1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae) 1410 Mediterranean salt meadows (*Juncetalia maritimi*) 3260 Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation 91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles 91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (Alno-Padion, Alnion incanae, Salicion albae)* **Species** 1029 Freshwater Pearl

European sites name and code	Distance from site boundary (at closest point) and potential source-pathway-receptor link	Qualifying interests (QI)/ Special Conservation Interests (SCI)
		Mussel *(Margaritifera margaritifera)* 1092 White-clawed Crayfish *(Austropotamobius pallipes)* 1095 Sea Lamprey *(Petromyzon marinus)* 1096 Brook Lamprey *(Lampetra planeri)* 1099 River Lamprey *(Lampetra fluviatilis)* 1103 Twaite Shad *(Alosa fallax fallax)* 1106 Salmon *(Salmo salar)* 1355 Otter *(Lutra lutra)* 1421 Killarney Fern *(Trichomanes speciosum)*
Great Island Channel SAC 001058	15.8km east (at its closest point). c.25.4km downstream Given the distance from the proposed development site and the dilution provided within the open/estuarine waters of Cork harbour at that distance, no potential pathway for impact has been identified.	**Habitats** 1140 Mudflats and sandflats not covered by seawater at low tide 1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

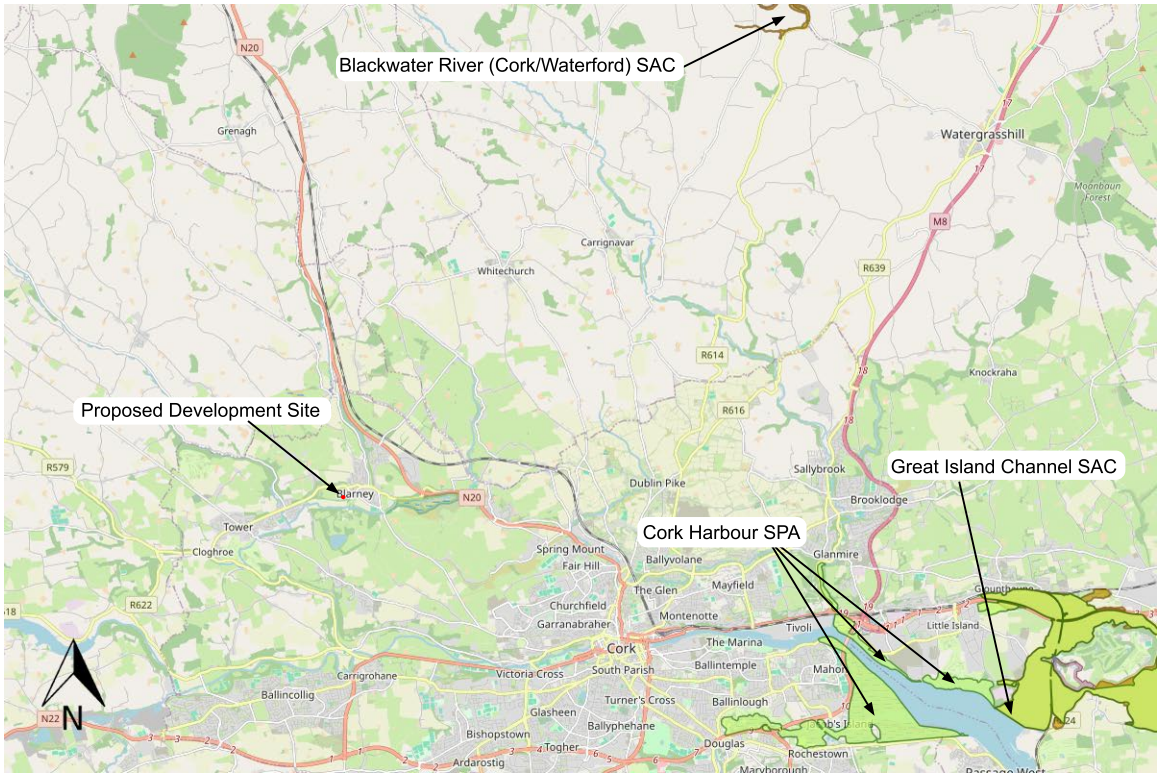


Figure 3. European sites within zone of influence of the proposed development site | Source EPA Envision Mapping | Not to scale

5.2 Cork Harbour SPA (site code 004030) Site Synopses

Cork Harbour is a large, sheltered bay system, with several river estuaries - principally those of the Rivers Lee, Douglas, Owenboy and Owennacurra. The SPA site comprises most of the main intertidal areas of Cork Harbour, including all of the North Channel, the Douglas River Estuary, inner Lough Mahon, Monkstown Creek, Lough Beg, the Owenboy River Estuary, Whitegate Bay, Ringabella Creek and the Rostellan and Poulnabibe inlets.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Little Grebe, Great Crested Grebe, Cormorant, Grey Heron, Shelduck, Wigeon, Teal, Mallard, Pintail, Shoveler, Redbreasted Merganser, Oystercatcher, Golden Plover, Grey Plover, Lapwing, Dunlin, Black-tailed Godwit, Bar-tailed Godwit, Curlew, Redshank, Greenshank, Blackheaded Gull, Common Gull, Lesser Black-backed Gull and Common Tern. The site is also of special conservation interest for holding an assemblage of over 20,000 wintering waterbirds. The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.

Cork Harbour has a nationally important breeding colony of Common Tern (102 pairs in 1995). The birds have nested in Cork Harbour since about 1970, and since 1983 on various artificial structures, notably derelict steel barges and the roof of a Martello Tower. The birds are monitored annually and the chicks are ringed.

A full site synopsis for the Cork Harbour SPA is included as **Appendix 1** of this report.

5.3 Natura 2000 sites – Features of interests and conservation objectives.

The EU Habitats Directive contains a list of habitats (Annex I) and species (Annex II) for which SACs must be established by Member States. Similarly, the EU Birds Directive contains lists of important bird species (Annex I) and other migratory bird species for which SPAs must be established. Those that are known to occur at a site are referred to as ‘qualifying interests’ and are listed in the Natura 2000 forms which are lodged with the EU Commission by each Member State. A ‘qualifying interest’ is one of the factors (such as the species or habitat that is present) for which the site merits designation. The National Parks and Wildlife Service (NPWS) are responsible for the designation of SACs and SPAs in Ireland.

The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. These habitats and species are listed in the Habitats and Birds Directives and Special Areas of Conservation and Special Protection Areas are designated to afford protection to the most vulnerable of them. These two designations are collectively known as the Natura 2000 network. European and national legislation places a collective obligation on Ireland and its citizens to maintain at favourable conservation status sites designated as Special Areas of Conservation and Special Protection Areas. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites.

The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Favourable conservation status of a habitat is achieved when its natural range, and area it covers within that range, is stable or increasing,

and the ecological factors that are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and the conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when population data on the species concerned indicate that it is maintaining itself, and the natural range of the species is neither being reduced or likely to be reduced for the foreseeable future, and there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

The conservation objectives for Cork Harbour SPA are included in *Cork Harbour Special Protection Area (Site Code 4030) Conservation Objectives version 1* (NPWS 2014a). The species listed as Special Conservation Interests (SCIs) for the Cork Harbour SPA are listed in **Table 2**.

Table 2. Special Conservation Interests (SCIs) for the Cork Harbour SPA

Species code	Species	Scientific name	Conservation objective
A004	Little Grebe	*Tachybaptus ruficollis*	Maintain
A005	Great Crested Grebe	*Podiceps cristatus*	Maintain
A017	Cormorant	*Phalacrocorax carbo*	Maintain
A028	Grey Heron	*Ardea cinereal*	Maintain
A048	Shelduck	*Tadorna tadorna*	Maintain
A050	Wigeon	*Anas Penelope*	Maintain
A052	Teal	*Anas crecca*	Maintain
A054	Pintail	*Anas acuta*	Maintain
A056	Shoveler	*Anas clypeata*	Maintain
A069	Red-breasted Merganser	*Mergus serrator*	Maintain
A130	Oystercatcher	*Haematopus ostralegus*	Maintain
A140	Golden Plover	*Pluvialis apricaria*	Maintain
A141	Grey Plover	*Pluvialis squatarola*	Maintain
A142	Lapwing	*Vanellus vanellus*	Maintain
A149	Dunlin	*Calidris alpina*	Maintain
A156	Black-tailed Godwit	*Limosa limosa*	Maintain
A157	Bar-tailed Godwit	*Limosa lapponica*	Maintain
A160	Curlew	*Numenius arquata*	Maintain
A162	Redshank	*Tringa totanus*	Maintain

A179	Black-headed Gull	*Chroicocephalus ridibundus*	Maintain
A182	Common Gull	*Larus canus*	Maintain
A183	Lesser Black-backed Gull	*Larus fuscus*	Maintain
A193	Common Tern	*Sterna hirundo*	Maintain
A999	Wetland and Waterbirds		Maintain

Restore = Restore favourable conservation condition, Maintain = Restore favourable conservation condition

To acknowledge the importance of Ireland's wetlands to wintering waterbirds, “Wetland and Waterbirds” may be included as a Special Conservation Interest for some SPAs that have been designated for wintering waterbirds and that contain a wetland site of significant importance to one or more of the species of Special Conservation Interest. Thus, a further objective is to maintain or restore the favourable conservation condition of the wetland habitat within the Cork Harbour SPA as a resource for the regularly-occurring migratory waterbirds that utilise it.

5.4 Status of qualifying interests for the Cork Harbour SPA

The specific conservation objectives for species listed as conservation interests for the Cork Harbour SPA (**Table 3**) are to maintain a favourable conservation condition of the non-breeding/breeding waterbirds and to maintain the favourable conservation condition of the wetland habitat at Cork Harbour SPA as a resource for the regularly-occurring migratory waterbirds that utilise it.

The conservation objectives for the SCI species of the Cork Harbour SPA are to maintain their favourable conservation condition in the Cork Harbour SPA (NPWS 2014b). The favourable conservation condition of all the non-breeding SCI species are defined by the same two attributes and targets, which are shown in **Table 3**. The favourable conservation condition of the Common Tern SCI species is defined by six attributes and targets, which are shown in **Table 3**.

The conservation objective for the Wetlands SCI of the Cork Harbour SPA is “to maintain the favourable conservation condition of the wetland habitat in Cork Harbour SPA as a resource for the regularly-occurring migratory waterbirds that utilise it” (NPWS, 2014a). This is defined by a single attribute and target, which is shown in **Table 3**.

Table 3. SCI species for which a potential impact has been identified – specific targets

Species/Habitats	Attribute	Measure	Target
Little Grebe Great Crested Grebe Cormorant Grey Heron Shelduck	Population trend	Percentage change	Long term population trend stable or increasing
Wigeon Teal Pintail Shoveler Red-breasted Merganser Oystercatcher Golden Plover Grey Plover Lapwing Dunlin Black-tailed Godwit Bar-tailed Godwit Curlew Redshank Black-headed Gull Common Gull Lesser Black-backed Gull	Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing or intensity of use of areas by each species, other than that occurring from natural patterns of variation
Common Tern	Breeding population abundance: apparently occupied nests (AONs)	Number	No significant decline

Species/Habitats	Attribute	Measure	Target
	Productivity rate: fledged young per breeding pair	Mean number	No significant decline
	Distribution: breeding colonies	Number; location; area (hectares)	No significant decline
	Prey biomass available	Kilogrammes	No significant decline
	Barriers to connectivity	Number; location; shape; area (hectares)	No significant increase
	Disturbance at the breeding site	Level of impact	Human activities should occur at levels that do not adversely affect the breeding common tern population
Wetlands	Habitat area	Hectares	The permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 2,587 hectares, other than that occurring from natural patterns of variation

6. River Basin Management Plan for Ireland 2022-2027 (3rd Cycle)

6.1 River Basin Management Plan for Ireland 2022-2027 (3rd Cycle)

The Water Framework Directive (WFD) sets out the environmental objectives which are required to be met through the process of river basin planning and implementation of those plans. Specific objectives are set out for surface water, groundwater and protected areas. The challenges that must be overcome in order to achieve those objectives are very significant. Therefore, a key purpose of the River Basin Management Plan (RBMP) is to set out priorities and ensure that implementation is guided by these priorities.

