

REPORT TO INFORM EIA SCREENING FOR THE CORK CITY NORTHWEST QUARTER PHASE 1D EAST HOUSING DEVELOPMENT

Report to Inform Environmental Impact Assessment (EIA) Screening

Prepared for:

Cork City Council



**Cork
City Council**
Comhairle Cathrach Chorcaí

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Report to Inform EIA Screening for Proposed Cork City Northwest Regeneration Masterplan Phase 1D East Housing Development at Knocknaheeny, Cork City

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Abstract: Fehily Timoney and Company is pleased to submit this report to inform EIA Screening to Cork City Council for the proposed Phase 1D East housing development at Knocknaheeny, Cork City.

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1. INTRODUCTION AND BACKGROUND

Cork City Council (CCC) intends to carry out Environmental Impact Assessment (EIA) Screening for the proposed Cork City Northwest Regeneration Masterplan Phase 1D East housing development at Kilmore Road Lower, Knocknaheeny, Cork City.

Fehily Timoney and Company (FT) was commissioned by CCC to prepare a report to inform their EIA Screening for the proposed development.

The proposed development is a component of the Cork City Northwest Regeneration Masterplan, 2011 ('The Masterplan'). The Masterplan details a phased programme of relocation, demolition and construction of replacement buildings within the Knocknaheeny Regeneration Area in Knocknaheeny, Cork City.



2. DESCRIPTION OF THE EXISTING SITE AND THE RECEIVING ENVIRONMENT

2.1 Existing Site

The development site comprises ca. 0.49 ha and is located at a brownfield site at Kilmore Road Lower, Knocknaheeny, Cork City. The proposed development will occupy land historically used for residential housing (social housing) at Kilmore Road Lower and Dunmore Gardens.

The proposed development site is situated within a built-up urban area consisting of social housing estates, small businesses and public amenities. CCC-owned residential properties at Killala Gardens, located to the south of the development site, and 4 no. private residential units to the west of the development site at Dunmore Gardens are currently occupied.

The site is relatively flat with some stepping in levels.

2.2 Receiving Environment

The area surrounding the development is urban in nature, consisting of brownfield sites previously occupied by social housing developments that have been demolished in recent years, small businesses, community facilities, occupied social housing estates and private residential units. The development site is bounded by Dunmore Gardens and St. Vincent's GAA Club to the north and east, Kilmore Road to the south and a private residential development to the west.

There are several sensitive human receptors screening the development site. The western boundary is screened by occupied private-owned residential units and the southern boundary is screened by occupied social housing units at Killala Gardens.

Additional sensitive receptors in the area surrounding the development site include St. Vincent's GAA Club located approximately 15 m to the north and east of the development site at Dunmore Gardens, St. Mary's Primary Care Centre located approximately 476 m to the south of the development site and Gerry O'Sullivan Park located approximately 333 m to the southeast of the development site.

The surrounding road network includes Cronins Field to the south of the development site, Harbour View Road to the south of the development site and the N20 to the east of the development site.

The development site is located within the Water Framework Directive (WFD) Catchment Lee, Cork Harbour and Youghal Bay and Sub-Catchment Kiln_SC_010. Groundwater status at the development site is 'Good'.

The development site is situated between waterbodies BRIDE (Cork City)_010, BRIDE (Cork City)_020, LEE (Cork)_090 and Lee (Cork) Estuary Upper. The BRIDE (Cork City)_010 flows eastwards approximately 965 m to the north of the development site before merging with the BRIDE (Cork City)_020 approximately 1.61 km to the northeast of the development site. The BRIDE (Cork City)_020 travels southwards approximately 1.64 km from the development site before discharging into the Lee (Cork) Estuary Upper approximately 1.92 km to the southeast of the site. The LEE (Cork)_090 flows in an easterly direction approximately 1.86 km to the south of the development site and discharges into the Lee (Cork) Estuary Upper approximately 1.85 km southwest of the development site. The latest WFD status of the Lee (Cork) Estuary Upper is 'Moderate'. The latest WFD status of the BRIDE (Cork City)_010, BRIDE (Cork City)_020 and LEE (Cork)_090 is 'Moderate', 'Poor' and 'Good', respectively.

As per CORINE land use (2018), the development site is classified as 'Artificial Surfaces'.



The development site is underlain by a Locally Important Aquifer, described as 'Bedrock which is Moderately Productive only in Local Zones'. Groundwater vulnerability at the site is classified as 'Extreme'. Soils underlying the site are classified as 'Made'. Subsoils underlying the site are classified as 'Made'.

The site boundary does not contain any features from the Sites and Monuments Record. The nearest recorded features are a Church (CO074-017002-) located approximately 240 m to the east of the development site, a Graveyard (CO074-017001-) located approximately 260 m to the east of the development site, a Water Tower (20861003) located approximately 440 m to the west of the development site, a Standing Stone (CO074-015---) located approximately 500 m to the north of the development site and a cluster of features associated with St. Mary's Health Campus (20862009, 20862002, 20862003, 20862004, 20862008, 20862007, 20862005, 20862010 and 20862001) located approximately 540 m to the south of the development site.

The development site is located within zoning classification ZO 01 Sustainable Res Neighbourhoods, the objective of which is 'To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses', as defined in the Cork City Development Plan 2022-2028. The development site boundary does not overlap with any Areas of High Landscape Value defined in the Cork City Development Plan 2022-2028. An Area of High Landscape Value, NW8, is located approximately 386 m to the south of the development site, encompassing Saint Mary's Health Campus.

The site boundary does not overlap with any European Sites (Special Protection Areas or Special Areas of Conservation). The nearest European Sites are Cork Harbour SPA (004030), located approximately 5.2 km to the southeast of the development site, and Great Island Channel SAC (001058) located approximately 10.5 km to the east of the development site. Cork Harbour SPA is hydrologically connected to waterbodies Lee (Cork) Estuary Upper, BRIDE (Cork City)_020 and LEE (Cork)_090.

The development site is not within or directly adjacent to any proposed Natural Heritage Areas (pNHA) or Natural Heritage Area (NHA). The nearest pNHAs are:

- Lee Valley pNHA (000094), located approximately 2.19 km to the southwest of the development site,
- Cork Lough pNHA (001081), located approximately 2.42 km to the south of the development site,
- Blarney Bog pNHA (001857), located approximately 3.10 km to the northwest of the development site,
- Douglas River Estuary pNHA (001046), located approximately 5.19 km to the southeast of the development site,
- Blarney Lake pNHA (001798), located approximately 5.20 km to the west of the development site
- Glanmire Wood pNHA (001054), located approximately 6.60 km to the east of the development site
- Shournagh Valley pNHA (000103), located approximately 5.11 km to the west of the development site.

The development site is not located within an area designated for flood risk.

The development site is not located in the vicinity of any dump sites or historic landfills. The nearest waste facility, Ashgrove Recycling (EPA Licence Reference: W0147), is located approximately 385 m to the north of the development site.

The catchment containing the development site is served by the Carrigrennan Waste Water Treatment Plant (WWTP) ((Discharge Point Reference: TPEFF0400D0033SW001) in Little Island. There are existing combined sewers to the north of the proposed development site.

The location of the development site and principal features surrounding the site are presented in Figure 2-1.



