APPROPRIATE ASSESSMENT SCREENING REPORT
Section 177U of the Planning and Development Act 2000 (as amended)

Cork City Council
Strategic Planning and
Economic Development

1. EUROPEAN SITE DATA

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

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

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	***Old Market Place – P8.HCP.26.07***
Development consent type	*Part 8*
Development location	*49/50 Old Market Place, Gurranabraher, Cork City*
Description of development	*The demolition of existing steel frame structure on site, construction of a residential development consisting of 14 no. dwelling units and ancillary site works.*
Distance from cSAC	*Approx. 9.3km*
Distance from SPA	*Approx. 3.4km*
Relevant strategies or policies	*Cork City Development Plan 2022-2028*
EIS submitted?	*No*

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

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

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

	Yes / No
11. Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	*No*
12. Could the proposed development give rise to increased risk of oil or chemical spillage or leaks within the marine environment or watercourse within the potential impact zone for the SPA or cSAC?	*No*
13. Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	*No*

Comments or notes

4. SCREENING CONCLUSION STATEMENT

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

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

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

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

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

Further information required / Comments or Notes

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

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

Name:	M. [signature]
Position:	A/Director of Services - Housing
Date:	24/2/26

Appendix A

Stage 1 Appropriate Assessment Screening Report

DixonBrosnan
environmental consultants

Report in Support of Appropriate Assessment (AA) Screening

Proposed Residential Development

49/50 Old Market Place,

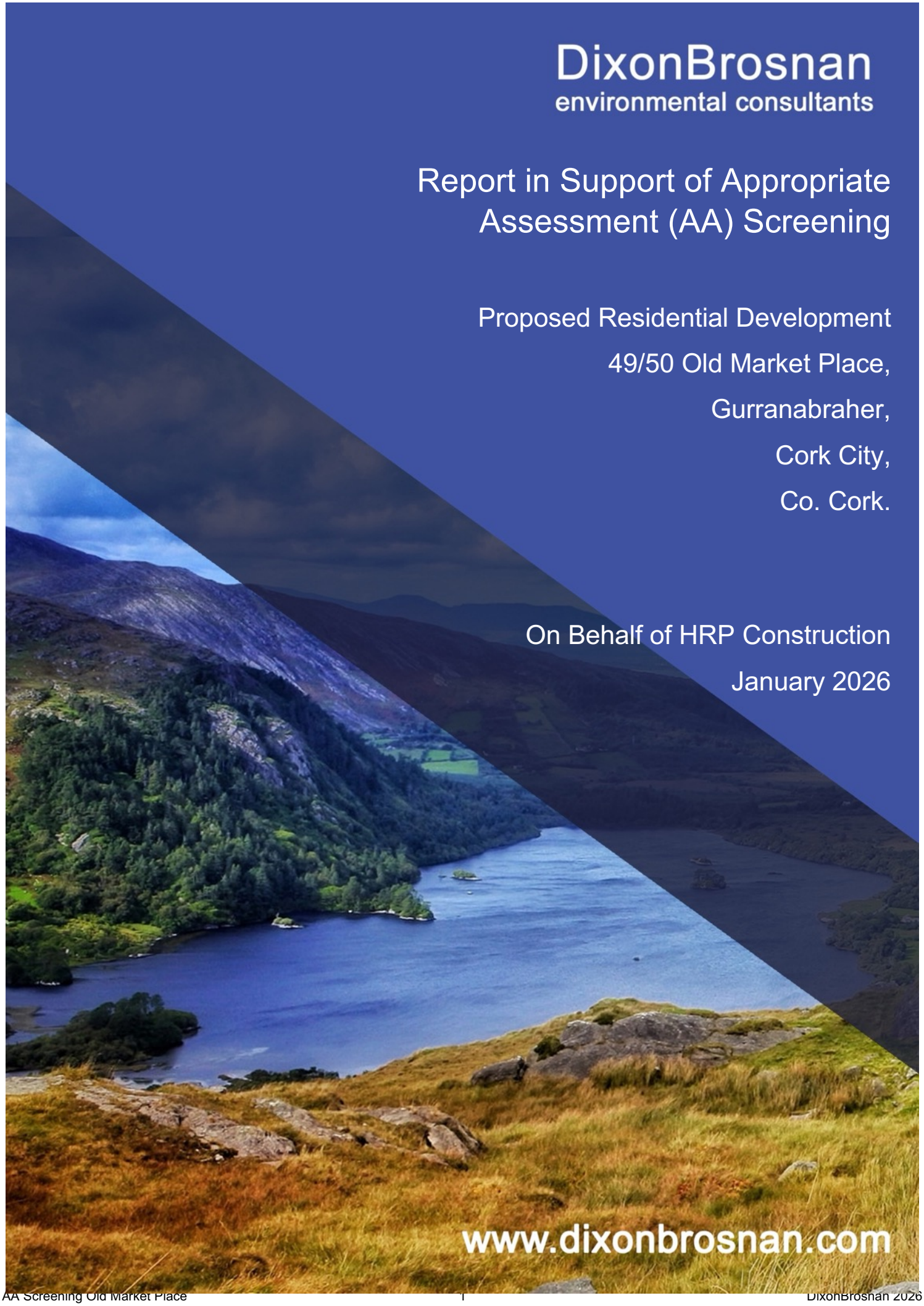
Gurranabraher,

Cork City,

Co. Cork.