The third-cycle RBMP aims to build on the progress made during the first cycle. Key measures during the first cycle included the licensing of urban waste-water discharges (with an associated investment in urban waste-water treatment) and the implementation of the Nitrates Action Programme (Good Agricultural Practice Regulations). The former measure has resulted in significant progress in terms both of compliance levels and of the impact of urban waste-water on water quality. The latter provides a considerable environmental baseline which all Irish farmers must achieve and has resulted in improving trends in the level of nitrates and phosphates in rivers and groundwater. It is acknowledged, however, that sufficient progress has not been made in developing and implementing supporting measures during the first and second cycles.

Overall, RBMP assesses the quality of water in Ireland and presents detailed scientific characterisation of our water bodies. The characterisation process also takes into account wider water quality considerations, such as the special water-quality requirements of protected areas. The characterisation process identifies those water bodies that are At Risk of not meeting the objectives of the WFD, and the process also identifies the significant pressures causing this risk. Based on an assessment of risk and pressures, a programme of measures has been developed to address the identified pressures and work towards achieving the required objectives for water quality and protected areas. Data relating to the waterbodies is included in **Table 4**. The location of WFD monitoring locations relative to the proposed development site are illustrated in **Figure 4**.

Table 4. Water Framework Directive Data 3rd Cycle – Relevant data

Catchment: Lee, Cork Harbour and Youghal Bay (Code 19)

This catchment includes the area drained by the River Lee and all streams entering tidal water in Cork Harbour and Youghal Bay and between Knockaverry and Templebreedy Battery, Co. Cork, draining a total area of 2,153km². The largest urban centre in the catchment is Cork City. The other main urban centres in this catchment are Ballincollig, Macroom, Carrigaline, Crosshaven, Blarney, Glanmire, Midleton, Carrigtohill, Cobh, Passage West and Belvelly. The total population of the catchment is approximately 328,854 with a population density of 153 people per km².

Several small coastal rivers drain the area to the southeast of Cork Harbour and the area at the eastern extreme of the catchment is drained by the Womanagh River which flows into the sea on the western side of Youghal Bay.

The Lee-Cork Harbour catchment comprises 18 sub-catchments with 92 river water bodies, three lakes, 13 transitional, six coastal water bodies and 16 groundwater bodies. There are five heavily modified and no artificial water bodies in the catchment.

2nd Cycle data summary

The proposed development site is located within the Manin_SC_10 sub-catchment. Two out of five river water bodies within this sub-catchment are AT RISK: Martin_010 due to Poor biological status; Martin_040 due to elevated phosphate concentrations. Blarney_010 is under REVIEW due to elevated nutrients.

Damage to the riparian habitat and dumping of plant debris have impacted ecological conditions within Martin_010. Urban runoff was highlighted as the likely significant pressure within Martin_040. Waste water treatment may be impacting nutrient conditions within Blarney_010.

Waterbodies relevant to the proposed project 3rd Cycle data

Waterbody	WFD Risk	WFD Status (2019-2024)	Pressure Category
Martin_040	At risk	Moderate	Diffuse source run-off
Shournagh_030	At risk	Good	None
Shournagh_040	At risk	Good	None
Lee (Cork)_090	Not at risk	Moderate	None
Lee (Cork) Estuary Upper	At risk	Moderate	Diffuse Sources Run-Off, combined sewer overflows.

Source: EPA envision mapping and www.catchments.ie

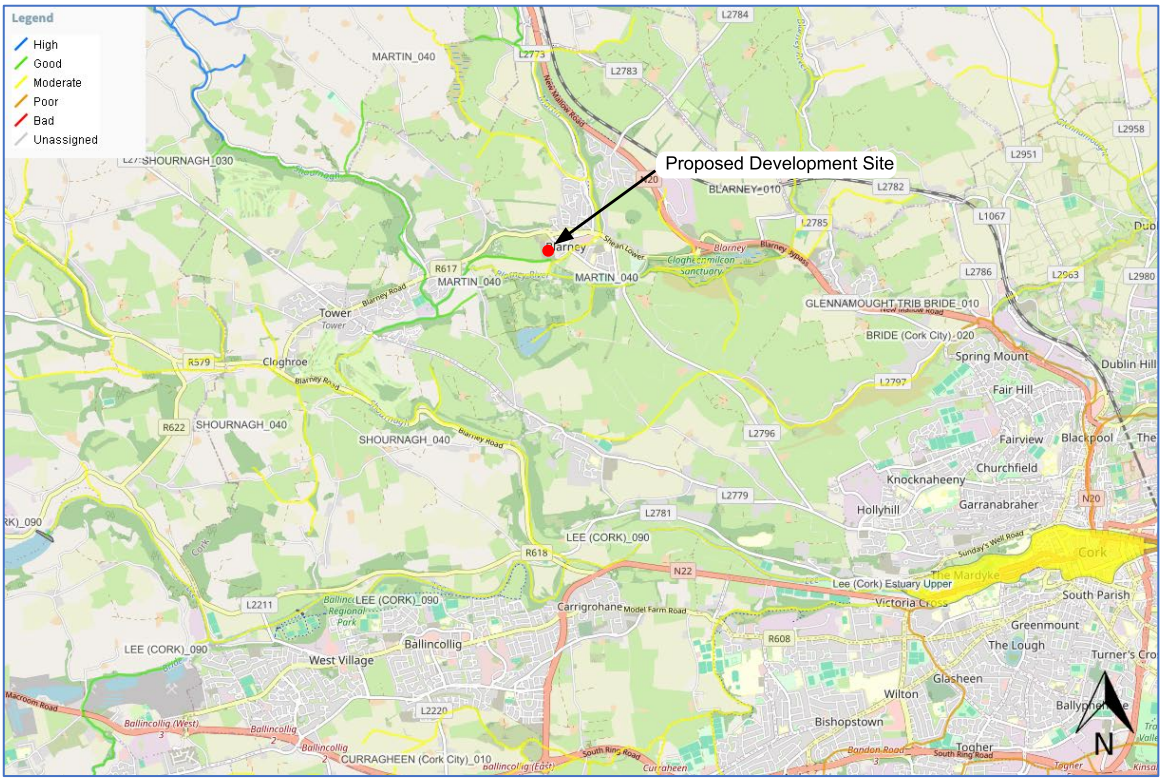


Figure 4. WFD waterbodies in the vicinity of the proposed development | | Source EPA envision mapping | not to scale

6.2 Urban Wastewater Treatment Directive

The Wastewater Discharge (Authorisation) Regulations 2007 (S.I. 684 of 2007) gives effect to the requirements of the Urban Wastewater Treatment Directive (Directive 91/271/EEC) and the Water Framework Directive (2000/60/EC) in Ireland. The Urban Wastewater Treatment Directive (UWWTD) lays down the requirements for the collection, treatment and discharge of urban wastewater and specifies the quality standards which must be met — based on agglomeration size — before treated waste-water is released into the environment.

The priority objective for this river basin planning cycle is to secure compliance with the Urban Wastewater Treatment Directive and to contribute to the improvement and protection of waters in keeping with the water-quality objectives established by this Plan. Achieving this objective entails addressing waste-water discharges and overflows where protected areas (i.e. designated bathing waters, shellfish waters and Freshwater Pearl-Mussel sites) or high-status waters are at risk from urban waste-water pressures.

As part of the proposed development wastewater discharging from the proposed development will be conveyed to the Blarney WWTP (Reference D0043-01) for treatment prior to discharging into the River Shournagh.

7. Site Surveys

7.1 Habitats

Habitat surveys were carried out on the 19th of September 2024 and 20th of October 2025. to identify the habitats, flora and fauna present at the site. Habitat mapping was carried out in

line with the methodology outlined in the Heritage Council Publication, *Best Practice Guidance for Habitat Survey and Mapping* (Heritage Council, 2011). The terrestrial and aquatic habitats within or adjacent to the proposed development site was classified using the classification scheme outlined in the Heritage council publication *A Guide to Habitats in Ireland* (Fossitt, 2000) and cross referenced with Annex I Habitats where required.

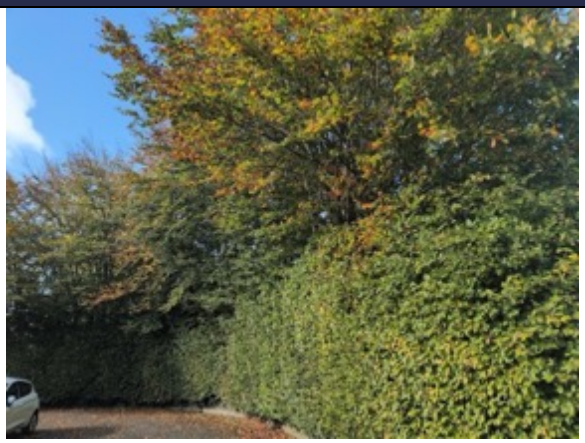
A current overview of habitats recorded within the site is shown in **Figure 5** and the habitats recorded on site are described in **Table 5.** Photographs of the site are also included below. No Annex I habitats were recorded within the proposed development site.

Table 5. Habitat present within proposed development site

Habitats	Comments
Scrub WS1/Dry meadows and grassy verge GS2/ Spoil and bare ground ED2	The proposed development site, in particular the former car parking areas and areas where the buildings have been demolished, consists of an untidy mixture of planted and self-seeded species. Depending on the substrate early, successional species have also become established. The result is a complex mosaic of native naturalised and exotic species with areas of bare ground/spoil, remnants of stone walls and the remnants of planted trees and flower beds. There are large areas of tarmac and concrete that are gradually breaking down as plants become established. Exotic species include Cypress, Cotoneaster, Wisteria, Eucalyptus, Poplar, Buddleia, Sweet chestnut, ornamental Heather, Non-native Oak (Red oak), Cherry, Lime and Norway maple. Due to the variety of ground conditions, drainage patterns and light/shade a diverse mixture of native species have become established in some areas. Although none are considered particularly rare there are large areas dominated by immature Willow with saplings of Pedunculate Oak, , Ash, Hawthorn, Downy birch, Silver birch, Hazel and Gorse becoming established. Ground floor species include St. John's wort, Yarrow, Hawkweed, Dandelion, Cocksfoot, False oat grass, Greater plantain, Red fescue, Red clover, Canadian fleabane, Ribwort plantain, Wild Rose, Wild strawberry, Scarlet pimpernel, Harte's tongue fern, Ladies fern, Prickly sow thistle, Horsetail, Meadowgrass, Field woundwort, Germander speedwell, Polypody, Broadleaved dock, Sun spurge, Knapweed, Ivy, Nettle, Spear thistle, Hogweed, Nipplewort and Herb Robert. GS2 habitat has links with the Annex I habitat 'lowland hay meadows (*Alopecurus pratensis, Sanguisorba officinalis*) (6510)'. The habitat mosaic within the proposed development site is not a good example of this habitat type.

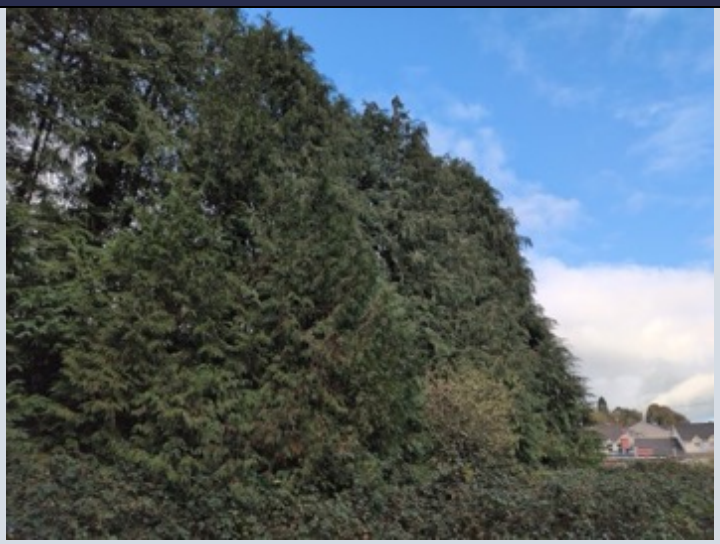
Habitats	Comments
	 Plate 1. Areas of former carpark colonised with scrub vegetation  Plate 2. Scrub and grassland areas
Hedgerow WL1/Treeline WL2 HR1	This hedgerow runs along the eastern boundary of the site alongside an area of fencing. In the absence of management, it is becoming quite gappy with a high percentage of mature, multi-stemmed Hawthorn, which have developed into trees. Ivy covering on trees is moderate. Other tree species include immature to semi mature Ash and Sycamore as well as immature Holly. One mature Ash is present at the northern edge of the boundary. Understorey species include Nettle, Bramble, Gorse, Cocksfoot, Broadleaved dock and Ivy. There is a low stonewall at the base of part of this hedgerow, however it is overgrown with dense Ivy.