- Legend**
- Phase 1D East Proposed Layout
 - Transitional Water Bodies
 - Rivers
 - Sensitive Receptors
 - Water Tower

TITLE: Site Location Map - Phase 1D East	
PROJECT: Knocknaheeny Regeneration EIA and AA Screenings, Cork City	
FIGURE NO: 2.1	
CLIENT: Cork City Council	
SCALE: 1:15,000	REVISION: 0
DATE: 11/09/2025	PAGE SIZE: A3
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3. RELEVANT EXPERIENCE AND EXPERTISE OF ASSESSOR AND REVIEWER

Eimear Daly and Sanghamitra Nidhi Dutta of FT were responsible for completing this assessment and report. Eimear is a Graduate Scientist working in the Circular Economy and Environment Team in FT. She holds a BSc. (Hons) in Zoology and Earth and Ocean Science from University of Galway (formerly National University of Ireland, Galway) and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen. Sanghamitra is a Project Environmental Scientist working with the Circular Economy and Environment Team in FT, with five years of experience. She holds a BSc. in Environmental Science from St. Edmund's College, India and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen. Both Eimear and Sanghamitra have in-depth knowledge of environmental policy, legislation and assessment procedures.

Richard Deeney of FT was responsible for reviewing, checking and finalising the assessment and report. Richard is a Principal Environmental Scientist working as part of the Circular Economy and Environment Team at FT. Richard holds a B.Sc. First Class Honours degree in Environmental Management from Technological University Dublin (formerly Dublin Institute of Technology) and an Advanced Diploma in Planning and Environmental Law with the Honorable Society of King's Inns. Richard is a Chartered Environmentalist with the Society for the Environment and has 14 years' experience.

Richard has a vast amount of experience coordinating and completing Environmental Impact Assessment Reports and Reports to Inform EIA Screening for a wide variety of development projects including closed landfill remediation projects, materials recovery facilities, soil recovery facilities, healthcare waste management facilities, quarries, power generation facilities, industrial facilities, residential development and tourism development. Richard has a wide and thorough understanding of the various environmental factors that need to be considered during the EIA process and has an in-depth understanding of the legislation and up-to-date case law governing EIA practice in Ireland and the EU. Richard has an in-depth understanding of every stage of the EIA process from the Screening Stage to the Scoping Stage, up to the EIAR completion stage.

Bernie Guinan was responsible for reviewing and approving the assessment and report. Bernie is Director with FT and is a Chartered Waste Manager. She has 25 years' experience in delivering and managing projects and infrastructure delivery for a wide variety of sectors. Bernie has extensive experience in all aspects of strategic management planning and infrastructure development in Ireland, the UK, KSA and UAE. She is an experienced planning policy analyst and strategic planner. She has in-depth knowledge of all environmental and planning policy, legislation and guidance. She has been providing environmental, planning and waste management consultancy services to public bodies for over 20 years. She has a vast amount of experience coordinating EIA, SEA and AA projects, including national, large-scale and complex projects.



4. RELEVANT PLANNING HISTORY

4.1 Review of Planning History within Vicinity of the Proposed Development

A review of the planning history at the proposed development site identified no other planned projects located within the site boundary.

A review of the planning history¹ within the wider area of the proposed development has been carried out and is presented in Table 4-1 (Planning applications lodged to Cork City Council) and Table 4-2 (Planning applications lodged to An Coimisiún Pleanála). Several relevant² applications from this review have been included for the cumulative assessment, which is presented in Section 7.7 in this EIA Screening Report.

¹ Considered within a 1 km zone of the proposed development.

² Relevance of planning applications has been considered in terms of how these developments may interact with the proposed development in terms of their scale, nature and geographical extents. Planning applications that are relatively minor in their scale and potential for magnitude of impacts have been filtered out, such as applications for one-off housing, change of use, extensions to existing structures, or planning applications for retention.



Table 4-1: Planning Applications lodged to Cork City Council (October 2020 to September 2025)

Planning Reference	Development Address	Description of Development	Grant Date
2039744	152 Sundays Well Avenue , Cork City	<p>Permission for a residential scheme on a site at 152 Sundays Well Avenue, Cork City. The proposed scheme will consist of the demolition of a single derelict structure on site and the construction of 16 no. residential units across two blocks- one block containing 4 no. three bed apartments (over 3 storeys) and a four storey apartment block containing 12 no. apartments comprising 8 no. 2 bed and 4 no. 1 bed units. Access to apartment block 1 is proposed from Sunday's Well Road and access to apartment Block 2 is proposed from 152 Sunday's Well Avenue. The application constitutes a change of planning (increased density on same footprint) to previously granted scheme Tp 11/34902 due to expire on the 8th of November 2022. This granted permission was also altered by granted permissions Tp 13/35570 and Tp 13/35830 which changed elements of the original application 11/34902 relating to underground car parking. The development also includes associated car parking, bin storage, bicycle parking, landscaping, boundary treatments, drainage and all ancillary site development works.</p> <p>2. New deck with perimeter railing to accommodate Geodome satellite receivers to Existing Roof of Existing Unit and associated site works.</p>	03/11/2021
2140354	Hollymount Industrial Estate , Blarney Road , Cork	Permission for development to consist of 1010m2 (543 No) of roof mounted Solar PV panels and all associated works across 2 roofs	19/10/2021
2140553	Carraig Mor Centre , Shanakiel Road , Sundays Well	<p>Permission for demolition of single storey structure to north elevation; the construction of a single storey extension to north elevation; the construction of a single storey extension to south elevation; the construction of a two storey extension to south/east elevation; refurbishment of existing building; installation of new windows; alterations and modifications to window and door openings; the extension of surface car park; revised layout to existing surface car park; new fences; new soakpits; ancillary site works and all associated external works within the grounds of existing</p>	07/06/2022



Planning Reference	Development Address	Description of Development	Grant Date
2140639	Unit 1-3 Churchfield , Industrial Estate , John F Connolly Road	Permission to construct a weighbridge , a control unit , toilet block, waste segregation bays and modified vehicular entrance for our waste recycling and transfer station.	24/02/2022
2240872	Hollymount 2 , (The Former Banta Site) , Hollymount Industrial Estate	Permission for the construction of a new substation building consisting of a medium voltage switchroom and electrical distribution room and all associated site development works.	23/05/2022
2241121	Hollyhill Industrial Estate , Tadgh Barry Road and lands , adjacent to David McCarthy Road and	<p>Permission for the construction of a four storey over partial lower ground floor level office building providing office space, meeting rooms, staff welfare, service areas and all ancillary site development works. The proposed office building will be constructed within the existing carpark and will connect to an existing office building known as 'HH4' to the southeast by way of a cantilevered link corridor at first floor level resulting in façade amendments and internal reconfigurations to the existing 'HH4' building. A central pedestrian avenue will also be provided between the existing and proposed building.</p> <p>The proposed development includes a single storey commute hub building providing bicycle/scooter parking, storage and staff facilities serving the wider Apple campus, a single storey energy centre building and 2 no. single storey security huts. A new surface car park on lands to the north of the David McCarthy Road is proposed to accommodate the relocation of the displaced car parking spaces resultant from the construction of the proposed office building and provision of additional car parking spaces, in addition to the reconfiguration of the existing car park to the south of the David McCarthy Road.</p> <p>The proposed carpark to the north of the David McCarthy Road will be linked with the main campus via a pedestrian underpass under David McCarthy Road and a covered pedestrian pathway. 2 no. new vehicular accesses are proposed off the David McCarthy Road. Ancillary site development works include hard and soft landscaping, boundary treatments, lighting, public realm upgrades, signage, plant and photovoltaic panels and all other site development works above and below ground. An Environmental Impact Assessment Report has been prepared in respect of the planning application.</p>	08/11/2022