On Behalf of HRP Construction

January 2026



www.dixonbrosnan.com

DixonBrosnan

environmental consultants

Project	Report in support of Appropriate assessment (AA) screening for Proposed Residential Development at 49/50 Old Market Place, Cork City	
Client	HRP Construction Limited	
Project Ref.	24114	
Report No.	24114.01	
Client Ref.	-	
Date	**Revision**	**Prepared By**
11/12/2024	1st Draft	Sorcha Sheehy BSc PhD
08/01/2025	2nd Draft	Carl Dixon BSc MSc
26/09/2025	3rd Draft	
30/10/2025	4th Draft	
06/01/2026	5th Draft	
26/01/2026	Issue to client	

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

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Table of Contents

1. Introduction

1.1 Background

The information in this report has been compiled by DixonBrosnan Environmental Consultants, on behalf of the applicant. It provides information on and assesses the potential for a proposed residential development at 49/50 Old Market Place, Gurranabraher, Cork City, to impact on any Natura 2000 sites within its zone of influence. The information in this report forms part of and should be read in conjunction with the planning application documentation being submitted to the planning authority in connection with the proposed development.

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

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

1.2 Aim of Report

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

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

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

1.3 Authors of Report

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

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

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

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

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

Sorcha's PhD research focused on bird behaviour at airports, where she studied bird avoidance behaviour and collision risk to aircraft. Her research involved field observations, post-mortem analysis and radar surveys. Sorcha has worked on bird collision risk assessments at airports throughout Ireland including Dublin airport, Cork airport, Shannon airport and Kerry airport.

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

2. Regulatory Context and Appropriate Assessment Procedure

2.1 Regulatory Context

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

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

Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the *Conservation of Natural Habitats and of Wild Fauna and Flora* (as amended) (hereafter 'the Habitats Directive') requires that, any plan or project not directly connected with or necessary to the management of a designated site, but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. A competent authority (e.g. the EPA or Local Authority) can only agree to a plan or project after having determined that it will not adversely affect the integrity of the site concerned.

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

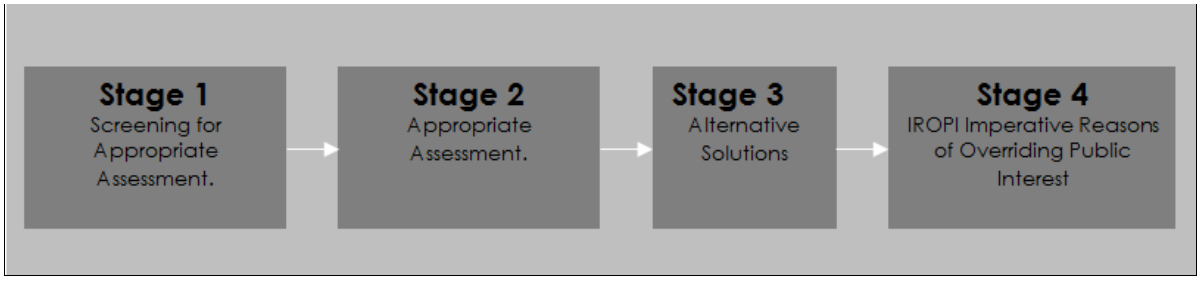
In accordance with the Precautionary Principle, the CJEU interpreted the word "likely" as meaning that as long as it cannot be conclusively demonstrated that a given effect will not occur, that effect is considered "likely" to occur. A likely effect considered to be "significant" only if it interrupts or causes delays in progress towards achieving the Conservation Objectives of the relevant European site(s).

In its judgment in People Over Wind, the CJEU concluded that the determination of whether or not AA is required in respect of a project must be completed without consideration of "measures that are intended to avoid or reduce the harmful effects of the envisaged project on the site concerned".

In Kelly vs An Bord Pleanala & anor, the High Court issued a judgment concluding that "as a matter of fact and law, that SUDS [Sustainable urban drainage system] are not mitigation measures which a competent authority is precluded from considering at the stage 1 screening stage". The judgement further described the SUDS as not a measure that is intended to avoid or reduce the harmful effects of a particular development on a European site and a measure that is not required to be incorporated by reason of the potential effect of a development on a European site, but rather SUDS are required to be incorporated in developments for the reasons set out in the relevant regional drainage policies in light of the objectives of the Water Framework Directive and associated water quality Directives and Regulations.

2.2 Appropriate Assessment Procedure

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



The stages are as follows:

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

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

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

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

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

3. Receiving Environment

3.1 Existing site

The site for the proposed development is located within the Gurranabraher region of Cork City in proximity to the intersection of Glen Ryan Road, Wolfe Tone Street, and Cattle Market Avenue. This brownfield site is bounded by Glen Ryan Road to the south and established residential property to the west, north, and east. An aerial site view and location are shown in **Figure 1** which indicates an outline of the proposed development boundary.

The existing site levels slope from +34.80mOD in the northwestern area of the site to +32.71 mOD at the southeastern end of the site. Along the section of Glen Ryan Road and Wolfe Tone Street which fronts this development, the road slopes from +32.00mOD near the southwestern boundary, to +31.78mOD near the southeastern boundary.