Habitats	Comments
	 Plate 3. Eastern hedgerow dominated by Hawthorn
Hedgerow WL1/Treeline WL2 HR2	Running along the eastern boundary is a mature hedgerow/treeline dominated by Beech. Ash and occasional mature Hawthorn are also present. Understory species include immature Hazel, Holly, Elm and Snowberry (which is commonly distributed along this entire boundary) Trees within the boundary are quite widely spaced with some patches of scrub including Hedge woundwort, Nettle, Bramble, Dandelion, Wood avens, Dock and Willowherb distributed along this boundary.  Plate 4. Section of hedgerow/treeline along eastern boundary
Hedgerow WL1/Treeline WL2 HR3	This hedgerow runs along both sides of the site entrance. This hedgerow is characterized by very densely planted semi-mature Beech which cast a heavy shade. Occasional Elder. There is virtually no understory apart from occasional Ivy and Bramble.

Habitats	Comments
	 Plate 5. Beech hedge/treeline at site entrance
Scrub WS1	At the north-east corner of the site there is an area of dense scrub which is largely impenetrable and is contiguous with the treeline/hedgerow boundary along the external boundary. This is developing into immature woodland with Ash, Oak and Willow. There is a large stand of Dogwood presumably derived from previous landscape associated with the hotel. Immature Beech and Hawthorn are also present. A group of Lime are also present within this area.  Plate 6. Dense scrub at northeast of site
Scrub WS1/Dry meadows and grassy verge GS2	Adjacent to the area of dense scrub described above, the area is dominated by dry meadows and grassy verge grassland which is overgrown and rank. It is being invaded by scrub with some individual trees. Species noted, include Knapweed, False oat grass, Cocksfoot, Field thistle, Nettle, Yorkshire fog, Creeping buttercup, Self-heal, Ribwort plantain, Red fescue, Ragweed, Clover. Scrub species include dense tickets of Bramble with some areas of Snowberry becoming established. There are immature trees becoming established including Ash, Sycamore, Elm and Oak saplings. GS2 habitat has links with the Annex I habitat 'lowland hay meadows (*Alopecurus pratensis, Sanguisorba officinalis*) (6510)'. The habitat mosaic within the proposed development site is not a good example of this habitat type.

Habitats	Comments
	 Plate 7. Semi-natural grassland with establishing scrub
Scrub WS1/Immature woodland WD2	At the northeast of the site, near the site entrance an area of scrub and immature woodland has developed in the absence of disturbance. Two mature Pedunculate Oak are also present. This area has been colonised by a mixture of dense Bramble scrub, with a large number of immature trees becoming established, particularly Oak, Willow, Ash, Cherry and Sycamore are also present. Immature Holly alongside Bramble and Dogwood from dense scrub. There is still some evidence of planted trees including a Weeping willow, Norway maple and Beech along the boundary with the road. Crab apple was also noted. Ground flora is limited by the dense scrub but includes common species such as Willowherb, Cleavers, Cocksfoot, Ragweed, Herb Robert, Red fescue, Woody nightshade and Ivy.  Plate 8. Immature woodland/scrub has developed near entrance to the site
Treeline WL2 TL1	This treeline is loosely connected from east to west, with the western side dominated by planted conifers and the eastern section dominated by planted broadleaved. Along the eastern section, is an untidy planted treeline with semi-mature Horse chestnut and non-native Oak (Red Oak) and Maple. The understory includes self-seeded Ash, Oak and Hawthorn with Bramble and Wild rose.

Habitats	Comments
	The western section is a line of densely planted, mature Lawson's Cypress. These trees cast a heavy shade with little understory vegetation.  Plate 9. Broadleaved trees at eastern extent  Plate 10. Lawson's cypress treeline at western extent
Treeline WL2 TL2	This treeline is created by densely planted, mature Lawson's Cypress. These trees cast a heavy shade with little understory vegetation. This treeline is contiguous with TL1 described above

Habitats	Comments
	 Plate 11. Lawson's cypress treeline
Buildings and artificial structures BL3	Two small concrete buildings are located within the HR1 hedgerow/treeline. These buildings are of concrete/brick construction and have been badly affected by fire internally.  Plate 12. Two small concrete structures along HR1 hedgerow
Dry meadows and grassy verges GS2	This area of partially open grassland at the south of the site has an indistinct boundary where scrub encroachment is actively invading this habitat. Species noted include Red fescue, False oat grass, Yorkshire fog, Cocksfoot, Common bent, Lesser stitchwort, Dandelion, Buttercup, Field thistle, Ragweed, Germander speedwell, Marsh woundwort. Occasional immature Oak and Willow are present on the periphery. GS2 habitat has links with the Annex I habitat 'lowland hay meadows (*Alopecurus pratensis, Sanguisorba officinalis*) (6510)'. The low diversity habitat mosaic within the proposed development site is not a good example of this habitat type.

Habitats	Comments
	 Plate 13. Semi-natural grassland at south of the site
Treeline WL2 TL3	A poorly defined treeline runs along the western boundary with a mixture of planted and self-seeded species. Hawthorn is dominant with occasional Cypress. Large areas of Bramble in the understory. Wild rose and Hawkweed also noted. A dry drainage ditch runs along part of the this boundary. No water was recorded in this drain during the site surveys. This drain connects to the Knockacorbally Stream to the south of the proposed development site.  Plate 14. Hedgerow along western boundary
Treeline WL2 TL4	This treeline is formed a line of planted Griselinia, formerly a hedge which has developed into a treeline in the absence of management.

Habitats	Comments
	 Plate 15. Understorey of Griselinia
Scrub WS1/Treeline WL2	A poorly defined band of scrub/ treeline runs through the centre of the site. A distinguishing feature is a number of large semi-mature Eucalyptus and mature Cherry (*Prunus amanagowa*), otherwise dominated by a patchy mixture of immature Willow and Wild Rose. Most of the trees within this area are immature and consist primarily of scrub. Gorse and hazel also present as well as non-native species such as planted heathers and Cotoneaster are also present.  Plate 16. Loose scrub/treeline at centre of the site
Scrub WS1	Along the southern boundary of the site, there is an area of developing scrub which forms a boundary along a chain link fence. Dominant species are Bramble and Wild rose. To the south of the proposed development site, this area is connected to semi-mature woodland, most likely associated with the Blarney Castle Estate.

Habitats	Comments
	 Plate 17. Scrub along southern boundary
Scrub WS1/Immature woodland WS2	At the north of the site, contiguous with the northern areas of treelines, TL1, TL2 and TL4), an areas of dense scrub and immature woodland has developed. This areas includes high number of semi-mature Willow with dense thickets of Bramble alongside occasional self-seeded Beech and Cypress. There are no large or mature trees within habitat.  Plate 18. Scrub/immature woodland at north-west of the site
Depositing lowland river FW1 Knockacorbally Stream (IE_SW_19S010300) **Outside proposed development site**	In general, this is a relatively large watercourse with large areas of glide habitat interspersed with small sections of riffle immediately downstream of the proposed development site boundary. It has high Banks up to 8ft on both sides is quite heavily shaded. Light substrate stable banks. No signs of excessive erosion. Overshading vegetation includes Sycamore growing alongside Beech and Ash on the boundaries. More open areas support intermittent stands of Water crowfoot. Other species noted include Woodrush, Woody nightshade, Harte's tongue fern, Watercress and Duckweed. Brown trout were recorded within the river. An Otter holt was recorded c.100m southwest of the proposed development site along this stream.

Habitats	Comments
	 Plate 19. Knockacorbally Stream to the south of the proposed development site  Plate 20. Otter holt along Knockacorbally Stream

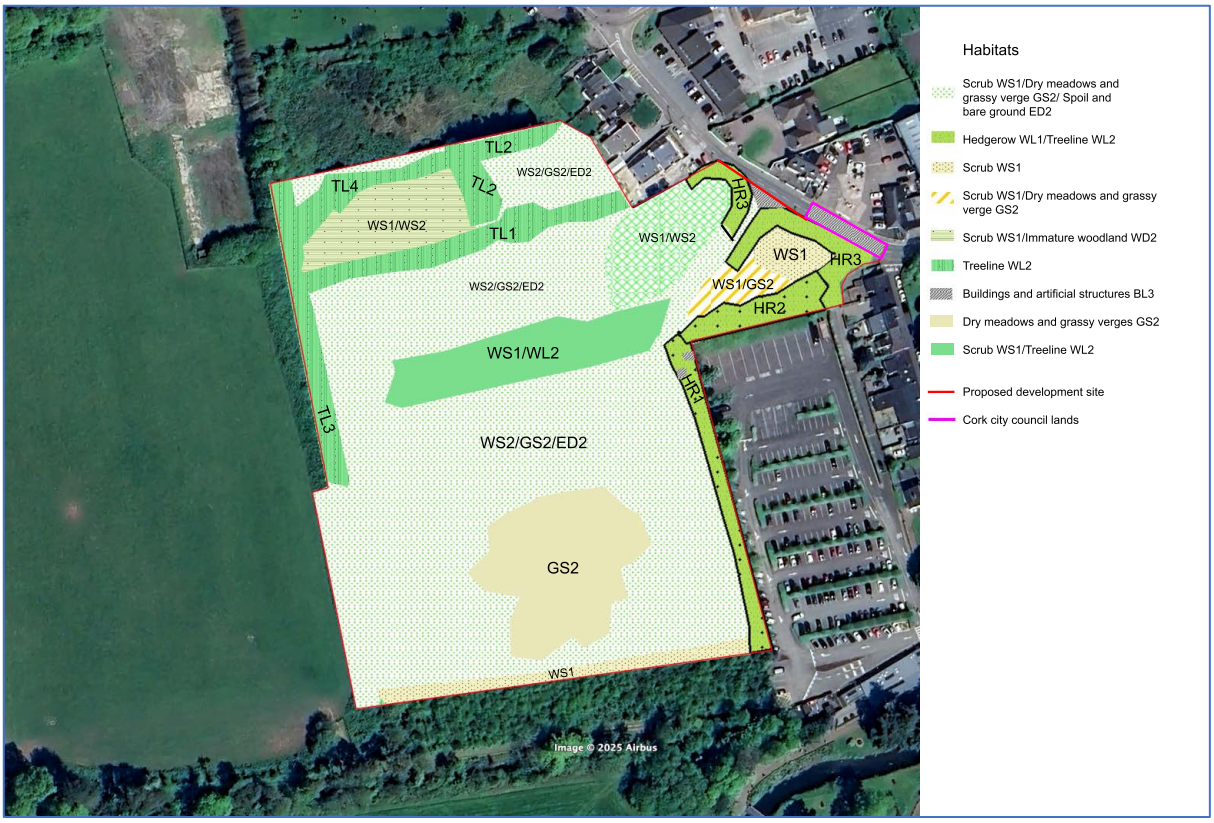


Figure 5. Habitat recorded within proposed development site

7.2 Birds

A general bird survey was carried out in conjunction with general site surveys. During the survey, all birds seen or heard within the development site were recorded. Certain bird species are listed by BirdWatch Ireland as Birds of Conservation Concern in Ireland (BOCCI). These are bird species suffering declines in population size. BirdWatch Ireland and the Royal Society for the Protection of Birds have identified and classified these species by the rate of decline into Red and Amber lists (Gilbert *et al.* 2021). Red List bird species are of high conservation concern and the Amber List species are of medium conservation. Green listed species are regularly occurring bird species whose conservation status is currently considered favourable. Species recorded during the site visits are shown in **Table 6**.