Planning Reference	Development Address	Description of Development	Grant Date
2241387	Units 1-3 Churchfield Industrial Estate , John F. Connolly Road , Churchfield	Permission to increase the tonnage of construction and demolition waste recycled at our waste recycling and transfer station at Units 1-3 Churchfield Industrial Estate, John F. Connolly Road, Churchfield, Cork from 2,600 tonnes per annum to 5,200 tonnes per annum.	14/12/2022
2241469	222 Blarney Street , Cork	Permission is sought for alterations to front elevation and conversion of 1 no. existing dwelling to 2 no. 1 bed apartments including demolition of existing near single storey extension and construction of rear two storey extension to proposed apartments and all ancillary site works.	27/03/2023
2342288	Hollymount Industrial Estate , Hollyhill , Cork	<p>Permission for the demolition of part of an existing warehousing building and the construction of a new extension to the warehousing building including a cantilever canopy, waste enclosure with a roof level generator within a plant enclosure and all associated site development works at the Hollymount Industrial Estate, Hollyhill, Cork.</p> <p>The proposed use of new extension includes warehouse space and a central food processing unit with staff facilities and office space at mezzanine level. The proposed site development works include the construction of a new substation building, new vehicular gate providing access to all both occupiers of the site and a new pedestrian access from Harbour View Road. The development comprises of an activity which requires a Waste Permit under the Waste Management Act 1996 (as amended).</p>	19/02/2024
2443086	Castlevue AFC , J.F. Connolly Road , Churchfield	Permission for the redevelopment of 2 of their existing soccer playing fields, the works consists of the following, (1) Replace the existing grass pitches No.1 and No.2 with an all weather playing surface, (2) Replace the existing 4 no. floodlights to Pitch No. 1 with LED floodlighting (15m high), (3) Install 6 no. new 15m high LED flood lights to pitch No.2, (4) Construct a car parking area to the East and South East of pitch No.2, (5) Construct a spectator stand to the south of pitch No.2, (6) Construct a walkway around pitch No.2, (7) Install 2.3m high fencing around both pitches, (8) Realign the road entrance to pitch No.2, (9) Install 12 no. 6m high LED lights to the walkway and the carpark area, (10) Drainage works and all associated site works.	05/03/2025



Planning Reference	Development Address	Description of Development	Grant Date
2543738	Lands adjacent to , David McCarthy Road and , Nashs Boreen Knocknacullen West	Permission for development at Lands adjacent to David McCarthy Road and Nash's Boreen, Knocknacullen West, Hollyhill, Cork. The development will consist of: An extension to the existing staff car park to provide additional parking spaces and associated internal roads. The development will be accessed via the permitted vehicular access points off David McCarthy Road permitted under Planning Reference: 22/41121. The development also includes boundary treatments, service gate, drainage and all ancillary site development works.	30/06/2025
2543984	Hollyhill Industrial Estate , Hollyhill , Cork	Permission for the construction of an equipment storage building and all ancillary site development works.	22/09/2025
2241592	Farranree Sheltered Housing Association CLG , Ard Na Ri , Closes Green	Permission is sought for 20 sheltered housing apartment units. The development is split into two adjoining 3-storey blocks comprised of 18 no. 1 bedroom apartments, and 2 no. 2 bedroom apartments and associated external amenity, car parking and all other associated site development and ancillary works.	11/05/2023
2342438	Enterprise House , Upper Fairhill , Cork City	Permission to (1) Demolish the existing light industrial/warehouse building (2,096 sqm), (2) Construct a warehouse building (2,000 sqm) including associated service yard and parking area, (3) Carry out drainage works including the construction of a storm water attenuation tank and alterations to existing foul and storm lines, (4) Provide new boundary treatments and (5) Carry out landscaping and all associated site works. All of these relate to a site measuring 0.77 Ha.	20/06/2024
2442800	Units 1-3 , Churchfield Industrial Estate , John F. Connolly Road	Permission to increase the tonnage of construction and demolition waste recycled at our waste recycling and transfer station at Units 1-3 Churchfield Industrial Estate, John F. Connolly Road, Churchfield, Cork from 5,200 tonnes per annum to 10,400 tonnes per annum. The new development works relate to an activity requiring a waste licence.	11/11/2024
2443485	Buxton Hill , adjacent to Upper Janemount Terrace , Sundays Well Road	Permission for the construction of 4 no. residential units and all associated ancillary site development works including landscaping boundary treatments drainage and vehicular access.	20/08/2025



A similar review of the An Coimisiún Pleanála (formerly An Bord Pleanála) portal was carried out for a zone of 2.5 km and the following applications have been considered:

Table 4-2: Planning Applications lodged to An Coimisiún Pleanála (October 2020 to September 2025)

Planning Reference (ACP)	Development Address	Description of Development	Grant Date
309372	Lands off Fairfield Road, Fairfield, Blackpool, Cork	Permission for residential development on site of 0.93 hectares. consisting of 49 no. dwellings, internal roads, footpaths and shared surfaces, 68 no. car parking spaces, 88 no. bicycle parking spaces and all associated site works.	29/08/2022



5. THE CITY NORTHWEST QUARTER REGENERATION (CNWQR) MASTERPLAN

Cork City Council prepared and adopted the Cork City Northwest Regeneration Masterplan and Implementation Report (Masterplan), which is intended to provide for the regeneration and sustainable development of the Knocknaheeny and Hollyhill residential suburbs located in the north-western fringe of Cork City. The Masterplan established a strategy for the delivery of new residential neighbourhoods, retail and public open spaces for recreational and amenity purposes on a phased basis.

The adopted masterplan provides for five separate phases of development. However, the regeneration programme has been carried out over multiple phases and subphases to accommodate practical and constructability constraints. Table 5-1 provides details on the current status of these phases.

Table 5-1: City Northwest Quarter Regeneration - Phases

Phase	Description
1A	23 units, completed in 2015. A Screening for Appropriate Assessment Document prepared by Cork City Council (dated April 2013) concluded that no likely, significant effects would be posed by the proposed development on the Cork Harbour SPA (00430) and the Great Island SAC (001058) due to the nature of the proposed development and the distance between the proposed development and the designated sites. The sub-threshold EIS screening report concluded that the development, by reasons of its nature, scale and location, would not be likely to have significant effects on the environment, and accordingly, an EIS was not required to be submitted for the development.
1B	29 units, completed in 2017 under a Part 8 Application
1C	41 units, completed in 2021 under a Part 8 Application. The EIA Screening completed for this planning application concluded that the nature or the characteristics of the development was not considered likely to have significant effects on the environment, as the geographic extents of the development was small and there were no impacts identified over the operational phase. The AA Screening carried out for this phase concluded that the development, individually or in combination with other plans or projects, will not have significant effects on any European Sites.
1D East	This assessment pertains to this phase.
1D West	Completed and tenanted
2A	Completed and tenanted. A Screening for Appropriate Assessment Document prepared by Cork City Council (dated October 2016) concluded that no adverse impacts would be posed by the proposed development on the Cork Harbour SPA (00430) and the Great Island SAC (001058) due to the nature of the proposed development and the distance between the proposed development and the designated sites. The sub-threshold EIS screening report concluded that the development, by reasons of its nature, scale and location, would not be likely to have significant effects on the environment, and accordingly, an EIS was not required to be submitted for the development.