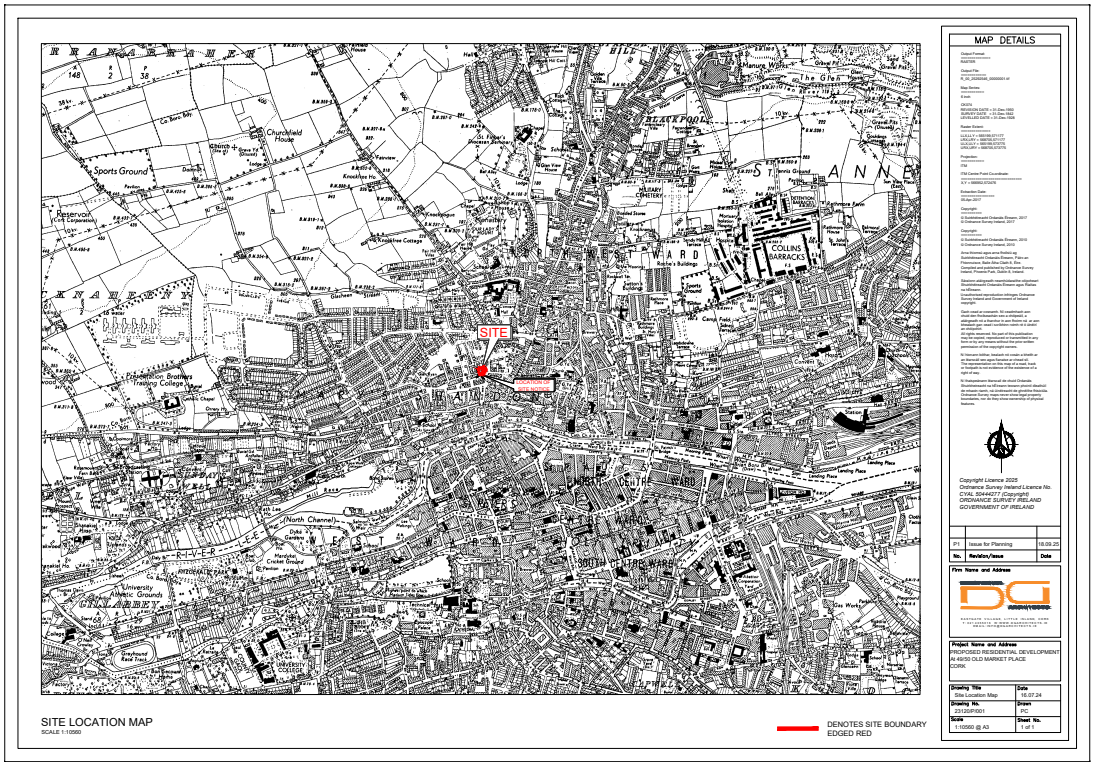


Figure 1. Site location | Source Deady Gahan Architects

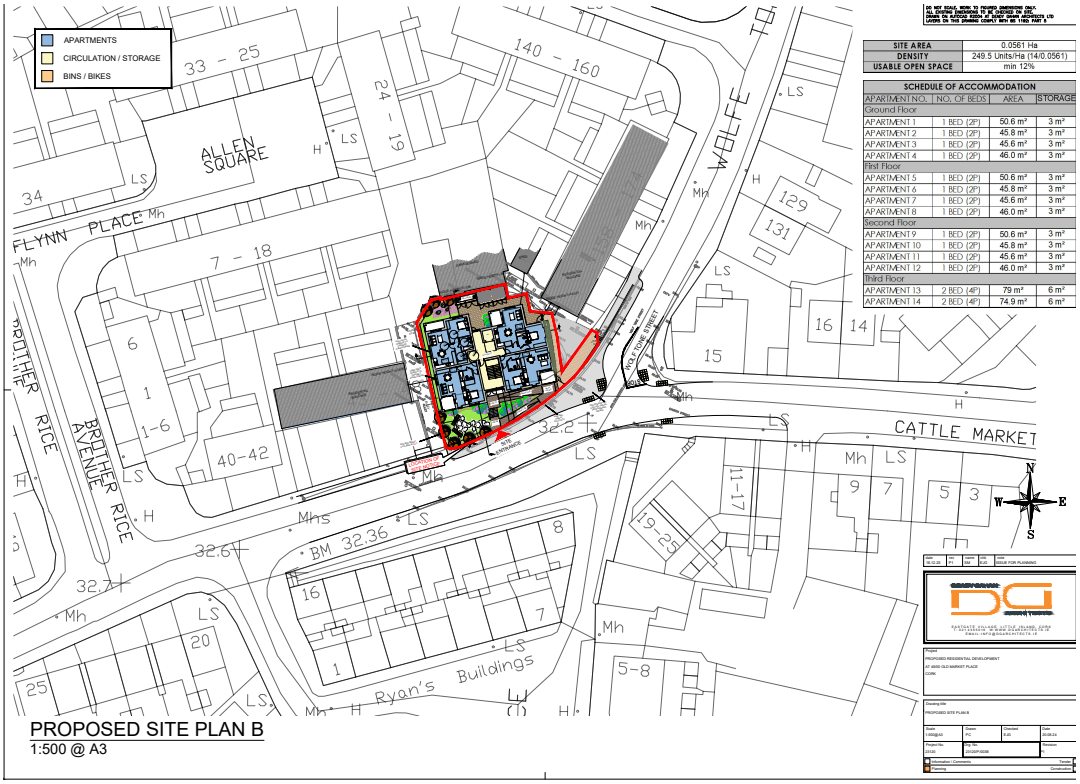


Figure 2. Site layout plan | Source Deady Gahan Architects

3.2 Proposed Development

The proposed development provides a total of 14 no. residential units consisting of 1 & 2-bedroom apartments.

The proposed development includes the provision of a ramped and stepped pedestrian access route to the site from the existing Glen Ryan Road northern footpath.

This development will also include the provision of paths, open space fronting the apartment building, boundary treatments, tree planting, and Sustainable Urban Drainage Systems (SuDS). The proposed development includes all associated and ancillary development and servicing works above and below ground to facilitate the construction and operation of the development.

An overview of the proposed development site is shown in **Figure 2**. Site drawings are included **in Appendix 2** of this report.

3.3 Surface Water

The proposed surface water drainage will connect to the combined sewer of 225mm diameter running along Glen Ryan Road. All drainage within the site is designed as a fully separated system. All roofed and paved areas discharge to the storm drainage system, while all foul flows from toilets, urinals, wash hand basins, sinks, showers, baths, dishwashers and washing machines discharge to the foul drainage system. As shown 21021-MMS-ZZ-ST-DR-C-10001 & 21021-MMS-ZZ-ST-DR-C-10002 (**Appendix 2**), the foul and storm drainage systems remain separate throughout the site and only join at the final manhole just inside the site boundary. From this manhole, a single combined connection discharges to the existing public combined sewer on Glen Ryan Road.