Table 6. Bird Species recorded during site survey

Species		Birds Directive Annex	BOCCI	
		I	Red List	Amber List
Turdus merula	Blackbird			
Sylvia atricapilla	Blackcap			
Cyanistes caeruleus	Blue Tit			

Species		Birds Directive Annex	BOCCI	
		I	Red List	Amber List
Pyrrhula pyrrhula	Bullfinch			
Buteo buteo	Buzzard			
Fringilla coelebs	Chaffinch			
Cinclus cinclus	Dipper			
Prunella modularis	Dunnock			
Regulus regulus	Goldcrest			x
Carduelis carduelis	Goldfinch			
Parus major	Great Tit			
Chloris chloris	Greenfinch			x
Passer domesticus	House sparrow			x
Corvus mondedula	Jackdaw			
Pica pica	Magpie			
Anas platyrhynchos	Mallard			x
Erithacus rubecula	Robin			
Corvus frugilegus	Rook			
Turdus philomelos	Song thrush			
Sturnus vulgaris	Starling			x
Certhia familiaris	Treecreeper			
Columba palumbus	Woodpigeon			
Troglodytes troglodytes	Wren			

The proposed development site supports a range of common bird species. The mixture of immature woodland, scrub and grassland habitats onsite provide a range of foraging and nesting opportunities for birds. Fiver amber list species were recorded during the site surveys i.e. Goldcrest, House sparrow, Starling, Mallard and Greenfinch.

It is noted that Mallard and Dipper were recorded on the Knockacorbally Stream to the south of the proposed development site. While there are no specialised habitats for birds within the site, such as wetlands, buildings etc, the density of colonising vegetation creates locally valuable habitat for common bird species. There is no suitable habitat for nesting Barn Owl, although the species are known to occur locally (Carl Dixon pers. obs.).

The proposed development site contains suitable nesting and foraging habitat for a range of common bird species. The scrub, semi-natural grassland and mature trees within the site provide moderately valuable nesting and feeding resources for local bird species.

No SCI species were recorded during the site surveys.

7.3 Invasive Species

Non-native plants are defined as those plants which have been introduced outside of their native range by humans and their activities, either purposefully or accidentally. Invasive non-native species are so-called as they typically display one or more of the following characteristics or features: (1) prolific reproduction through seed dispersal and/or re-growth from plant fragments; (2) rapid growth patterns; and, (3) resistance to standard weed control methods.

Where a non-native species displays invasive qualities and is not managed it can potentially: (1) out compete native vegetation, affecting plant community structure and habitat for wildlife; (2) cause damage to infrastructure including road carriageways, footpaths, walls and foundations; and, (3) have an adverse effect on landscape quality. The National Biodiversity Data Centre's (NBDC) online database provides data on the distribution of species within 10km grid squares. The NBDC lists a number of high impact invasive species which have been recorded within grid square W67 (**Table 7**).

Table 7. NBDC list of high impact invasive species recorded in W67

Species group	Species name
Bird	Canada Goose (*Branta canadensis*)
Flowering plant	Canadian Waterweed (*Elodea canadensis*)
Flowering plant	*Fallopia japonica x sachalinensis = F. x bohemica*
Flowering plant	Giant Hogweed (*Heracleum mantegazzianum*)
Flowering plant	Japanese Knotweed (*Fallopia japonica*)
Flowering plant	Nuttall's Waterweed (*Elodea nuttallii*)
Flowering plant	*Rhododendron ponticum*
Insect - beetle (Coleoptera)	Harlequin Ladybird (*Harmonia axyridis*)
Terrestrial mammal	American Mink (*Neovison vison*)
Terrestrial mammal	Coypu (*Myocastor coypus*)
Terrestrial mammal	Sika Deer (*Cervus nippon*)

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The Birds and Natural Habitats Regulations 2011 (SI 477 of 2011), Section 49(2) prohibits the introduction and dispersal of species listed in the Third Schedule, which includes Himalayan

Knotweed and Himalayan Balsam, as follows: “any person who plants, disperses, allows or causes to disperse, spreads or otherwise causes to grow [….] shall be guilty of an offence.”

No third schedule invasive species were recorded during the site surveys.

A number of other invasive species were recorded during the site surveys including the Cotoneaster, Buddleia, Red Oak, Snowberry and Dogwood. These species are classified as medium impact species by the NBDC. Although their impacts are not fully understood/assessed, they are fast growing species which can outcompete native species and suppress ground flora.

These species have a scattered distribution within the site. These species are not listed in SI 477 of 2011 and therefore there is no statutory obligation to remove them. However, they have may have an adverse impact on landscape quality, native biodiversity or infrastructure.

8. Potential Effects

Potential effects to European sites relate to habitat loss, changes to water quality (during construction and operation), the spread of invasive species and disturbance effects during the proposed works. Based on the *Managing Natura 2000 Sites: The Provision of Article 6 of the Habitats Directive 92/43/EEC* (European Commission (EC), 2018 and CIEEM guidelines ‘*Guidelines for Ecological Impact Assessment’* (CIEEM, 2019) effects are listed as significant using a combination of professional judgement and criteria or standards where available, if effects have the potential to have a significant impact on the ecological integrity on the habitats and species for which the site is designated.

The potential effects associated with the proposed works are discussed in the following sections with respect to their likelihood to have significant effects on European sites.

As part of the assessment direct, indirect and in-combination effects on all relevant QIs/SCIs were considered. Direct effects refer to habitat loss or fragmentation arising from land-take requirements for development. Indirect and secondary effects do not have a straight-line route between cause and effect, and it is potentially more challenging to ensure that all the possible indirect effects of the project/plan - in combination with other plans and projects have been established.

Potential effects were identified as follows:

- Potential effects from loss of habitat
- Potential effects from noise and disturbance
- Potential effects from surface water runoff/discharges
- Potential effects from wastewater discharges
- Potential effects from spread of invasive species
- In-combination effects

8.1 Potential effects from loss of habitat

The works area is located over 10.1km from the closest European site. An ecological appraisal of the site indicates that it supports locally valuable habitats. However, these are not of high

value in the context of European designations. The habitats recorded within the proposed development site do not correspond to habitats listed on Annex I of the Habitats Directive.

The proposed development site is unmanaged and overgrown and includes areas of scrub, immature woodland and semi-natural grassland. There are no wetland habitats which could provide foraging or roosting habitat for wading birds within or in immediate proximity to the proposed site boundary. The overgrown habitats at the site are not suitable for wading birds or waterfowl and no signs of SCI birds were recorded during site surveys. Given its distance from the SPA and the absence of wetland habitats in the vicinity, this site does not provide critical roosting or foraging habitat for SCI birds. The proposed development will not result in any significant loss of *ex situ* foraging or roosting habitat for SCI birds for the Cork Harbour SPA.

Considering the above, there will be no significant impact on European sites from loss of habitat due to the proposed development.

8.2 Potential effects from noise and disturbance

Potentially increased noise and disturbance associated with the site works could cause disturbance/displacement of fauna. If of sufficient severity, there could be effects on reproductive success. Disturbance can cause sensitive species, such as birds, to deviate from their normal, preferred behaviour, resulting in stress, increased energy expenditure and, in some cases, species mortality.

The potential effects of disturbance have been widely recognised in wildlife conservation legislation, as has the need to develop conservation measures for birds whilst taking human activities into account. Article 4.4 of the Bird's Directive (79/409/EEC) requires member states to "*take appropriate steps to avoid… any disturbances affecting the birds, in so far as these would be significant having regard to the objectives of this Article*". This specifically relates to conservation measures concerning Annex I species.

The wintering birds listed as qualifying interests for the Cork Harbour SPA are strongly associated with estuarine shoreline areas or wetlands - habitat types absent from the proposed development area.

It is noted that the proposed development area is located c.10.1km from the SPA boundary. As noted in **Section 8.1**, this proposed development site does not provide habitat for SCI birds. While SCI birds could potentially use grassland areas in the vicinity of the proposed development site, the location of the site on an urban edge means birds which use this area are subject to existing disturbance from traffic, human activity etc. Given the absence of valuable habitats within the proposed development site, any increases in disturbance at the site during construction and operation will not impact on SCI birds.

No valuable habitat for SCI species was recorded within the proposed development area. The construction phase of the project will increase noise and disturbance. However, given the lack of valuable habitat for SCI species no impact on birds listed as qualifying interests for the Cork Harbour SPA is predicted to occur.

8.3 Potential effects from surface water runoff/discharges

Potential effects on aquatic habitats which can arise from surface water emissions associated with the construction phase of the proposed development include increased silt levels in surface water run-off and inadvertent spillages of cement and/or hydrocarbons from fuel and hydraulic fluid.

High levels of silt can impact on fish species, in particular salmonids. If of sufficient severity, adult fish could theoretically be affected by increased silt levels as gills may become damaged by exposure to elevated suspended solids levels. If of sufficient severity, aquatic invertebrates may be smothered by excessive deposits of silt from suspended solids. In areas of stony substrate, silt deposits may result in a change in the macro-invertebrate species composition, favouring less diverse assemblages and impacting on sensitive species. Cement can also affect fish, plant life and macroinvertebrates by altering pH levels of the water. Aquatic plant communities may also be affected by increased siltation. Submerged plants may be stunted and photosynthesis may be reduced. Such run-off if severe could potentially impact on water quality and thus could impact on aquatic species.

Inadvertent spillages of hydrocarbon and/or other chemical substances could introduce toxic chemicals into the aquatic environment via direct means, surface water run-off or groundwater contamination. Some hydrocarbons exhibit an affinity for sediments and thus become entrapped in deposits from which they are only released by vigorous erosion or turbulence. Oil products may contain various highly toxic substances, such as benzene, toluene, naphthenic acids and xylene which are to some extent soluble in water; these penetrate into the fish and can have a direct toxic effect. The lighter oil fractions (including kerosene, petrol, benzene, toluene and xylene) are much more toxic to fish than the heavy fractions (heavy paraffins and tars). In the case of turbulent waters, the oil becomes dispersed as droplets into the water. In such cases, the gills of fish can become mechanically contaminated and their respiratory capacity reduced (Svobodova et al. 1993). Aquatic plant communities may also be affected by increased siltation. Submerged plants may be stunted and photosynthesis may be reduced. Significant effects on fish stocks or invertebrate prey could potentially impact on piscivorous species i.e., Otter, Cormorant, or wading birds e.g., Golden Plover and Curlew using habitat downstream due to a reduction in prey availability.

The proposed development site adjoins a tributary of the River Shournagh and is connected to these watercourses via the onsite drainage ditch/proposed surface water discharge point. During construction works (and in the absence of mitigation) silt-laden stormwater run-off during site preparation, site clearance, dewatering of excavations and construction of site access roads as well as spillages of fuel and oil and concrete / cement run-off could potentially impact on water quality within the River Shournagh. It is noted that environmental control measures will be implemented during construction in line with standard guidelines (i.e. Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (Department of Environment, Heritage and Local Government, July 2006), CIRIA document – 133 Waste Minimisation in Construction, CIRIA document – Guidelines Control of Water Pollution from Construction Sites – Guide to Good Practice)). Whilst the implementation of such measures during construction will assist in minimizing impacts on the local environment, the implementation of these measures has not been taken into consideration in this screening report when reaching a conclusion as to the likely impact of the development on European sites. There are no watercourses within the development boundary and the existing drain had no flows during any of the site surveys, therefore the hydrological connection to the Knockacorbally Stream is weak. The proposed development

site is located 19.8km upstream of Cork Harbour SPA. In a worst case scenario, where a cement spillage or fuel tank damage (from onsite machinery) occurred and was to enter the Knockacorbally Stream, the dilution within the River Shournagh and River Lee at this distance means there is no potential for impacts on water quality with the Cork Harbour SPA.