Phase	Description
2B	<p>Currently under construction - estimated time of completion mid-2026.</p> <p>The EIA Screening completed (July 2018) for this planning application concluded that the nature or the characteristics of the development was not considered likely to have significant effects on the environment, as there were no identified long-term negative impacts and the development would result in a long-term and positive permanent impact through the provision of housing.</p> <p>The AA Screening (July 2018) carried out for this phase concluded that the development, individually or in combination with other plans or projects, will not have significant effects on any European Sites.</p>
2C	<p>Currently under construction - estimated time of completion mid-2026.</p> <p>The EIA Screening completed (April 2018) for this planning application concluded that the nature or the characteristics of the development was not considered likely to have significant effects on the environment, due to the nature or characteristics of the development.</p> <p>The AA Screening (March 2018) carried out for this phase concluded that the development, individually or in combination with other plans or projects, will not have significant effects on any European Sites.</p>
3A	Future phase, not yet progressed.
3B	Consented under Part 8 in 2022; EIA and AA Screenings undertaken for the Part 8 Application conclude that there will be no long-term negative impacts arising from this development, and the potential for any direct or indirect impact on habitats and EU Sites is low due to the lack of receiving watercourses around the site.
3C	Future phase, not yet progressed.
4A	Consented under Part 8 in 2022; EIA and AA Screenings undertaken for the Part 8 Application conclude that there will be no long-term negative impacts arising from this development, and the potential for any direct or indirect impact on habitats and EU Sites is low due to the lack of receiving watercourses around the site.
4B	Marked for private housing under the Masterplan. Not yet progressed.
4C East	Marked for private housing under the Masterplan. Not yet progressed.
4C West	Future phase, not yet progressed.
4D	Marked for private housing under the Masterplan. Not yet progressed.
4E	Marked for private housing under the Masterplan. Not yet progressed.
4F	Future phase, not yet progressed.
5A	Marked for private housing under the Masterplan. Not yet progressed.
5B	Marked for private housing under the Masterplan. Not yet progressed.
5C	Marked for private housing under the Masterplan. Not yet progressed.



6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

6.1 Overview of the Proposed Development

The proposed development will comprise the 14 no. new units, comprising the following:

- A block of 5 no. 2-storey 3-bedroom houses
- A block of 6no. 2½-storey 3-bed houses,
- A corner duplex block consisting of 1no. ground floor apartment
- 2 no. 2-storey 2-bedroom maisonettes, and
- Associated site development works including boundary walls, driveways and a cul-de-sac off Dunmore Gardens.

6.2 Purpose/Rationale for the Proposed Development

In accordance with the Cork City Development Plan 2022-2028, the development site is located within zoning classification ZO 01 Sustainable Res Neighbourhoods, the objective of which is 'To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses'. The proposed development is located on a brownfield site and is surrounded by urban fabric and brownfield sites previously occupied by social housing developments that have been demolished in recent years. The proposed development will maximise the use of lands which are underutilised in their current state to address housing needs within Cork City, in accordance with Compact Growth principles defined in the National Planning Framework.

6.3 Construction Phase of the Proposed Development

6.3.1 Overview of Proposed Construction Works

The following construction sequence is expected to be carried out for the proposed development:

- Installation of temporary construction site area
- Breaking of hard-standing areas, as required
- Excavation to formation levels – excavated material will be reused on site or dispatched to an appropriate waste management facility.
- Laying of building foundations
- Backfilling of excavated material and any imported fill required will be carried out
- Construction of residential units
- Construction/installation of ancillary site infrastructure, including boundary treatments, roadways, paths, car/bike parking, landscaping, surface water and wastewater drainage systems, lighting, boundary structures, and electrical connections.
- Site clean-up and commissioning.



A list of typical plant that will be used on-site during construction is provided below:

- Tracked excavators
- Mobile crane
- Grader
- Front loader
- Dumper
- Ride-on roller
- Tipper lorry

The materials to be used will consist mainly of common construction finishes including brick, plaster, etc. The exact construction methods to be used will be determined by the appointed Contractor. It is anticipated that the construction methods will be of a common system commensurate of a project of similar scope, including blockwork, light gauge steel or timber frame.

The design and specification of the scheme shall comply with the following:

- Current Building Regulations and all relevant updates
- The DHLGH Design Manual for Quality Housing
- The DHLGH Employer's Requirements for Detail Design of Quality Housing
- The DHLGH Design Manual for Urban Roads and Streets
- The 2011 City Northwest Quarter Regeneration Masterplan
- The 2016 CNWQR Design Code & Public Realm Strategy
- The 2024 Housing Agency's Guide for use of PW-CF2 Public Works Contract Designed by the Contractor

6.3.2 Construction Hours

Works will be undertaken during the following periods:

- 0800 to 1800 hours Monday to Friday
- 0800 – 1600 hours Saturday

6.3.3 Environmental Management during Construction

The construction works will be undertaken in accordance with environmental best practice and health and safety considerations. These will include the following aspects:

- Environmental Management System (EMS) requirements.
- Ecological Management
- Invasive Species Management
- Pollution Prevention
- Management of Noise, Vibration and Dust
- Surface Water Management



- Soil Management
- Protection of Archaeology and Archaeological Monitoring, as necessary.
- Emergency Response

The Contractor responsible for the construction works will be required to develop and implement a Construction Traffic Management Plan (CTMP) to manage safe access and egress of construction vehicles from the site and the movement of plant and vehicles around the site. A Construction Stage Health and Safety Plan (CSHSP) will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health and the environment due to the construction works.

6.4 Operational Phase of the Proposed Development

6.4.1 Utilities

A pre-connection enquiry to Uisce Éireann was submitted for this development (Reference CDS250004613). A confirmation of feasibility has subsequently been received from Uisce Éireann stating that connections to the water mains and the wastewater networks are feasible without infrastructure upgrades.

Potable water supply to the proposed development will be sourced via proposed connections to existing Uisce Éireann watermains to the north of the site.

Services have been designed to connect into the existing combined sewers in the wider area. Wastewater from the proposed development will be directed north to the existing foul sewer network through proposed connections. This will ultimately discharge to Carrigrennan Waste Water Treatment Plant (WWTP) (Discharge Point Reference: TPEFF0400D0033SW001) in Little Island.

6.4.2 Energy

All residential units will be 'Nearly Net Zero' in accordance with NZEB buildings standards and will be designed to achieve an A1 Building Energy Rating. Specifics on how this will be achieved will be explored with the Mechanical & Electrical Engineer once appointed post planning.

6.4.3 Drainage Strategy

Site investigations at the proposed development location have indicated that the site is underlain by sands and gravel, which have increased permeability and an increased capacity for stormwater discharge.