An on-site stormwater attenuation system will be provided to regulate and limit the outflow from the site to the allowable discharge rate specified in the revised CoF prior to connection to the combined sewer (**Appendix 3**). As stormwater will be attenuated and discharged in accordance with Uisce Éireann requirements, on-site infiltration is not required to manage surface water, and infiltration testing has therefore not been undertaken.

Attenuation storage is proposed to be provided in a 12.25 m^3 off-line below ground tank as indicated on the surface water drainage drawing.

The attenuation storage holds capacity for a 1 in 100 year storm event and includes a 20% increased allowance for climate change. The off-line attenuation system is designed to allow water to pass through to the combined sewer until the flow limit equal to 2 l/s is reached and the vortex flow control manhole limits the flow. Following this, the preceding proposed 225mm diameter surface water pipe begins to fill, and surface water is returned to the manhole which is connected to the attenuation tank. Within this manhole, the inlet to the attenuation tank is located above the normal dry weather flow level. Once the surface water reaches this level, it then enters the attenuation tank.

A greenfield theoretical rate (Qbar) of 0.11 l/s has been determined for the total site area of approximately 560m^2.

A net site contributing area of approximately 421m^2 has been determined by applying an impermeability factor of 90%, 85%, and 30% to the roofed, paved, and landscaped areas respectively.

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

3.4 Wastewater Drainage Proposal

The wastewater drainage for the proposed development has been designed as a separate system to the storm with the final discharge to the existing 225mm combined sewer along Glen Ryan Road. All wastewater drainage stacks from the units are to be collected beneath the ground floor slab and directed to the proposed new wastewater network onsite, which is proposed to then discharge to the existing wastewater sewer to the south of the site.

The proposed residential development is to comprise a total of no. 14 units. The proposed wastewater flow for this development has been estimated as 0.072 l/s for the average Dry Weather Flow (DWF), and 0.433 l/s for the peak DWF.

An updated Confirmation of Feasibility (COF) has been received from Uisce Éireann under CDS No. 25007987, which confirms that connection to both water and wastewater is feasible for the proposed development (See **Appendix 3**).

Details of the proposed wastewater drainage layout are shown indicatively on the '21021-MMS-ZZ-ST-DR-C-10003 – Proposed Wastewater Drainage Layout Plan' MMOS drawing. It should be noted that all wastewater drainage works will be undertaken in accordance with Uisce Éireann standard details and codes of practice for wastewater as required.

4. Screening

4.1 Introduction

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

The aims of this section are to:

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

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

4.2 Zone of Influence

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

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

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

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

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

4.3 Field Study

A site survey was carried out on the 10th December 2024, to identify the habitats, flora and fauna present at the site. The surveys assessed the potential for all Qualifying Interests (QIs)/ Special Conservation Interests (SCIs) of European sites and third schedule invasive species to occur within the proposed site.

4.4 Source-Pathway-Receptor Model

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

- A 'source' is defined as the individual element of the proposed works that has the potential to impact on a European site, its qualifying features and its conservation objectives.

- A ‘pathway’ is defined as the means or route by which a source can affect the ecological receptor.
- A ‘receptor’ is defined as the SCI of SPAs or QI of SACs for which conservation objectives have been set for the European sites being screened.

A source-pathway-receptor model is a standard tool used in environmental assessment. In order for an effect to be likely, all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism results in no likelihood for the effect to occur. The source-pathway-receptor model was used to identify a list of European sites, and their QIs/SCIs, with potential links to European sites. These are termed as ‘relevant’ European sites/QIs/SCIs throughout this report.

4.5 Likely Significant Effect

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

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

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

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

4.6 Screening Process

The Screening for Appropriate Assessment will incorporate the following steps:

Definition of the zone of influence for the proposed works;

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

4.7 Desktop Review

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

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

5. Natura 2000 Sites

5.1 Designated sites within Zone of Influence

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

The proposed development site is not located within any European site. The closest European sites is Cork Harbour SPA, located 3.4km southeast of the proposed development site. There are no watercourses within the proposed development site. The closest watercourse is the Lee Estuary located c.225m south of the site. The Lee Estuary is designated as part of Cork Harbour SPA c. 6.5km downstream of the proposed development site.

Although unlikely given the absence of direct hydrological connection, surface water run-off during the construction or operational phase of the proposed development could potentially flow into Cork Harbour SPA via the Lee Estuary and/or the local municipal drainage network. Wastewater from the site will ultimately discharge into Cork Harbour via the Cork City wastewater treatment plant (WWTP). Habitats within or near the proposed development site could potentially provide *ex-situ* foraging grounds for SCI species outside the Cork Harbour SPA.

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

While the proposed development is potentially hydrologically connected to the Great Island Channel SAC via Cork Harbour, given the small scale of the proposed development, the dilution capacity available within Cork Harbour and the robust nature of the estuarine qualifying habitats for the Great Island Channel SAC, no pathway for impact has been identified. The proposed development is not hydrologically connected to the Blackwater River (Cork/Waterford) SAC.

Given the distances involved and the lack of hydrological connection, no pathway for impact has been identified between the proposed development and any other Natura 2000 site.