During operation, the proposed surface water management system is designed, as much as is feasible, in accordance with the principles of Sustainable Drainage Systems (SuDS) as embodied in the recommendations of the Cork City Development Plan 2022-2028. As outlined above, surface water will be discharged to an existing open drain at the west of the site. SuDS measures will include tree pits and permeable paving. These will manage surface runoff before being diverted to three onsite attenuation areas and ultimately discharge (via hydrocarbon interceptor) to the local drain. Each area is designed to provide storage for a 1-100 year storm event plus a 20% climate change allowance, with discharge limited to the greenfield runoff rate of 18.2l/s. The combined attenuation volume across the three tanks equates to approximately 1,627m³.

A petrol interceptor will also be installed upstream of the discharge point to remove hydrocarbon pollutants from surface water runoff prior to discharge. Each tank is connected to a hydro-brake manhole which controls the discharge rate to the open drain.

Ayesa carried out a flood risk assessment at the proposed development site. The subject site lies within Flood Zones C as per the CFRAM flood maps. Mitigation measures to reduce residual risk of flooding on the proposed development include the appropriate setting of FFLs and the overall slope of hardstanding levels away from the buildings to reduce surface water inundation. Greenfield runoff rates from the proposed development site will ensure there is no risk of flooding to surrounding lands and/or Cork Harbour SPA downstream.

Given the above, no likely significant effects on European sites downstream from surface water runoff/discharges have been identified.

8.4 Potential effects from discharges of wastewater

The proposed housing development could potentially result in an increase in nutrients discharging to River Shournagh via the Blarney Wastewater Treatment Plant (WWTP). Increased nutrients can potentially impact on freshwater (and estuarine) habitats by changing baseline ecological conditions and increasing algal growth, which in turn could impact on feeding local flora and fauna.

Wastewater from the proposed development will be conveyed for treatment to Blarney WWTP. The Blarney agglomeration is served by a wastewater treatment plant with a Plant Capacity Population Equivalent (P.E.) of 13,000. The agglomeration consists of one primary discharge point which discharges to the River Shournagh.

The WWTP obtained a discharge licence (Reg: D0043-01) from the EPA and has assigned emission limit values (ELV's) for a range of parameters to ensure a high degree of protection to the River Shournagh and surrounding waters. The discharge licence assigns ELV's for total phosphorous (Total P), chemical oxygen demand (COD), total suspended solids (TSS), biological oxygen demand (BOD), Ammonia, pH and orthophosphate. The ELVs are set based on the full design capacity (P.E. 13,000) and are aimed at providing a high degree of protection to the receiving water body and to ensure the receiving waterbody is capable of

accommodating the proposed discharge without causing or exacerbating a breach in the relevant standards.

The 2024 Annual Environmental Report for Blarney WWTP was reviewed. The AER notes that the final effluent from the Primary Discharge Point was non-compliant with the Emission Limit Values in 2024. The non-compliance's with the ELVs were in relation to Ammonia – as N (mg/l). This non-compliance is related to the hydraulic load at the WWTP where the annual mean hydraulic loading is greater than the peak Treatment Plant Capacity. The annual maximum hydraulic loading is also greater than the peak Treatment Plant Capacity. However, the AER notes that the discharge from the wastewater treatment plant does not have an observable negative impact on the Water Framework Directive status.

In 2024 the agglomeration PE for Blarney WWTP was 10,150 with a design capacity of 13,000 P.E.. In 2024 the agglomeration PE for Blarney WWTP was 10,150 with a design capacity of 13,000 P.E.. A Pre-Connection Enquiry was submitted to Uisce Eireann to determine if the connection of the proposed development to Uisce Eireann network could be facilitated. A response has confirmed that the connection if feasible without upgrade (CDS25004956) (See **Appendix 3**).

While there appears to be compliance issues at Blarney WWTP, these are not having an observable negative effect on the Water Framework Directive. The addition of the effluent discharge from the proposed housing development to the Blarney WWTP is well within its design capacity and will not comprise the operational capability of the WWTP to treat effluent to comply with emission limit values. Therefore, the effects from the proposed development will be negligible given the current operating conditions at the WWTP. Minor increases in nutrient levels potentially discharged by the WWTP will not have a significant impact water quality within the River Shournagh and/or the Lee Estuary downstream. No likely significant effects on Cork Harbour SPA have been identified.

8.5 Potential effects from spread of invasive species

The following invasive species were recorded on the site: Cotoneaster, Buddleia, Red Oak, Snowberry and Dogwood.

An invasive species management plan will be developed (post planning) for this development to ensure that all invasive species are removed.

While these measures will address local impacts from invasive species, the distrance from Cork Harbour SPA and the absence of third schedule invasive species in proximity to watercourses means there is no pathway for impact on the SPA (located c.19.8km downstream). Therefore, no likely significant effects from the spread of invasive species have been identified.

8.6 In-combination Effects

In-combination effects refer to a series of individually modest effects that may in combination produce a significant impact. The underlying intention of this in combination provision is to take account of in-combination effects from existing or proposed plans and projects and these will often only occur over time. Other developments near site and potential in-combination effects are identified in **Table 8** In the absence of any significant effects on qualifying interests

or conservation objectives associated with this project no significant in-combination effects have been identified.

Table 8. Other developments near site and potential in-combination effects

Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Impact
River Basin Management Plan 2022-2027	The project should comply with the environmental objectives of the Irish RBMP which are to be achieved generally by 2027. • Ensure full compliance with relevant EU legislation • Prevent deterioration • Meeting the objectives for designated protected areas • Protect high status waters • Implement targeted actions and pilot schemes in focus sub-catchments aimed at: targeting water bodies close to meeting their objective and addressing more complex issues which will build knowledge for the third cycle.	The implementation and compliance with key environmental policies, issues and objectives of this management plan will result in positive in-combination effects to European sites. The implementation of this plan will have a positive impact for the biodiversity. It will not contribute to in-combination or cumulative effects with the proposed development.
Inland Fisheries Ireland Corporate Plan 2021-2025	To ensure that Ireland's fish populations are managed and protected to ensure their conservation status remains favourable. That they provide a basis for a sustainable world class recreational angling product, and that pristine aquatic habitats are also enjoyed for other recreational uses. To develop and improve fish habitats and ensure that the conditions required for fish populations to thrive are sustained and protected. To grow the number of anglers and ensure the needs of IFI's other key stakeholders are being met in a sustainable conservation focused manner. EU (Quality of Salmonid Waters) Regulations 1988. All works during development and operation of the project must aim to conserve fish and other species of fauna and flora habitat; biodiversity of inland fisheries and ecosystems and protect spawning salmon and trout.	The implementation and compliance with key environmental issues and objectives of this corporate plan will result in positive on-combination effects to European sites. The implementation of this corporate plan will have a positive impact for biodiversity of inland fisheries and ecosystems. It will not contribute to in-combination or cumulative effects with the proposed works.
Irish Water Capital Investment Plan 2014-2016	Proposals to upgrade and secure water services and water treatment services countrywide.	Likely net positive impact due to water conservation and more effective treatment of water.
Water Services Strategic Plan (WSSP, 2015)	Irish Water has prepared a Water Services Strategic Plan (WSSP, 2015), under Section 33 of the Water Service No. 2 Act of 2013 to address the delivery of strategic objectives which will contribute towards	The WSSP forms the highest tier of asset management plans (Tier 1) which Irish Water prepare and it sets the overarching framework

Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Impact
	improved water quality and biodiversity requirements through reducing: • Habitat loss and disturbance from new / upgraded infrastructure; • Species disturbance; • Changes to water quality or quantity; and • Nutrient enrichment /eutrophication.	for subsequent detailed implementation plans (Tier 2) and water services projects (Tier 3). The WSSP also sets out the strategic objectives against which the Irish Water Capital Investment Programme is developed. The current version of the CAP outlines the proposals for capital expenditure in terms of upgrades and new builds within the Irish Water owned assets. No long-term in-combination effect on Natura 2000 sites will occur.
NPWS Conservation Management Plans	Conservation Management Plans have not been fully prepared for the European sites being assessed. However, conservation objectives are set for all sites.	The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. A site-specific conservation objective aims to define favourable conservation condition for a particular habitat or species at that site. The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. The resultant effects of conservation objectives are a net positive and there is no potential for in combination effects on European sites.
WWTP discharges into Cork Harbour	A number of agglomerations discharge into Cork Harbour including Cork City WWTP, Ballincollig (via River Lee) Carrigtohill and Environs WWTP.	Discharges from municipal WWTPs are required to meet water quality standards. Irish Water Capital Investment Plan proposes to upgrade water treatment services countrywide (see above). No long-term in-combination effect on Natura 2000 sites will occur.

Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Impact
Other developments in the vicinity	A planning search of Cork City Council planning portal was conducted to identify permitted projects in the vicinity of the proposed development site. Projects which, due to their nature or scale were unlikely to result in an in-combination impact, or to which there was no pathway, were excluded. The remaining developments which have been granted planning during the last 36 month period (October 2022-2025) are small in scale. Part of the proposed development site is currently under construction. This was permitted under the following application; 312893. Demolition of buildings, construction of 143 no. residential units (105 no. houses, 38 no. apartments), creche and associated site works.. Monacnapa, Blarney, Co. Cork. 316790 Inclusion of the land on the residential zoned land tax draft map at Monacnapa, Blarney Town Centre, Cork 2341736. Alverna, St. Ann's Road, Blarney, Cork, T23E440. The development will consist of: The construction of a new single-storey dwelling adjoining the existing dwelling located to the north, construction of a new single-storey rear extension and elevational alterations to existing dwelling, a new additional vehicular entrance to serve the existing dwelling and all ancillary works necessary to facilitate the development. 341746. Permission is sought for the construction of an all-weather pitch, perimeter fence, gates, ballstop netting, landscaping, drainage and all associated site works, to replace 2 no. ball courts and a grass playing field permitted under An Bord Pleanala ref PL04.247742 (Cork County Council ref 16/6473).. Scoil Mhuire Gan Smal , Shean Lower , Blarney. 2443031 Permission for a Large-Scale Residential Development (LRD) at this site at Ringwood, Shean Upper, Blarney, Cork. The proposed development will consist of a largescale residential development (LRD), representing Phase 1 of the development in the Blarney East / Ringwood Expansion Area, and comprising of 246no. residential dwellings. Ringwood , Shean Upper , Blarney There are no other significant developments proposed in the vicinity of the development site.	Future developments will only be granted permission where discharges from same meet with relevant water quality standards. Given the nature, extent and scale of the proposed project, it is not anticipated that it will act in-combination with the plans or projects outlined, or other plans or projects, to give rise to in-combination effects on Cork Harbour SPA.

In the absence of any significant impact associated with this project no in-combination effects on water quality have been identified. Similarly, no significant in-combination effects in relation to noise and disturbance have been identified. No other significant in-combination effects have been identified. There are no projects which could have a potential significant in-combination effect along with the proposed development.

Given the nature, extent and scale of the proposed project, it is not anticipated that it will act in-combination with the plans or projects outlined, or other plans or projects, to give rise to in-combination effects on the Cork Harbour SPA.

9. Screening conclusion and statement

This AA screening report has been prepared to assess whether the proposed development, individually or in-combination with other plans or projects, and in view of best scientific knowledge, is likely to have a significant effect on any European site(s).

The screening exercise was completed in compliance with the relevant European Commission guidance, national guidance, and case law. The potential effects of the proposed development have been considered in the context of the European sites potentially affected, their qualifying interests or special conservation interests, and their conservation objectives.
Through an assessment of the source-pathway-receptor model, which considered the ZoI of effects from the proposed development and the potential in-combination effects with other plans or projects, the following findings were reported:

- The proposed development at St. Ann's Road, Blarney, 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.

In accordance with the Habitats Directive, an Appropriate Assessment (AA) Screening has been carried out on the project, in relation to any potential impacts upon the Cork Harbour Special Protection Area [Site No. 004030] or any other European site. The findings of the AA screening noted that no significant effects on any Natura 2000 sites is likely and it was not necessary to undertake any further stage of the Appropriate Assessment process.