Stormwater drainage from the proposed development will comprise a proposed UPVC stormwater pipe for collection of stormwaters from roofs, which will be directed east of the site and discharged north to stormwater manholes with a hydrobrake and an interceptor trap. From the interceptor trap, stormwater will feed into the existing 225Ø combined water pipe via the proposed saddle connection, located in the northern section of the proposed development and exits the site at the eastern boundary. According to Cork City Council Maps, the stormwater will be discharged to Carrigrennan WWTP in Little Island.

Units within the proposed development will contain a proposed plane infiltration system to the south for 100-year storm events and a 20% increase in rainfall depth for collection of stormwaters from back roofs.

Uisce Éireann Confirmation of Feasibility Reference (CDS250004613) received for this development has confirmed that a connection to the combined sewer is feasible without infrastructure upgrade.



7. EIA SCREENING

7.1 EIA Project Types

The European Union Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment, requires member states to ensure that a competent authority carries out an assessment of the environmental impacts of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

The EIA Directive requires the following:

“In order to ensure a high level of protection of the environment and human health, screening procedures and EIA assessments should take account of the impact of the whole project in question, including where relevant, its subsurface and underground, during the construction, operational and, where relevant demolition phases”.

The Requirement for the EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations'). Schedule 5, Part 1 of the Regulations includes a list of projects which are subject to EIA based on their type. Part 2 of the same schedule includes a list of projects which by reason of scale also fall into the EIA category for example, wind farms with more than 5 no. turbines or having a total output greater than 5 megawatts or waste handling facilities that handle more than 25,000 tonnes of waste per annum all fall into Part 2. Schedule 5 also includes a section on extensions or changes to developments for example, any change or extension to existing projects which would result in the development being of a class listed in Schedule 5 or result in an increase in size greater than 25% or 50% of the appropriate thresholds would fall into Schedule 5 and thus require an EIA. Any development that meets the above criteria requires 'Mandatory EIA'.

The EIA criteria above are quite clear and prescriptive, however in addition to the above, Schedule 5 also includes a section relating to 'sub threshold' (discretionary) EIA. This is where any project listed in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified in respect of the relevant class of development (e.g., waste facility handling 20,000 tonnes per year or two turbines having an output less than 5 megawatts) should be subject to EIA where the project would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 of the Regulations.

The proposed development does not fall into a class of development set out in Schedule 5, Part 1 and therefore an EIA is not mandatory.

7.2 Relevant EIA Guidelines

The assessment was undertaken having regard to the following guidance:

- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA, 2022).
- Guidance on EIA Screening (Directive 2011/92/EU as amended by 2014/52/EU), European Commission, 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development DEHLG (updated December 2020).



- Office of the Planning Regulator Practice Note (PN02) 'Environmental Impact Assessment Screening' (OPR, 2021).

7.3 Establishing if the Proposed Development is a Sub-Threshold Development

Classes of development from Schedule 5, Part 2 which can be somewhat related to the proposed development and the subject site are as follows:

- 10(b)(i) Construction of more than 500 dwelling units
- 10(b)(ii) Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.
- 10(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
- 10(dd) All private roads which would exceed 2000 metres in length.

The proposed development does not fall within the scope of Class 10(b)(i) as the number of dwellings associated with the proposed development is less than 500.

The proposed development does not fall within the scope of Class 10(b)(ii) as the car parking proposed is an inherent part of the proposed development.

The proposed development does not fall within the scope of Class 10(b)(iv) as the total site area of proposed development is lower than the thresholds specified in the class.

The proposed development does not fall within the scope of Class 10(dd) as it does not propose any private roads exceeding 2000 metres.

In the circumstances, although a mandatory EIA is not triggered for the proposed project, an assessment of the likelihood of the proposed works to have a significant effect on the environment having regard to the criteria set out in Schedule 7 will be undertaken. If it is likely that the project will have a significant effect on the environment having regard to the criteria set out hereunder, an EIA will be required.

7.4 Sub-Threshold EIA Screening

The proposed development has been screened in the context of the criteria set out in Schedule 7 and Annex III of the EIA Directive to confirm that there will be no significant impacts associated with the proposed development. The screening demonstrates that there will be no significant impacts associated with the proposed development on the receiving environment in isolation or cumulatively with other projects or proposals in the area. This EIA Screening considers the 'whole project' including all secondary ancillary/subsidiary elements essential to the construction and operation of the proposed development.



Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018³ implements this Directive in Ireland. These criteria are as follows:

1. *Characteristics of the proposed development*

The characteristics of proposed development, in particular:

- a) The size and design of the whole project;*
- b) Cumulation with other existing and/or approved projects;*
- c) The use of natural resources, in particular land, soil, water and biodiversity;*
- d) The production of waste;*
- e) Pollution and nuisances;*
- f) The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;*
- g) The risks to human health (for example due to water contamination or air pollution).*

2. *Location of Projects*

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:

- a) The existing and approved land use;*
- b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;*
- c) The absorption capacity of the natural environment, paying particular attention to the following areas:*
 - i. Wetlands, riparian areas, river mouths;*
 - ii. Coastal zones and the marine environment;*
 - iii. Mountain and forest areas;*
 - iv. Nature reserves and parks;*
 - v. Areas classified or protected under legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;*
 - vi. Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;*
 - vii. Densely populated areas;*
 - viii. Landscapes and sites of historical, cultural, or archaeological significance.*

³ S.I. No. 646 of 2018.



3. Type and characteristics of the potential impact

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

- a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);*
- b) The nature of the impact;*
- c) The transboundary nature of the impact;*
- d) The intensity and complexity of the impact;*
- e) The probability of the impact;*
- f) The expected onset, duration, frequency and reversibility of the impact;*
- g) The cumulation of the impact with the impact of other existing and/or approved projects;*
- h) The possibility of effectively reducing the impact.*

This assessment utilises the EIA Screening Checklist as detailed in the European Commission's Guidance on EIA Screening (2017) to screen the proposed development for Sub-Threshold EIA. This checklist encompasses the details required under Schedule 7 of the Regulation and Annex III of the EIA Directive. The results of the assessment are presented in Table 7-1.



Table 7-1: EIA Screening Checklist

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	No. The construction Works proposed are modest in nature, extent and scale. The proposed development will not result in any significant physical changes in the locality and will not have impact on water bodies considering proposed mitigation during construction and design of the proposed development.	No.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	A moderate quantum of standard construction materials will be used during construction of the proposed development. Water and energy is used to produce such materials. The proposed development will not utilise natural resources to an extent or magnitude that is likely to cause significant effects, however. The construction of the proposed development will involve excavation which will generate a small to moderate amount of material. Any soil/stone which will not be required for regrading and landscaping Works will be dispatched from the site to an authorised waste facility for appropriate management.	No likely significant impacts are expected to occur on the site or in the vicinity of the site through the use of natural resources owing to the scale of the development.
3. Will the Project involve the use, storage, transport, or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	The construction phase will involve the use of plant which may be powered by fossil fuels and which may generate tailpipe emissions. The effects generated from this will be short-term and imperceptible given the scale of construction activity proposed, however. Excavation activities will be undertaken during construction.	The Works involved with the proposed development are not likely to have significant impacts on human health or the environment. Appropriate construction phase environmental mitigation measures will be implemented during construction to mitigate potential effects on the environment that may occur during construction. All waste generated on-site will be managed in accordance with the Waste Management Act 1996.