Table 1. Natura 2000 sites and their location relative to the proposed development site

European sites	Site Code	Qualifying Interests/Special Conservation Interests	Distance at closest point and potential source-pathway-receptor link
Special Area of Conservation (SAC)			
Great Island Channel SAC	001058	Mudflats and sandflats not covered by seawater at low tide [1140] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]	Located 9.3km (11.1km downstream) of the proposed development site. Given the distance from the proposed development site and the dilution available within Cork Harbour, no potential pathway for impact from surface water runoff has been identified. Wastewater discharges from Carrigrennan WWTP could potentially impact on water quality. Given the potential hydrological connection of the proposed development relative to this European site boundary a source pathway connector link has been identified.
Special Protection Area (SPA)			
Cork Harbour SPA	004030	Little Grebe (*Tachybaptus ruficollis*) [A004] Great Crested Grebe (*Podiceps cristatus*) [A005] Cormorant (*Phalacrocorax carbo*) [A017] Grey Heron (*Ardea cinerea*) [A028] Shelduck (*Tadorna tadorna*) [A048] Wigeon (*Anas 17irsute17*) [A050] Teal (*Anas crecca*) [A052]	3.4km southeast (6.5km downstream). The proposed development site is potentially hydrologically connected to this SPA via the River Lee/Lee Estuary within the proposed development site boundary. Invasive species could potentially be spread via this hydrological connection. Habitats within the proposed development site could potentially provide *ex situ* habitat for SCI birds.

European sites	Site Code	Qualifying Interests/Special Conservation Interests	Distance at closest point and potential source-pathway-receptor link
		Pintail (*Anas acuta*) [A054] Shoveler (*Anas clypeata*) [A056] Red-breasted Merganser (*Mergus serrator*) [A069] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Lapwing (*Vanellus vanellus*) [A142] Dunlin (*Calidris alpina*) [A149] Black-tailed Godwit (*Limosa limosa*) [A156] Bar-tailed Godwit (*Limosa lapponica*) [A157] Curlew (*Numenius arquata*) [A160 Redshank (*Tringa 18irsute*) [A162] Black-headed Gull (*Chroicocephalus* ridibundus) [A179] Common Gull (*Larus canus*) [A182] Lesser Black-backed Gull (*Larus fuscus*) [A183] Common Tern (*Sterna hirundo*) [A193] Wetland and Waterbirds [A999]	Wastewater discharges from Carrigrennan WWTP could potentially impact on water quality. Therefore, a source-pathway-receptor link has been identified between the source (proposed development site) and the receptor (Cork Harbour SPA) via a potential pathway (impacts on water quality, disturbance or spread of invasive species during construction or operational phase and wastewater discharges during operation).

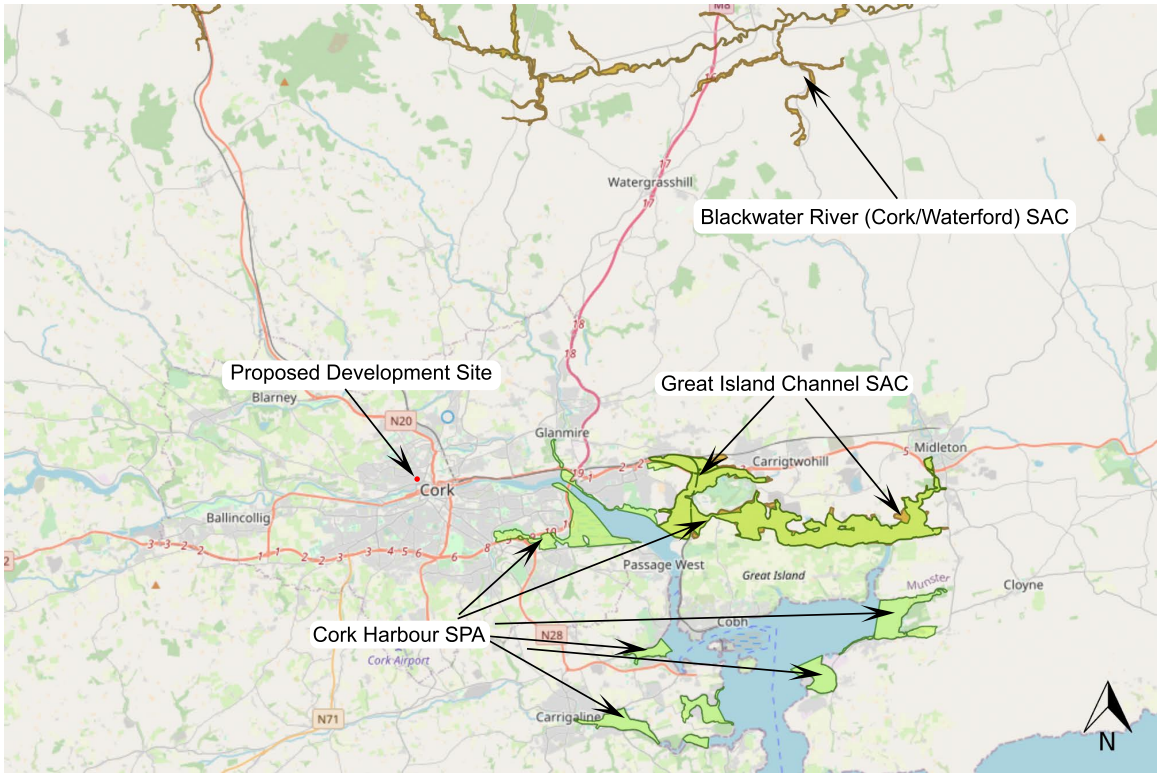


Figure 3. Natura 2000 sites within zone of influence of the proposed development site | Source EPA Envision Mapping | Not to scale

5.1.1 Great Island Channel SAC (site code 001058)

This site comprises the north-eastern part of Cork Harbour. It includes all of the Great Island Channel, the intertidal areas between Fota Island and Little Island, and also the estuary of the Dungourney and Owennacurra Rivers as far as Midleton. The North Channel is on average 1km wide but extends for about 9km from east to west. The area is well sheltered and the intertidal sediments are predominantly fine muds. In addition to the estuarine habitats, the site includes some wet grassland areas which are used by roosting birds, as well as some broad-leaved woodland at Fota Island. Compared to the rest of Cork Harbour, the Great Island Channel is relatively undisturbed, with aquaculture the main activity. The site is of ecological importance for its examples of intertidal mud and sand flats and Atlantic salt meadows of the estuarine type. Both habitats are fairly extensive in area and of moderate to good quality. The SAC has high ornithological importance, supporting regularly c.50% of the wintering waterfowl of Cork Harbour. Significant proportions of the internationally important populations of *Limosa limosa* and *Tringa totanus* which winter in Cork Harbour utilise the site and it supports nationally important populations of a further 12 species, including *Pluvialis apricaria* and *Limosa lapponica*, both listed on Annex I of the EU Birds Directive.