Therefore, a Stage 2 Appropriate Assessment is deemed not to be required.

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NPWS (2014a) Conservation Objectives: Cork Harbour SPA 004030. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

NPWS (2014b) Cork Harbour Special Protection Area (Site Code 4030) Conservation Objectives Supporting Document Version 1.

Svobodova Z, Lloyd R, Machova J, Vykusova B (1993): Water quality and fish health. EIFAC Technical Paper 54, Rome, FAO. 59 pp

Appendices

Appendix 1 Site synopses

Cork Harbour Special Protection Area (Site Code 004030)

Cork Harbour is a large, sheltered bay system, with several river estuaries - principally those of the Rivers Lee, Douglas, Owenboy and Owennacurra. The SPA site comprises most of the main intertidal areas of Cork Harbour, including all of the North Channel, the Douglas River Estuary, inner Lough Mahon, Monkstown Creek, Lough Beg, the Owenboy River Estuary, Whitegate Bay and the Rostellan and Poulnabibe inlets.

Owing to the sheltered conditions, the intertidal flats are often muddy in character. These muds support a range of macro-invertebrates, notably Macoma balthica, Scrobicularia plana, Hydrobia ulvae, Nepthys hombergi, Nereis diversicolor and Corophium volutator. Green algae species occur on the flats, especially Ulva lactua and Enteromorpha spp. Cordgrass (Spartina spp.) has colonised the intertidal flats in places, especially where good shelter exists, such as at Rossleague and Belvelly in the North Channel. Salt marshes are scattered through the site and these provide high tide roosts for the birds. Salt marsh species present include Sea Purslane (Halimione portulacoides), Sea Aster (Aster tripolium), Thrift (Armeria maritima), Common Saltmarsh-grass (Puccinellia maritima), Sea Plantain (Plantago maritima), Laxflowered Sea-lavender (Limonium humile) and Sea Arrowgrass (Triglochin maritima). Some shallow bay water is included in the site. Cork Harbour is adjacent to a major urban centre and a major industrial centre. Rostellan Lake is a small brackish lake that is used by swans throughout the winter. The site also includes some marginal wet grassland areas used by feeding and roosting birds.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Little Grebe, Great Crested Grebe, Cormorant, Grey Heron, Shelduck, Wigeon, Teal, Pintail, Shoveler, Red-breasted Merganser, Oystercatcher, Golden Plover, Grey Plover, Lapwing, Dunlin, Blacktailed Godwit, Bar-tailed Godwit, Curlew, Redshank, Black-headed Gull, Common Gull, Lesser Black-backed Gull and Common Tern. The site is also of special conservation interest for holding an assemblage of over 20,000 wintering waterbirds. The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.

Cork Harbour is an internationally important wetland site, regularly supporting in excess of 20,000 wintering waterfowl, for which it is amongst the top five sites in the country. The two-year mean of summed annual peaks for the entire harbour complex was 55,401 for the period 1995/96 and 1996/97. Of particular note is that the site supports internationally important populations of Black-tailed Godwit (905) and Redshank (1,782) - all figures given are average winter means for the two winters 1995/96 and 1996/97. At least 18 other species have populations of national importance, as follows: Little Grebe (51), Great Crested Grebe (204), Cormorant (705), Grey Heron (63), Shelduck (2,093), Wigeon (1,852), Teal (922), Pintail (66), Shoveler (57), Red-breasted Merganser (88), Oystercatcher (1,404), Golden Plover (3,653), Grey Plover (84), Lapwing (7,688), Dunlin (10,373), Bartailed Godwit (417), Curlew (1,325) and Greenshank (26). The Shelduck population is the largest in the country (over 10% of national total). The site has regionally or locally important populations of a range of other species, including Whooper Swan (10), Pochard (145) and Turnstone (79). Other species using the site include Gadwall (13), Mallard (456), Tufted Duck (113), Goldeneye (31), Coot (53), Mute Swan (38), Ringed Plover (34) and Knot (38). Cork Harbour is a nationally important site for gulls in winter and autumn, especially Black-headed Gull (4,704), Common Gull (3,180) and Lesser Black-backed Gull (1,440).

A range of passage waders occurs regularly in autumn, including such species as Ruff (5-10), Spotted Redshank (1-5) and Green Sandpiper (1-5). Numbers vary between years and usually a few of each of these species over-winter.

The wintering birds in Cork Harbour have been monitored since the 1970s and are counted annually as part of the I-WeBS scheme.

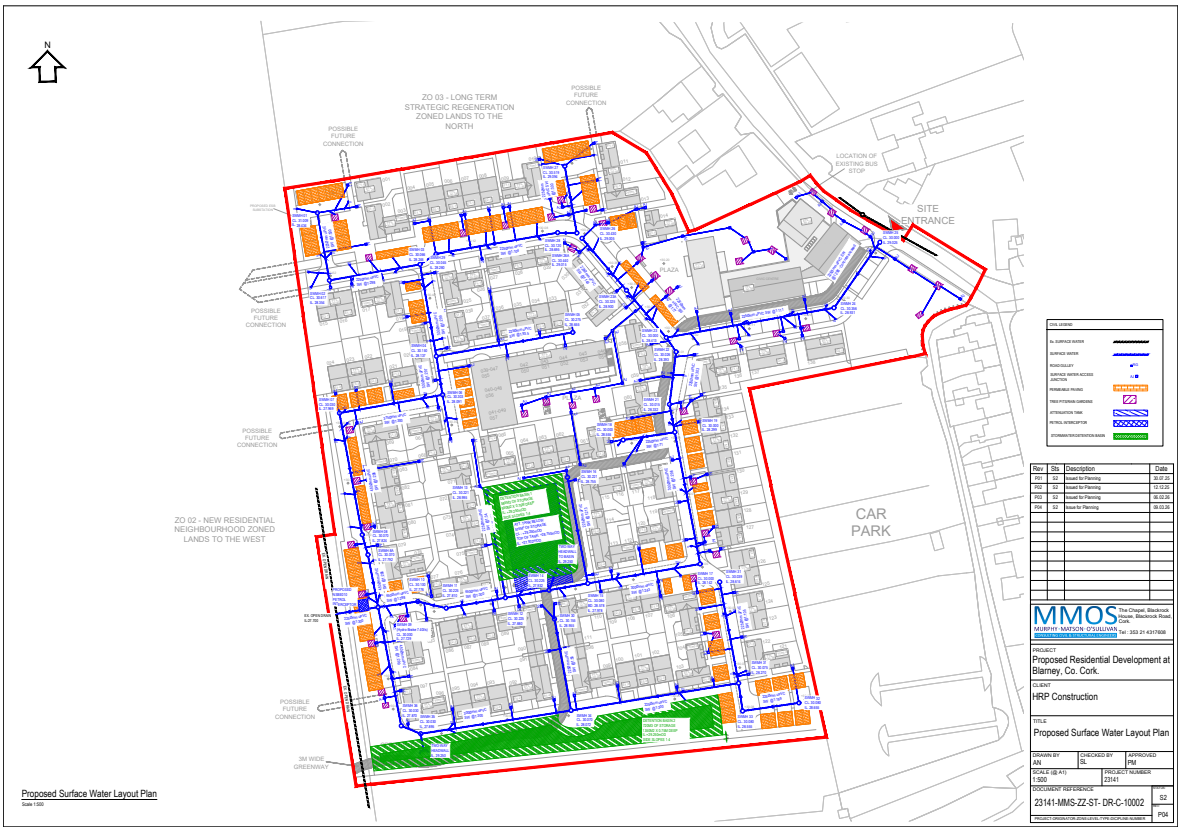
Cork Harbour has a nationally important breeding colony of Common Tern (3-year mean of 69 pairs for the period 1998-2000, with a maximum of 102 pairs in 1995). The birds have nested in Cork Harbour since about 1970, and

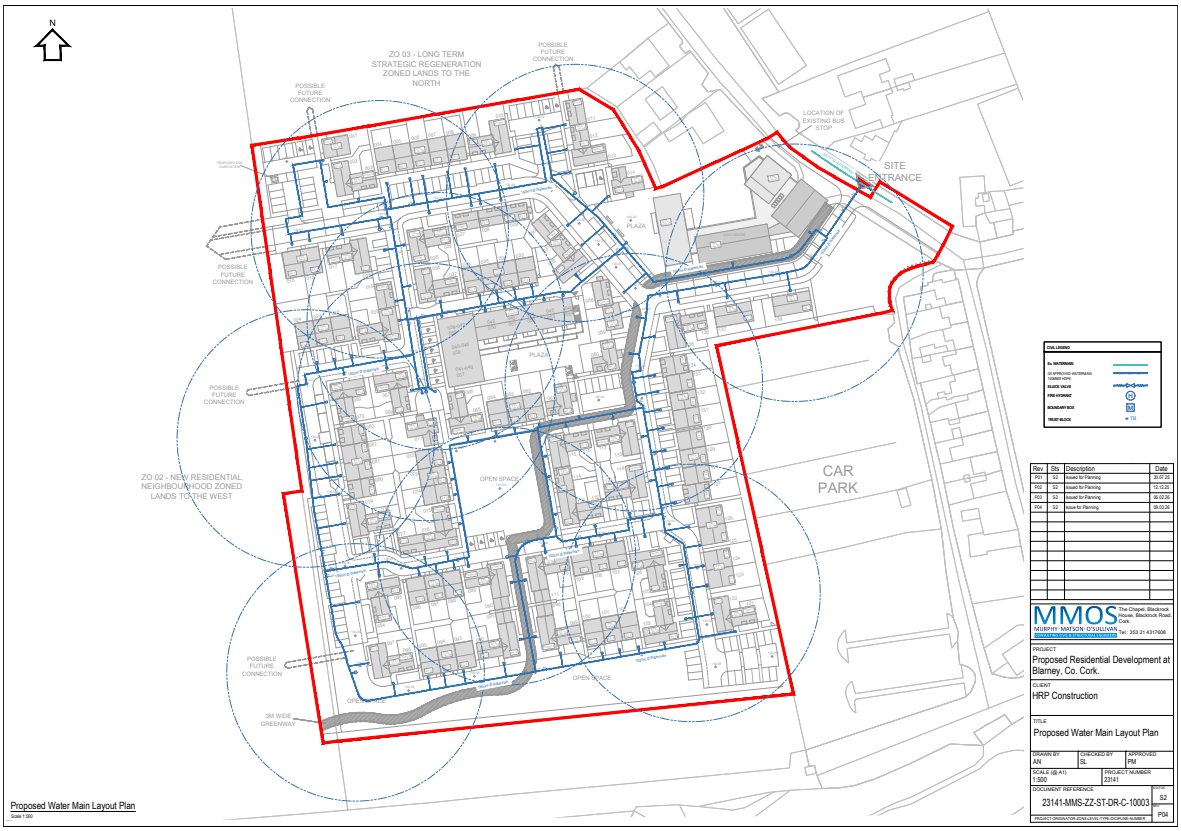
since 1983 on various artificial structures, notably derelict steel barges and the roof of a Martello Tower. The birds are monitored annually and the chicks are ringed.