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	Domestic wastewater will be generated during the operational phase of the proposed development. A confirmation of feasibility received from Uisce Éireann has confirmed that a wastewater connection in the existing combined sewer is feasible without infrastructure upgrade.	Construction waste will be dispatched to appropriately authorised waste management facilities for appropriate treatment. The proposed construction Works will be undertaken in accordance with Health and Safety standards and legislation and regulations. A comprehensive Health and Safety Management Plan and Construction Environmental Management Plan (CEMP) will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health and environment.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	There will be moderate amounts of construction and demolition (C&D) waste generated over the construction phase. Such material will be re-utilised on-site (where testing determines such reuse is acceptable) or will be dispatched to an authorised appropriate waste facility for management. Domestic type waste will be generated at residential dwellings during the operational phase of the proposed development. Such waste will need to be collected from residences by authorised waste collectors and sent to authorised waste facilities for management.	No significant effects are anticipated in relation to waste generation. The level of construction waste generated onsite will be relatively moderate in nature given the scale and nature of the construction Works. Waste generated during both phases will be collected and managed by appropriately authorised waste collectors/facilities in accordance with the provision of the Waste Management Act (as amended).



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC?	<p>Construction plant and vehicles, as well as vehicles used by site personnel will generate greenhouse gas emissions and pollutants from exhaust emissions over the construction phase. The effects of such emissions will be short-term and not significant, given the scale of construction.</p> <p>The proposed development may generate some levels of dust generating localised nuisance. Comprehensive construction phase dust management measures will be defined in the CEMP to be produced for the proposed development.</p> <p>Emissions relating to the operational phase of the proposed development (that is, emissions from vehicular use of residents) will be permanent and imperceptible considering the scale of the development.</p> <p>All residential units forming part of the proposed development will be 'Nearly Net Zero' in accordance with NZEB buildings standards and will be designed to achieve an A1 Building Energy Rating.</p>	<p>No. The effects of construction phase related emissions will be short-term and imperceptible to not significant, given the magnitude of construction to take place.</p> <p>No emissions of significance will be generated during the operational phase of the proposed development. The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021.</p>
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	<p>Noise emissions will occur during construction Works as a result of mobile plant operation, material handling, etc. Such noise will be temporary and not significant in nature.</p> <p>Noise emissions over the operational phase will be typical of residential buildings and may generate imperceptible to slight impacts.</p>	<p>No. Noise emissions during construction will be temporary and it is unlikely that EPA comparative noise limits will be exceeded at any Noise Sensitive Location in the surrounding area, considering the scale of the Works and the proximity of Noise Sensitive Locations to the development site. Appropriate construction phase environmental mitigation measures will be implemented to mitigate noise emissions during construction.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation, which may result in likely, significant effects on the environment, given the scale of the development and construction Works and the nature of the surrounding environment. Given the scale of the construction Works, there will be no vibration impacts transmitted to any sensitive receptor within the receiving environment.	Construction activities will not occur in early morning hours, nor late at night. The project is unlikely to cause significant noise impacts on the receiving environment.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Construction activities have the potential to result in contamination of environmental receptors such as soil and water through surface runoff containing silt or cement material. The operational phase of the proposed development will not result in any environmental contamination.	No. Environmental risks associated with the construction phase will be managed under a CEMP. Standard construction drainage management techniques will be utilised at working areas during construction to prevent the discharge of silt laden run-off from the site to the receiving environment. The proposed development will not result in the discharge of polluting material to ground or waters during either the construction or operational phases of the development. The proposed development will not affect the achievement of water quality objectives defined under the Water Framework Directive (i.e. to maintain and improve water quality as appropriate).
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	Construction phase activities have the potential to create risks to human health and safety. There are no particular risks to health and safety during the operational phase of the proposed development.	No. Construction Works will be undertaken safely and in accordance with the Safety, Health and Welfare at Work Act, and associated Regulations. Given the implementation and adherence to a Health and Safety Plan, the risk of accidents is low.



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	<p>The construction phase of the proposed development may impact employment numbers positively through the creation of opportunities for construction businesses and site workers. This will result in short-term and positive effects.</p> <p>The proposed development will provide safe and secure housing designed to a high standard and will aid to address housing requirements in Cork City. This will result in significant, long-term to permanent positive effects on population and human health.</p>	The proposed development will not have a significant impact on demography due to its scale and nature. Employment numbers locally will be impacted positively through the creation of employment opportunities.
10. Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	<p>The proposed development will not lead to any additional consequential development as this Phase is not dependent on other phases of the CNWQR masterplan.</p> <p>There is no existing development in the vicinity of the subject development site that generates effects that may combine with the effects of the proposed development to create significant environmental effects.</p> <p>A review of the Cork City Council and An Coimisiún Pleanála planning portals and the status of the Masterplan phases was undertaken to determine whether there is permitted/planned development that may generate effects that may combine with the effects of the proposed development to create significant environmental effects. The proposed development does not have the potential to contribute to significant cumulative impacts, when considered in-combination with existing, planned or permitted development.</p>	No. The proposed development does not have the potential to contribute to significant cumulative impacts, when considered in-combination with existing, planned or permitted development.



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	Further detail on the cumulative assessment undertaken to inform the EIA Screening is provided in Section 6.7.	
11. Is the Project located within or close to any areas which are protected under international, EU or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?	<p>The proposed development is not located within any sites or features that are protected by international, EU, national or local legislation for their ecological, landscape, cultural or other values.</p> <p>There are no cultural heritage features within the site boundary that could be impacted from the construction Works.</p>	<p>No. The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following:</p> <p><i>"The results of the S-P-R modelling process identified that - given the scale and nature of the potential sources identified in Section 3.1 - there are no likely significant effects identified to any European sites. "</i></p> <p>The proposed development will have no impact on any of the protected sites given the nature and magnitude of the development, its area of influence having regard to identified potential environmental effects, and the distance from the development to the sites.</p>
12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project	<p>No. The surrounding area is typical of urban fabric, consisting of housing estates, small businesses, open spaces, grassland, agriculture, tree lines and scrub.</p> <p>The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following:</p> <p><i>"The results of the S-P-R modelling process identified that - given the scale and nature of the potential sources identified in Section 3.1 - there are no likely significant effects identified to any European sites. "</i></p>	<p>No. Given the nature and scale of the proposed development, mitigation to be adopted during construction, the design of the proposed development, and the nature of the receiving environment; it is unlikely that the proposed will result in any likely, significant effects.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	<p>No. The surrounding area is typical of urban fabric, consisting of housing estates, small businesses, open spaces, grassland, agriculture, tree lines and scrub.</p> <p>The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following:</p> <p><i>"The results of the S-P-R modelling process identified that - given the scale and nature of the potential sources identified in Section 3.1 - there are no likely significant effects identified to any European sites. "</i></p>	No. Given the nature and scale of the proposed development, mitigation to be adopted during construction, the design of the proposed development, and the nature of the receiving environment; it is unlikely that the proposed will result in any likely, significant effects.
14. Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	<p>There are no inland, coastal or marine waters on or around the subject location which could be impacted by the proposed development.</p> <p>The construction of the proposed development will be carried out in accordance with appropriate construction phase mitigation measures, which will define appropriate mitigation measures for the protection of environmental resources surrounding and connected to the site, including groundwater.</p> <p>Appropriate stormwater attenuation/treatment will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations.</p>	No. Given the design, nature and scale of the proposed Works, proposed mitigation measures and the nature of the receiving environment, it is unlikely that the proposed will result in likely, significant effects on any receiving waters.