A full site synopsis for the Great Island Channel SAC is included as **Appendix 1** of this report.

5.1.2 Cork Harbour SPA (site code 004030)

Cork Harbour is a large, sheltered bay system, with several river estuaries - principally those of the Rivers Lee, Douglas, Owenboy and Owennacurra. The SPA site comprises most of the main intertidal areas of Cork Harbour, including all of the North Channel, the Douglas River

Estuary, inner Lough Mahon, Monkstown Creek, Lough Beg, the Owenboy River Estuary, Whitegate Bay, Ringabella Creek and the Rostellan and Poulnabibe inlets.

Owing to the sheltered conditions, the intertidal flats are often muddy in character. These muds support a range of macro-invertebrates, notably *Macoma balthica, Scrobicularia plana, Hydrobia ulvae, Nepthys hombergi, Nereis diversicolor* and *Corophium volutator*.

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

Cork Harbour is an internationally important wetland site, regularly supporting in excess of 20,000 wintering waterfowl. Cork Harbour has a nationally important breeding colony of Common Tern (102 pairs in 1995). The birds have nested in Cork Harbour since about 1970, and since 1983 on various artificial structures, notably derelict steel barges and the roof of a Martello Tower. The birds are monitored annually and the chicks are ringed.

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

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

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

The conservation objectives for the Great Island Channel SAC are detailed in: NPWS (2014) *Conservation Objectives: Great Island Channel SAC 001058. Version 1.* National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

The NPWS state that the conservation objectives for Great Island Channel SAC should be used in conjunction with those for Cork Harbour SPA as appropriate.

The conservation objectives for Cork Harbour SPA site are detailed in: NPWS (2014) *Conservation Objectives: Cork Harbour SPA 004030. Version 1.* National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. These habitats and species are listed in the Habitats and Birds Directives and SACs and SPAs are designated to afford protection to

the most vulnerable of them. These two designations are collectively known as the Natura 2000 network. European and national legislation places a collective obligation on Ireland and its citizens to maintain at favourable conservation status sites designated as SACs and SPAs. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites.

The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Favourable conservation status of a habitat is achieved when its natural range, and area it covers within that range, is stable or increasing, and the ecological factors that are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and the conservation status of its typical species is favourable. The species and habitats listed as QIs/SCIs for the Great Island Channel SAC and Cork Harbour SPA and specific conservation objectives are included in **Tables 2 and 3**.

Table 2. Qualifying Interests (Qis) for the Great Island Channel SAC

Habitat Code	Habitat	Conservation objective
1140	*Mudflats and sandflats not covered by seawater at low tide*	Maintain
1330	Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)	Restore

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

Table 3. Special Conservation Interests (SCIs) for Cork Harbour SPA

Species code	Species		Conservation objective
A056	Shoveler	*Anas clypeata*	Maintain
A149	Dunlin	*Calidris alpina*	Maintain
A140	Golden Plover	*Pluvialis apricaria*	Maintain
A050	Wigeon	*Anas penelope*	Maintain
A028	Grey Heron	*Ardea cinerea*	Maintain
A069	Red- breasted merganser	*Mergus serrator*	Maintain
A142	*Lapwing*	*Vanellus vanellus*	Maintain
A130	O*ystercatcher*	*Haematopus ostralegus*	Maintain
A141	Grey plover	*Pluvialis squatarola*	Maintain
A052	Teal	*Anas crecca*	Maintain
A054	Pintail	*Anas acuta*	Maintain
A157	Bar-tailed Godwit	*Limosa lapponica*	Maintain
A162	Redshank	*Tringa totanus*	Maintain
A183	Lesser Black-backed gull	*Larus fuscus*	Maintain

Species code	Species		Conservation objective
A179	Black-headed Gull	*Chroicocephalus ridibundus*	Maintain
A004	Little Grebe	*Tachybaptus ruficollis*	Maintain
A160	Curlew	*Numenius arquata*	Maintain
A182	Common Gull	*Larus canus*	Maintain
A048	Shelduck	*Tadorna tadorna*	Maintain
A017	Cormorant	*Phalacrocorax carbo*	Maintain
A193	Common Tern	*Sterna hirundo*	Maintain
A005	Great crested grebe	*Podiceps cristatus*	Maintain
A156	Black-tailed Godwit	*Limosa limosa*	Maintain
A999	Wetlands and waterbirds		Maintain

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

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

6. Water Quality

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

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

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

Overall, RBMP assesses the quality of water in Ireland and presents detailed scientific characterisation of our water bodies. The characterisation process also takes into account

wider water quality considerations, such as the special water-quality requirements of protected areas. The characterisation process identifies those water bodies that are At Risk of not meeting the objectives of the WFD, and the process also identifies the significant pressures causing this risk. Based on an assessment of risk and pressures, a programme of measures has been developed to address the identified pressures and work towards achieving the required objectives for water quality and protected areas. Data relating to the watercourses within the study area is provided in **Table 4** and the location of these shown in **Figure 4.**

Table 4. WFD Status

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

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

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

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

2nd Cycle data summary

The proposed development site is located within the Kiln_SC_10 sub-catchment. Two out of three river water bodies within this sub-catchment are unassigned but AT RISK due to elevated nutrients, Bride (Cork City) _010 and Bride (Cork City)_020. Glennamought Trib Bride_010 is under REVIEW due to its unassigned status.