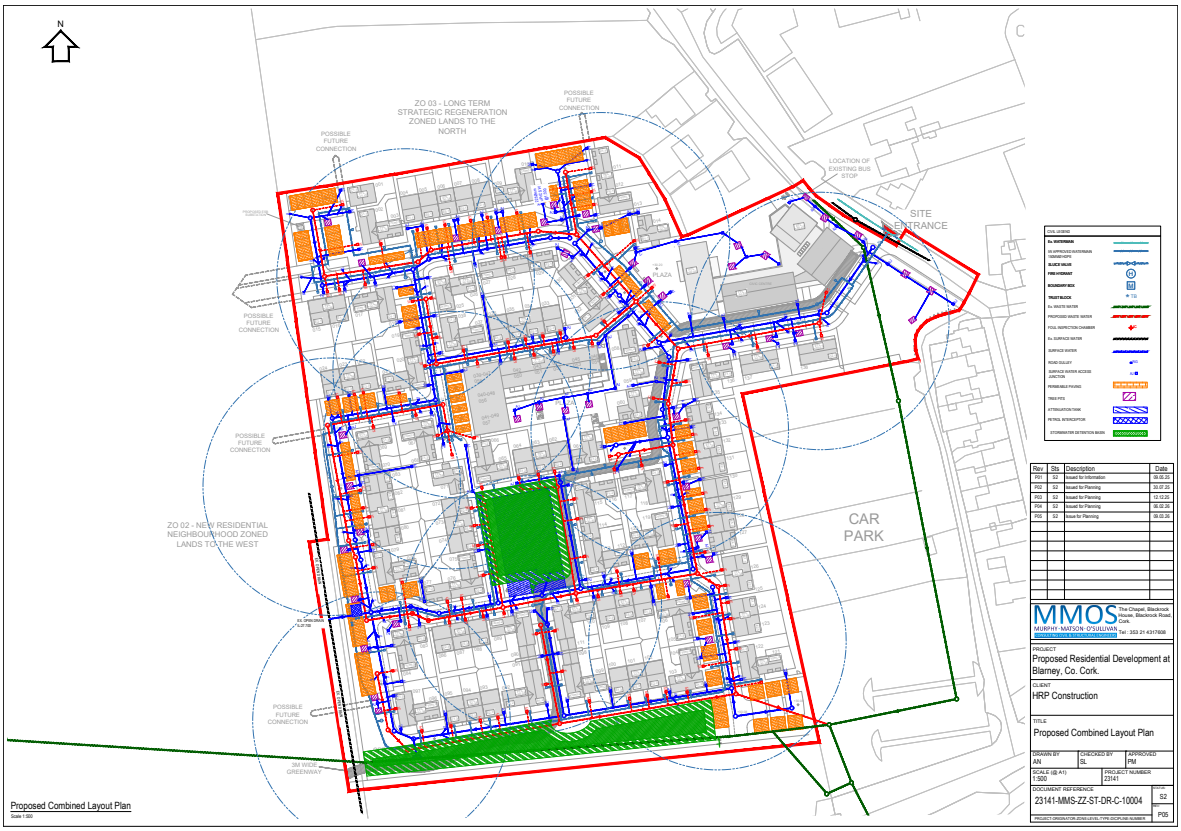
Extensive areas of estuarine habitat have been reclaimed since about the 1950s for industrial, port-related and road projects, and further reclamation remains a threat. As Cork Harbour is adjacent to a major urban centre and a major industrial centre, water quality is variable, with the estuary of the River Lee and parts of the Inner Harbour being somewhat eutrophic. However, the polluted conditions may not be having significant impacts on the bird populations. Oil pollution from shipping in Cork Harbour is a general threat. Recreational activities are high in some areas of the harbour, including jet skiing which causes disturbance to roosting birds.

Cork Harbour is of major ornithological significance, being of international importance both for the total numbers of wintering birds (i.e. > 20,000) and also for its populations of Black-tailed Godwit and Redshank. In addition, there are at least 18 wintering species that have populations of national importance, as well as a nationally important breeding colony of Common Tern. Several of the species which occur regularly are listed on Annex I of the E.U. Birds Directive, i.e. Whooper Swan, Golden Plover, Bar-tailed Godwit, Ruff and Common Tern. The site provides both feeding and roosting sites for the various bird species that use it.

Appendix 2. Drawings




N
ZO 03 - LONG TERM STRATEGIC REGENERATION ZONED LANDS TO THE NORTH
POSSIBLE FUTURE CONNECTION
LOCATION OF EXISTING BUS STOP
SITE ENTRANCE
PLAZA
OPEN SPACE
CAR PARK
ZO 02 - NEW RESIDENTIAL NEIGHBOURHOOD ZONED LANDS TO THE WEST
3M WIDE GREENWAY
Proposed Water Main Layout Plan
MMOS
MURPHY - MATSON - O'SULLIVAN
Proposed Residential Development at Blarney, Co. Cork.
HRP Construction
Proposed Water Main Layout Plan
23141-MMS-ZZ-ST-DR-C-10003
P04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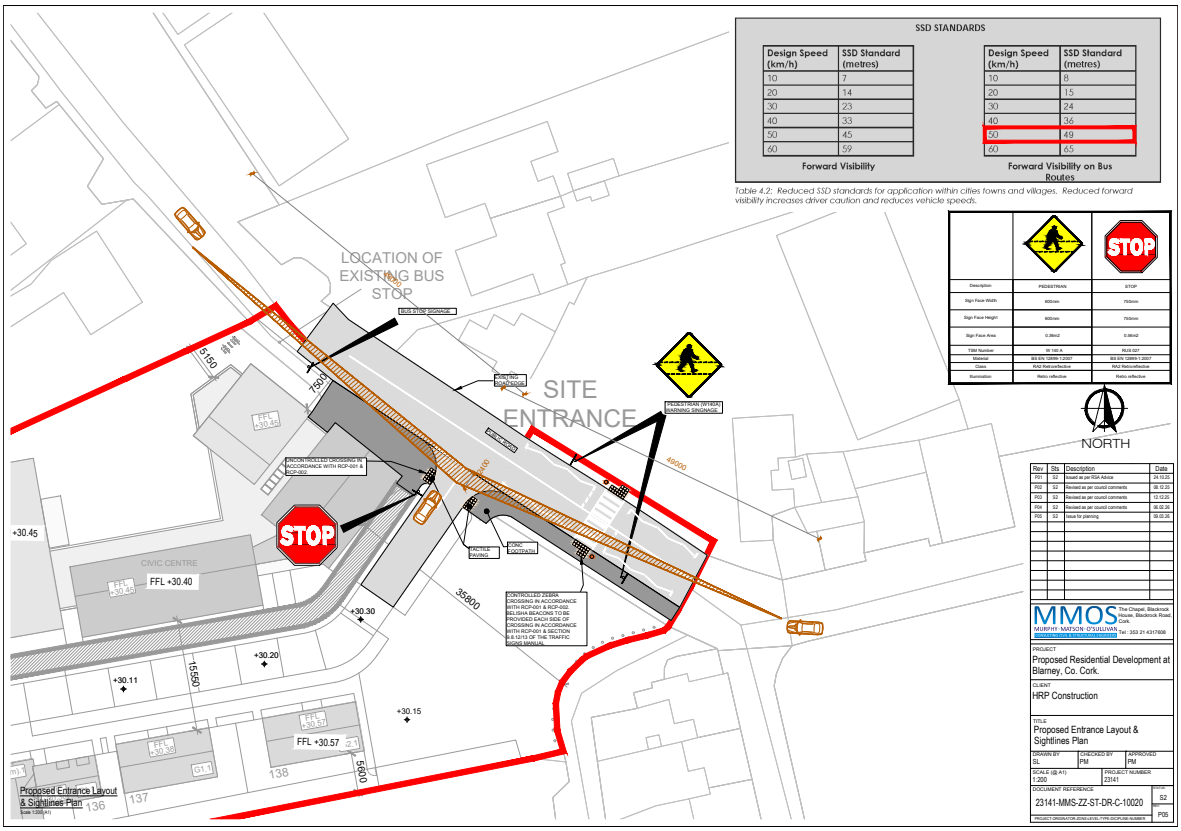
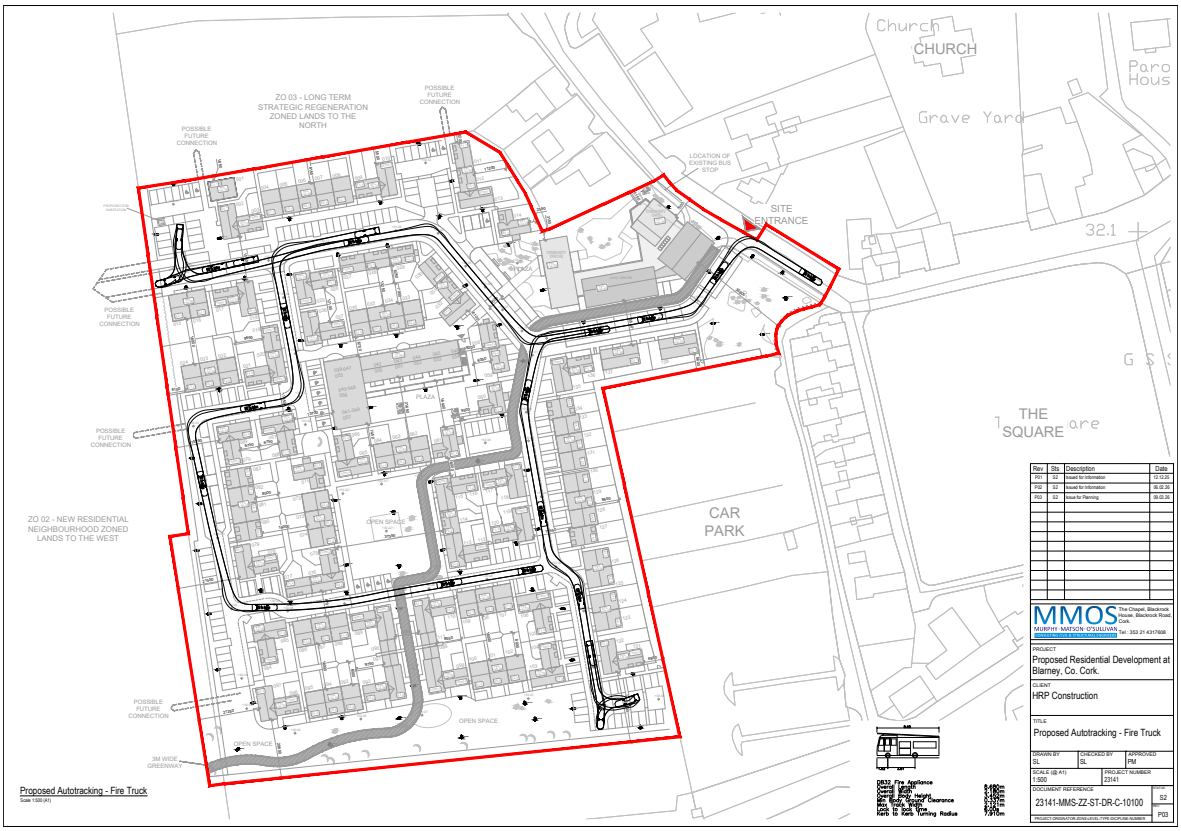
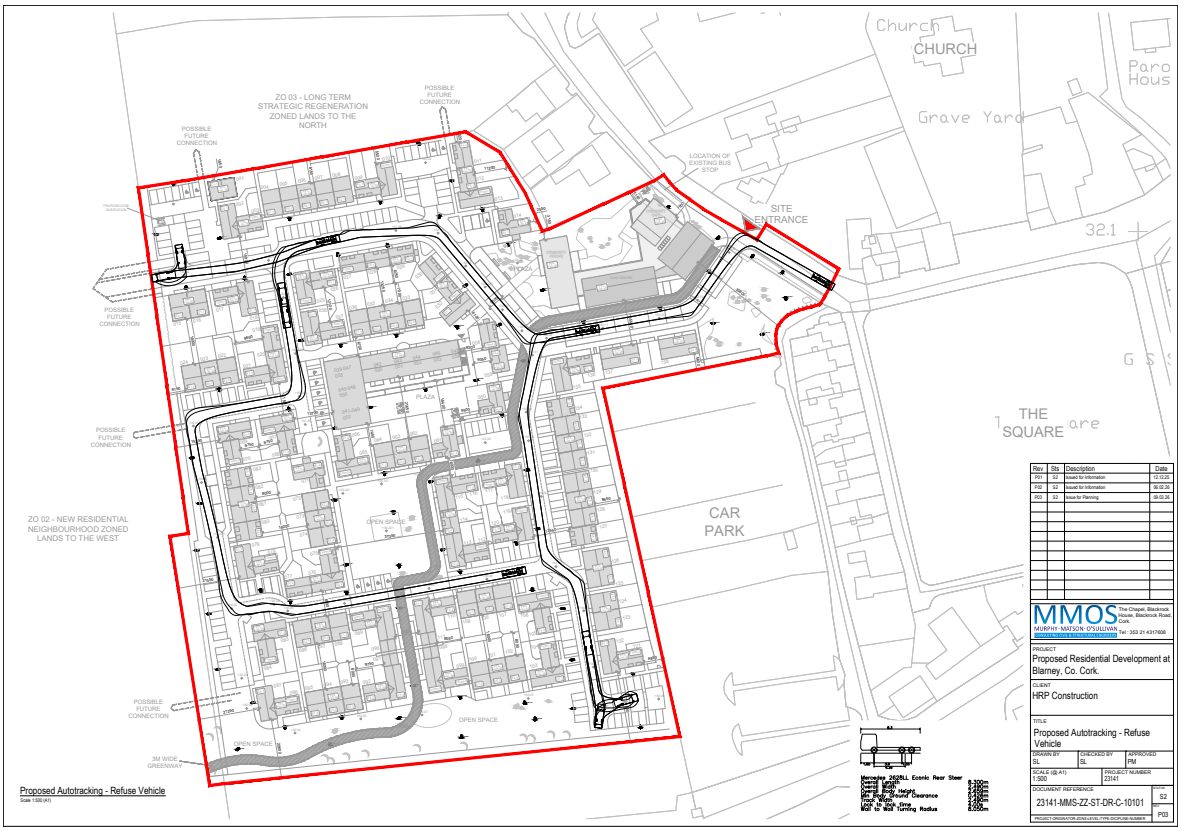
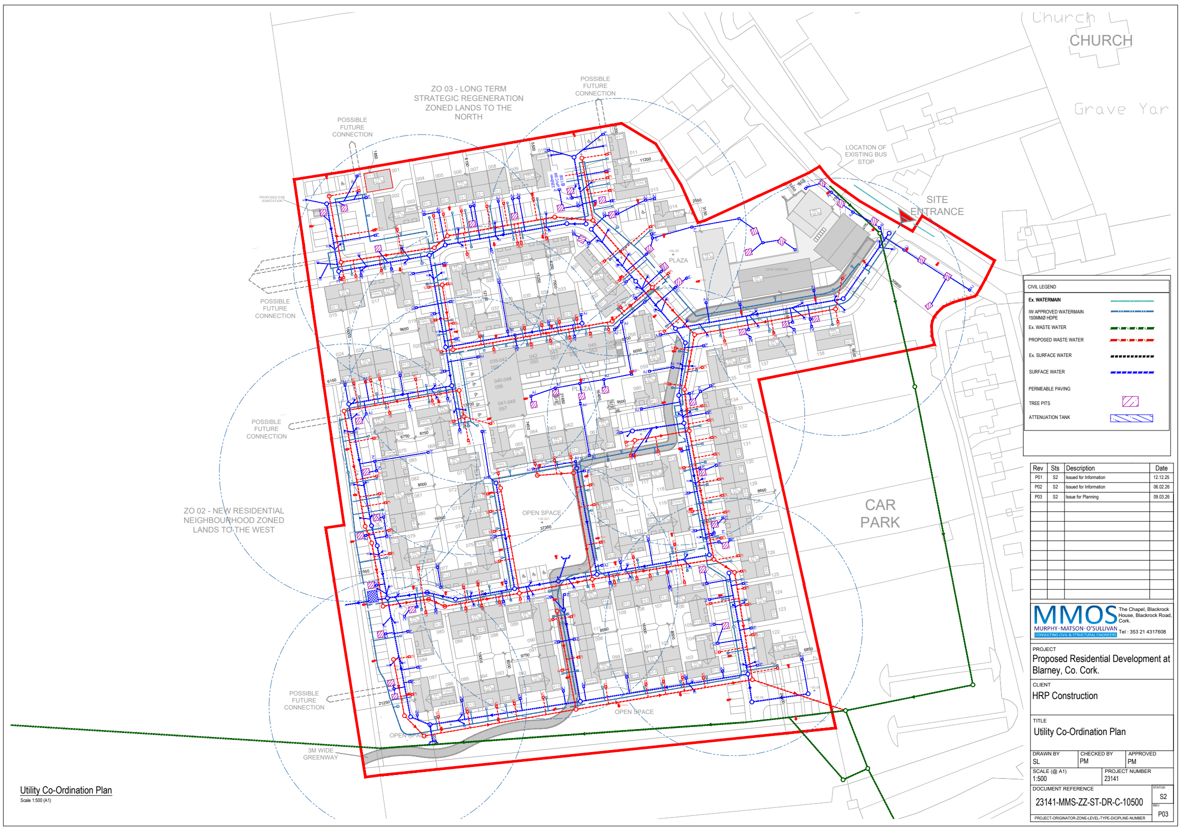
ZO 03 - LONG TERM STRATEGIC REGENERATION ZONED LANDS TO THE NORTH
POSSIBLE FUTURE CONNECTION
LOCATION OF EXISTING BUS STOP
SITE ENTRANCE
PLAZA
CAR PARK
ZO 02 - NEW RESIDENTIAL NEIGHBOURHOOD ZONED LANDS TO THE WEST
3M WIDE GREENWAY
Proposed Combined Layout Plan
MMOS
MURPHY - MATSON - O'SULLIVAN
Proposed Residential Development at Blarney, Co. Cork.
HRP Construction
Proposed Combined Layout Plan
23141-MMS-ZZ-ST-DR-C-10004
P05