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	No. The proposed development is aligned with the character of the existing landscape and the zoning objective for the site defined in the Cork City Development Plan Development Plan and will not affect the scenic value of the location.	No. Given the nature and scale of the proposed Works and the nature of the receiving environment, it is unlikely that the proposed will result in any likely, significant effects.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	The surrounding road network includes Cronins Field to the south, Harbour View Road to the south and the N20 to the east of the development site. The wider area surrounding the development site consists of residential developments and small businesses. There is one recreational facility (St. Vincent's GAA Club) within reasonable proximity of the proposed development location that could be impacted by the construction or operational phase.	No. While there are potential sensitive receptors within the receiving environment, there will be no access or traffic-related impacts on these facilities that can lead to significant effects, due to the scale and nature of the proposed development. Appropriate construction phase mitigation measures will be implemented to manage construction phase traffic on the receiving traffic and transport environment. . The location of the proposed development does not contain any recreational facilities or amenities that could be affected by the proposed development, given the scale and nature of the development, and environmental mitigation to be adopted and embedded in the design of the development. A Construction Traffic Management Plan will be implemented to prevent adverse impacts on the receiving traffic and transport environment.



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	<p>The surrounding road network includes Cronins Field to the south, Harbour View Road to the south and the N20 to the east of the development site</p> <p>The wider road network will be capable of accommodating the modest amount of additional traffic generated over the construction phase.</p> <p>The operational impacts of the proposed development will not create significant additional traffic which will create congestion or environmental problems given the scale of the development, predicted traffic levels associated with the development and existing transport infrastructure serving the site. The development site is also situated in close proximity to a variety of public transport routes, which will encourage sustainable travel.</p>	<p>No. The proposed development will not create any environmental problems pertaining to traffic or transportation over either construction or operational phase.</p> <p>A Construction Traffic Management Plan will be implemented to prevent adverse impacts on the receiving traffic and transport environment.</p>
18. Is the Project in a location in which it is likely to be highly visible to many people?	<p>The site is currently screened to the west by occupied private-owned residential units and to the south by occupied social housing units at Killala Gardens.</p>	<p>There will be no significant visual impacts during the construction phase due to the scale and nature of the proposed development. The Works will be temporary.</p> <p>The proposed development will not generate any significant effects on landscape character or visual amenity as it is in alignment with the existing character of the receiving landscape, that is, low-density residential dwellings.</p>
19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?	<p>No. The nearest recorded feature from the Sites and Monuments Record is a Church (CO074-017002-), located approximately 240 m to the east of the development site.</p>	<p>The proposed development will not impinge on or adversely affect the settings of any protected monuments, as there are no recorded features within the site boundary or in the area immediately surrounding the site.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	<p>The proposed development is proposed to be located on a brownfield site. The site is surrounded by urban fabric.</p> <p>The proposed development will maximise the use of land which are underutilised in their current state to address housing needs within Cork City - in accordance with Compact Growth principles defined in the National Planning Framework.</p>	<p>The development site is located on a brownfield site. Thus, there will be no loss of greenfield space. The scale and nature of the proposed development is unlikely to have significant effects on the receiving environment.</p>
21. Are there existing land uses within or around the location e.g., homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?	<p>The proposed development is consistent with the land use and land use zoning within the area, which pertains to the provision of new residential communities, local services and civic uses in accordance with approved plans.</p>	<p>Existing land uses will not be affected by the proposed Works given the design, nature and scale of the development, and the environmental control and mitigation measures that will be in place during the construction and operational phases of the proposed development.</p>
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	<p>The proposed development site is located within the Knocknaheeny regeneration area as described in the Cork City Northwest Regeneration Masterplan. Several other phases of development under this Masterplan are completed, under construction or in their planning stage. The proposed development compliments this other development and will not adversely affect future land uses given its nature and design.</p> <p>The site and its surrounding area is zoned ZO 01 Sustainable Res Neighbourhoods by CCC, and the proposed development is complimentary to and aligned with the zoning objective.</p>	<p>No.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	The area and land use of the receiving environment is consistent with the proposed development, that is, low density residential developments within an urban area. There are several sensitive human receptors screening the development site. The western boundary is screened by occupied private-owned residential units and the southern boundary is screened by occupied social housing units at Killala Gardens.	No. The proposed development is not likely to have a significant effect on the densely populated areas, considering the nature, scale and design of the development, and the nature and character of the surrounding environment. Appropriate construction phase mitigation measures will be implemented to manage any typical construction phase impacts (including dust and noise emissions) that can be transmitted to these receptors.
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities, that could be affected by the Project?	The proposed development is located in an urban area. There are some sensitive land uses in the wider area and sensitive human receptors within close proximity to the site. While there will be some effects generated from the construction phase of the proposed development, these will be minimised through the implementation of appropriate construction phase mitigation measures (including environmental protection, nuisance prevention, traffic management and working hours). These effects will be short-term and not significant.	The scale and the nature of the proposed development will not result in the likelihood of likely, significant effects. A Construction Traffic Management Plan will be implemented to prevent adverse impacts on the receiving traffic and transport environment.



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the Project?	<p>There are no areas of scarce natural resources within or in the vicinity of the development site.</p> <p>The site is underlain by a Locally Important Aquifer, described as 'Bedrock which is Moderately Productive only in Local Zones'. The construction of the proposed development will be carried out in accordance with a appropriate construction phase mitigation measures, including the protection of environmental resources surrounding and connected to the site, including soil, surface water and groundwater.</p>	No. There will be no impacts on high quality or scarce natural resources.
26. Are there any areas within or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are exceeded, that could be affected by the Project?	<p>It is unlikely that the development site has been subject to pollution or environmental damage as the site was previously used for residential and similar land-uses.</p> <p>No historic activities have been identified which could have contributed to pollution or environmental damage on the site. No environmental damage has been identified at the site.</p>	<p>The proposed development will not impact any area affected by pollution or environmental damage and will not generate likely significant environmental effects which could cause any exceedance of environmental quality standards.</p> <p>Appropriate construction phase mitigation measures will be implemented during construction to mitigate potential effects on the environment that may occur during construction. All waste generated on-site will be managed in accordance with the Waste Management Act 1996. Construction waste will be dispatched to appropriately authorised waste management facilities for appropriate treatment.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g., temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	<p>The project is not susceptible to any natural disasters or adverse climatic conditions. OPW flood mapping indicates that there have been no past flood events within or in proximity to the proposed site.</p> <p>A review of OPW Flood Mapping⁴ indicates that the site is clear of any fluvial or coastal flood risk within the low, medium and high probability categories.</p> <p>Appropriate stormwater attenuation will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations.</p> <p>The proposed development is not within the area of influence of any Seveso site. The siting of the proposed development in this location will not increase the risk or consequences of a major accident.</p>	No. The proposed development, as designed and sited, is not susceptible to natural disasters or major accidents.