Diffuse urban appears to be the most significant pressure present within the sub-catchment due to Cork City and its surrounds. Channelisation may also impact Bride (Cork City) _020 due to the presence of a drainage district scheme.

Wastewater discharges from the proposed development will discharge into Cork Harbour at Lough Mahon via the Cork City Wastewater Treatment Plant (WWTP).

Waterbodies relevant to the proposed project 3rd Cycle data

Waterbody	WFD Status	Significant Pressure	Pressure Category
GLENNAMOUGHT TRIB River BRIDE_010	Review	Yes	Urban Runoff
BRIDE (Cork City) _020	Review	Yes	Urban Runoff
BRIDE (Cork City) _010	Review	Yes	Urban Runoff and Hydro morphology
Lee (Cork) Estuary Upper	At risk	Moderate	Urban wastewater, urban runoff

Source: EPA envision mapping and www.catchments.ie

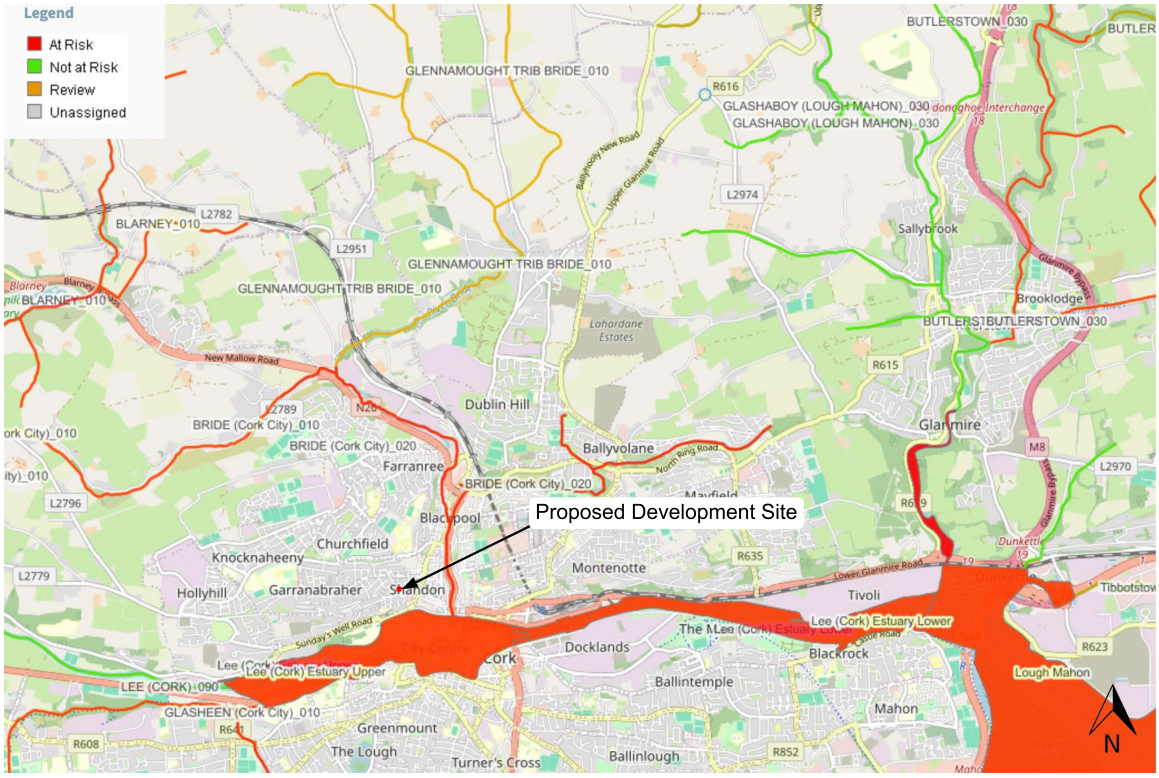


Figure 4. WFD waterbodies in the vicinity of the proposed development | Source: EPA Envision mapping https://gis.epa.ie/EPAMaps/) | not to scale

6.2 Urban Wastewater Treatment Directive

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

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

As part of the proposed development wastewater discharging from the proposed development will be conveyed to the Cork City WWTP (D0033-01) for treatment prior to discharging into the Cork Harbour at Lough Mahon. Cork Harbour is a Nutrient Sensitive Area listed in accordance with the Urban Waste Water Treatment (UWWT) Directive 91/271/EEC on Urban Waste Water Treatment Regulations 2001 (S.I. 48 of 2010).

7. Site Survey

A site survey was carried out on the 10th of December 2024, to identify the habitats, flora and fauna present at the site. Habitat mapping was carried out in line with the methodology outlined

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

Habitats recorded within the site include buildings and artificial surfaces BL3 and recolonising bare ground ED3. The proposed development site is taken up with an unfinished, derelict building which covers the entire site. This is a mixture of precast concrete, block wall and metal. It is noted that this building would not be suitable for roosting bats. The building is in advanced state of disrepair with open areas where the roof/walls have collapsed. The site is open with old pallets, signage, security fencing and dumped domestic refuse scattered around. There are some small areas of recolonising vegetation on gravel spoil including Wild clematis, Buddleia, Daisy, Dandelion, Bramble, Willowherb, Canadian fleabane, Ragweed, Toadflax and Sow thistle.