SSD STANDARDS
Design Speed (km/h) | SSD Standard (metres)
10 | 7
20 | 14
30 | 23
40 | 33
50 | 45
60 | 59
Forward Visibility
Design Speed (km/h) | SSD Standard (metres)
10 | 8
20 | 15
30 | 24
40 | 36
50 | 49
60 | 65
Forward Visibility on Bus Routes
Table 4.2: Reduced SSD standards for application within cities towns and villages. Reduced forward visibility increases driver caution and reduces vehicle speeds.
LOCATION OF EXISTING BUS STOP
SITE ENTRANCE
STOP
NORTH
FFL +30.40
FFL +30.57
CIVIC CENTRE
Proposed Entrance Layout & Sightlines Plan
MMOS
MURPHY · MATSON · O'SULLIVAN
PROJECT
Proposed Residential Development at Blarney, Co. Cork.
CLIENT
HRP Construction
TITLE
Proposed Entrance Layout & Sightlines Plan
DRAWN BY SL
CHECKED BY PM
APPROVED PM
SCALE (@ A1) 1:200
PROJECT NUMBER 23141
DOCUMENT REFERENCE 23141-MMS-ZZ-ST-DR-C-10020
S2
P05


NORTH
Grave Yard
LEGEND:
EXISTING ESB STRUCTURE TO BE DEMOLISHED
EXISTING TARMAC/ROADS TO BE DEMOLISHED (APPROX. 640M2)
PILE OF SITE WASTE TO BE REMOVED FROM SITE (APPROX. 1500M3 OF RUBBLE, TARMAC, MASONRY, ETC.)
DEMOLISHED BUILDING OUTLINE (50% OF EXISTING CONCRETE SLAB AND ALL EXISTING FOUNDATIONS TO BE REMOVED)
Proposed Demolition Plan
MMOS
MURPHY · MATSON · O'SULLIVAN
PROJECT
Proposed Residential Development at Blarney, Co. Cork.
CLIENT
HRP Construction
TITLE
Proposed Demolition Plan
DRAWN BY AN
CHECKED BY SL
APPROVED PM
SCALE (@ A1) 1:500
PROJECT NUMBER 23141
DOCUMENT REFERENCE 23141-MMS-ZZ-ST-DR-C-10050
S2
P07


Church
CHURCH
Grave Yard
SITE ENTRANCE
32.1
THE SQUARE
CAR PARK
ZO 03 - LONG TERM STRATEGIC REGENERATION ZONED LANDS TO THE NORTH
ZO 02 - NEW RESIDENTIAL NEIGHBOURHOOD ZONED LANDS TO THE WEST
POSSIBLE FUTURE CONNECTION
OPEN SPACE
3M WIDE GREENWAY
LOCATION OF EXISTING BUS STOP
Proposed Autotracking - Fire Truck
Scale 1:500 (A1)
MMOS
MURPHY - MATSON - O'SULLIVAN
Proposed Residential Development at Blarney, Co. Cork.
HRP Construction
Proposed Autotracking - Fire Truck
1:500
23141
23141-MMS-ZZ-ST-DR-C-10100
S2
P03


Church
CHURCH
Grave Yard
SITE ENTRANCE
32.1
THE SQUARE
CAR PARK
ZO 03 - LONG TERM STRATEGIC REGENERATION ZONED LANDS TO THE NORTH
ZO 02 - NEW RESIDENTIAL NEIGHBOURHOOD ZONED LANDS TO THE WEST
POSSIBLE FUTURE CONNECTION
OPEN SPACE
3M WIDE GREENWAY
LOCATION OF EXISTING BUS STOP
Proposed Autotracking - Refuse Vehicle
Scale 1:500 (A1)
MMOS
MURPHY - MATSON - O'SULLIVAN
Proposed Residential Development at Blarney, Co. Cork.
HRP Construction
Proposed Autotracking - Refuse Vehicle
1:500
23141
23141-MMS-ZZ-ST-DR-C-10101
S2
P03



CHURCH
Grave Yar
ZO 03 - LONG TERM STRATEGIC REGENERATION ZONED LANDS TO THE NORTH
POSSIBLE FUTURE CONNECTION
POSSIBLE FUTURE CONNECTION
LOCATION OF EXISTING BUS STOP
SITE ENTRANCE
PLAZA
POSSIBLE FUTURE CONNECTION
POSSIBLE FUTURE CONNECTION
ZO 02 - NEW RESIDENTIAL NEIGHBOURHOOD ZONED LANDS TO THE WEST
OPEN SPACE
CAR PARK
POSSIBLE FUTURE CONNECTION
OPEN SPACE
3M WIDE GREENWAY
Utility Co-Ordination Plan
Scale 1:500 (A1)
CIVIL LEGEND
Ex. WATERMAIN
IW APPROVED WATERMAIN 150MMØ HDPE
Ex. WASTE WATER
PROPOSED WASTE WATER
Ex. SURFACE WATER
SURFACE WATER
PERMEABLE PAVING
TREE PITS
ATTENUATION TANK
Rev | Sts | Description | Date
P01 | S2 | Issued for Information | 12.12.25
P02 | S2 | Issued for Information | 06.02.26
P03 | S2 | Issue for Planning | 09.03.26
MMOS
MURPHY · MATSON · O'SULLIVAN
CONSULTING CIVIL & STRUCTURAL ENGINEERS
The Chapel, Blackrock House, Blackrock Road, Cork.
Tel : 353 21 4317608
PROJECT
Proposed Residential Development at Blarney, Co. Cork.
CLIENT
HRP Construction
TITLE
Utility Co-Ordination Plan
DRAWN BY SL
CHECKED BY PM
APPROVED PM
SCALE (@ A1) 1:500
PROJECT NUMBER 23141
DOCUMENT REFERENCE
23141-MMS-ZZ-ST-DR-C-10500
STATUS: S2
REV: P03
PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DICIPLINE-NUMBER

Appendix 3. Confirmation of feasibility

CONFIRMATION OF FEASIBILITY

Uisce Éireann
Irish Water

Kate Cosgrave

The Chapel
Blackrock House
Blackrock Road
Co. Cork
T12 KRK7

24 October 2025

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Our Ref: CDS25004956 Pre-Connection Enquiry at, Saint Ann's Road, Blarney, Co. Cork

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 141 unit(s) at, Saint Ann's Road, Blarney, Co. Cork, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible without infrastructure upgrade by Uisce Éireann
  Please be advised that, based on the existing pressure in the network, a Pressure Reducing Valve (PRV) may be required at this site entrance.
- **Wastewater Connection** - Feasible without infrastructure upgrade by Uisce Éireann

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

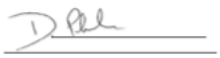
Where can you find more information?

- **Section A -** What is important to know?
- **Section B -** Details of Uisce Éireann's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit **www.water.ie/connections**, **email** **newconnections@water.ie** or contact 1800 278 278.

Yours sincerely,



Dermot Phelan
Connections Delivery Manager