⁴ OPW Flood Maps (<https://www.floodinfo.ie/map/floodmaps/>); Accessed 30/09/2025



7.5 Schedule 7A Sub-Threshold Development Screening

7.5.1 Information Required

Directive 2014/52/EU contains guidance for Member States on the information that should be provided by developers and applicants for the purposes of screening sub-threshold developments for EIA.

The guidance is provided by way of criteria set out in Annex III of the Directive and are included in Schedule 7A of the Planning and Development Regulations, 2001 as amended, under the heading: *'Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact assessment'* and are grouped under four headings.

The requirements are as follows:

1. A description of the proposed development, including in particular:
 - a) A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and
 - b) A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:
 - a) The expected residues and emissions and the production of waste, where relevant, and
 - b) The use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.

The criteria for evaluating the significance of environmental impacts of the proposed development under Schedule 7A is referred to in Table 7-2. A description on how each criterion has been considered and assessed in this report is also provided.



Table 6-2: Schedule 7A Environmental Impact Assessment Screening Criteria

Schedule 7A Requirement	Description
A description of the proposed development, including in particular –	A detailed description of the proposed development is provided in Section 6 and has been assessed with regard to Schedule 7 criteria in Table 7-1.
A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and	A description of the physical characteristics of the whole proposed development is provided in Section 6 and has been assessed with regard to Schedule 7 criteria in Table 7-1.
A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.	A description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected is provided in Section 2 and has been assessed with regard to Schedule 7 criteria in Table 7-1.
A description of the aspects of the environment likely to be significantly affected by the proposed development.	A description of the aspects of the environment likely to be significantly affected by the proposed development has been assessed with regard to Schedule 7 criteria in Table 7-1.
A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from: The expected residues and emissions and the production of waste, where relevant, and	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the expected residues and emissions associated with the proposed development has been assessed with regard to Schedule 7 criteria in Table 7-1.
The use of natural resources, in particular soil, land, water and biodiversity.	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the use of natural resources, in particular soil, land, water and biodiversity has been assessed with regard to Schedule 7 criteria in Table 7-1.
The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.	The criteria as set out in Schedule 7 are addressed in Section 6 and compilation of information in paragraphs (1) to (3) is in Section 7. This information has been assessed with regard to Schedule 7 in Table 7-1 of this report.

When assessing the proposed development with relation to Schedule 7A criteria listed in Section 7.5.1 and Table 7-2, it was noted that all aspects were already covered in the information provided under Schedule 7 and as such no additional assessment under Schedule 7A was considered necessary.



7.6 Impact Characterisation

The construction of the proposed development has the potential to result in some, localised, temporary **slight** to **not significant** environmental effects on receiving environment components such as the water, soils, noise, traffic and transport or air environments, in the absence of mitigation. With the adoption of mitigation, these effects will be reduced to localised, temporary, **imperceptible** to **slight** environmental effects.

The proposed development will not however have a likely, significant impact on the environment given the design of the proposed development and the mitigation measures embedded and integrated into the proposed development. Potential adverse environmental effects associated with the proposed development will be appropriately avoided, prevented and minimised, with the adoption of environmental management and mitigation measures.

There is no potential for the environmental effects associated with the proposed development to combine with the environmental effects of other existing, permitted or planned development, to generate cumulative effects that are likely to have a significant effect on the environment.

The proposed development will not have an adverse impact on the integrity of any European site.

The proposed development will generate the following positive environmental effects:

- The proposed residential dwellings will be designed to be in accordance with Net Zero Building Standards. The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021. This will result in a **slight, long-term, positive** effect on climate.
- The development of residential dwellings within the existing footprint of a built-up area aligns with Compact Growth principles defined in the National Planning Framework and contributes to sustainable development. The provision of much needed social housing will result in significant, **long-term, positives** effect for population and human health and material assets.
- The proposed development will provide safe and secure housing designed to a high standard and will aid to address housing requirements in Cork City. This will result in **significant, long-term, positive** effects on population and human health.

7.7 Cumulative Assessment

The proposed development forms Phase 1D of the Masterplan. Five separate phases of development are being progressed under the Masterplan. The various phases of the Masterplan are at different stages of the planning and development process (See Table 5-1).

Some phases of development have been completed. These phases of development have not been considered under the cumulative assessment as the environmental impacts of the development have already taken place. In assessment terms, these phases of development are considered to be a component of the baseline, receiving environment.

The demolition of pre-existing social housing development was undertaken at the development site. Again, this phase of development has not been considered under the cumulative assessment as the environmental impacts of the development have already taken place. The 'brownfield' state of the site is considered to be a component of the baseline, receiving environment.



Various phases of development under the Masterplan are under construction. Other phases of the development are consented, however construction not commenced. These separate phases of the development are deemed to be projects which are discrete and separate to the proposed development/project being considered within the scope of this EIA Screening. The reason for this is that the proposed development can be developed and exist, in and of itself, and there is no functional dependence or interdependence between the proposed development and these other projects. In other words, the proposed development is a standalone project.

All future phases of development under the Masterplan are in the process of being defined and designed as projects. They are not yet defined projects and the proposed development does not have a functional dependence or interdependence with these future phases of the development. These future phases of development will be subject to their own EIA Screening.

Nonetheless, it is necessary to consider the potential cumulative effect of the proposed development in combination with other known, defined projects that may have environmental interactions with the proposed development (as presented in Section 4). This assessment is presented below:

Table 7-3: Cumulative Assessment

Other Projects that may environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
Other Phases of the CNWQR Masterplan		
Phase 2B of the CNWQR Masterplan (currently under construction)	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Phase 2C of the CNWQR Masterplan (currently under construction)	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Planning Applications lodged to Cork City Council		
2039744	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2140354	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2140553	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2140639	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2240872	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241121	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2241387	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241469	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2342288	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2443086	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2543738	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2543984	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241592	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2342438	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2442800	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2443485	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
Planning Applications lodged to An Coimisiún Pleanála		
309372	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Overall, it is predicted that the proposed development will interact and combine with other regeneration-related development in the area, to generate a range of cumulative positive effects on environmental components. The cumulative positive effects of these regeneration developments will be consistent with the positive effects that have been described and characterised under Section 6.6, however, when all regeneration developments are considered together, the cumulative positive effects will be of a higher magnitude.



8. CONCLUSION

Requirements for the carrying out of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations').

The proposed development does not individually or cumulatively fall into a class of development set out in Schedule 5, Part 1 and 2 of the Regulations and therefore, does not require a Mandatory EIA.

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. The proposed development may however constitute a type of development prescribed for under Part 2 of Schedule 5, therefore Sub-threshold EIA Screening to determine whether the proposed development would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 and 7A of the Regulations, was carried out.

Having regard the characteristics of proposed development, the criteria in Schedule 7 of the Regulations, the information provided in accordance with Schedule 7A of the Regulations and the following:

- The nature, scale and extent of the proposed development;
- The design/embedded mitigation measures to avoid, prevent and minimise adverse environmental effects associated with the proposed development;
- The additional environmental mitigation measures proposed to avoid, prevent and minimise adverse environmental effects associated with the proposed development; and
- The characteristics of the receiving environment in the context of the development site.

It can be concluded that the proposed development would not be likely to have significant effects on the environment and that an EIA is not required.



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