Plate 1. C&D waste and other waste scattered around site

Plate 2. Some colonisation in areas of stockpiled gravel/soil

Plate 3. Palisade fencing on boundary

The proposed development site is located within a built-up urban area with the Glenryan Road running along the southern boundary and Wolfe Tone Street running along the east. The surrounding area is brightly lit, with light spillage from streets, roads and existing buildings.

No third schedule invasive species were recorded within the proposed development site. Two other invasive species were recorded within the proposed development site i.e. Wild Clematis and Buddleia. These species are present along patches of recolonizing bare ground/spoil within the site. They are not included in the Third Schedule of the Birds and Natural Habitats Regulations 2011 (SI 477 of 2011). Therefore, their presence at the site does not have the potential to lead to an offence under the Birds and Natural Habitats Regulations 2011 (S.I. 477 of 2011). Wild Clematis and Buddleia are listed as a medium impact listed species by the NBDC. The NBDC notes that under the right ecological conditions these species may have an impact on the conservation goals of a European site or impact on a water body achieving good/high ecological status under the Water Framework Directive (Directive 2000/60/EC).

8. Potential Impacts

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

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

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

As part of the assessment the potential for effects associated with the development were reviewed as outlined below:

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

8.1 Potential impacts from loss of habitat

The proposed development site is located 3.4km northwest of the Cork Harbour SPA at its closest point and c. 6.5km upstream via an indirect hydrological connection (River Lee/Lee Estuary). An ecological appraisal of the proposed development site indicates that it supports common habitats which are not of high value in the context of the Natura 2000 designation. The habitats recorded within the proposed development boundary do not correspond to habitats listed on Annex I of the Habitats Directive. The habitats within the proposed development site are exclusively manmade and there are no habitats suitable for foraging or roosting habitat for the SCI birds of Cork Harbour SPA. No signs of SCI birds were recorded during site surveys.

The proposed development will not result in any significant deterioration in habitat quality or loss of habitat within the Cork Harbour SPA and Great Island Channel SAC. It is concluded that the proposed development will not result in any loss, deterioration or fragmentation of habitat within Natura 2000 sites. Likely significant effects from habitat loss can be screened out.

8.2 Potential impacts from noise and disturbance

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

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

The wintering birds listed as qualifying interests for the Cork Harbour SPA are strongly associated with estuarine shoreline areas or wetlands. The proposed development site is located within a built-up urban setting and surrounded by existing retail, light industrial and residential development as well as a busy road network. The proposed development site is located 3.4km from the SPA boundary.

Given the distance from the SPA and the location of the proposed development site within the urban centre of Cork City, no likely significant disturbance effects on birds listed as qualifying interests for the Cork Harbour SPA have been identified.

8.3 Potential impacts from surface water runoff

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

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

Inadvertent spillages of hydrocarbon and/or other chemical substances could introduce toxic chemicals into the aquatic environment via direct means, surface water run-off or groundwater contamination.

The proposed development site is located 6.5km upstream of Cork Harbour SPA. Given the large size of the Cork Harbour SPA, the dilution provided in the estuarine environment and naturally fluctuating levels of silt within these estuarine habitats, impacts are only likely to arise from extremely severe levels of siltation or major spills of hydrocarbons. There are no watercourses within or adjoining the proposed development site. Surface water from the site will be discharged to the existing sewer network (as detailed in **Section 3.3**). The small scale of the proposed development means there is no significant risk of severe silt levels being generated or major spills of hydrocarbons during construction works.

It is noted that environmental control measures will be implemented during construction in line with standard guidelines. Whilst the implementation of such measures during construction will assist in minimising impacts on the local environment, the implementation of these measures has not been taken into consideration in this screening report when reaching a conclusion as to the likely impact of the development on Natura 2000 sites.

As per Sustainable Drainage Systems (SuDS) principles, management of surface water run-off during operation of the residential development has been built into the plans. The proposed storm water drainage system has designed to cater for all hard surfaces within the proposed development including roadways, roofs and parking areas. It is proposed that all storm water generated from the site will discharge via a storm drainage pipe within the main access road to the combined sewer of Glen Ryan Road. Flows to the sewer will be controlled by a vortex flow control manhole set at a rate of 0.11l/s (2l/s/ha equivalent). Attenuation storage is proposed to be provided in a 12.25 m^3 on-line below ground tank. The attenuation storage holds capacity for a 1 in 100-year storm event and includes a 20% increased allowance for

climate change. The off-line attenuation system is designed to allow water to pass through to the combined sewer until the flow limit equal to 2 l/s is reached and the vortex flow control manhole limits the flow.

It is noted that the proposed development will not lead to an increase in hard surfaces (as this is replacing buildings with buildings). The proposed development is not predicted to result in an adverse impact to the existing hydrological and hydraulic regime of the onsite stream or increase flood risk elsewhere. Therefore, there is no potential for significant effects to watercourses downstream from increased flooding risk.

The proposed development site is located a considerable distance from the Cork Harbour SPA (6.5km upstream). Given the small scale of the proposed development, the distance upstream of the SPA and subsequent dilution available in local watercourses, there is no significant risk silt or hydrocarbon contamination within Cork Harbour SPA. Therefore, no likely significant effects from surface water runoff/discharges during construction and operation have been identified.

8.5 Potential impacts from Wastewater Discharges

The proposed development could potentially result in an increase in nutrients discharging to Cork Harbour via the Cork City Wastewater Treatment Plant (WWTP). Increased nutrients can potentially impact on estuarine habitats by changing baseline ecological conditions and increasing algal growth. Increased nutrients can potentially impact on estuarine habitats by changing baseline ecological conditions and increasing algal growth, which in turn could impact on feeding success for birds listed as qualifying interests for the Cork Harbour SPA.

The Cork City WWTP has a design capacity i.e., Population Equivalent (P.E.) of 413,200. The WWTP obtained a discharge licence (Reg: D0033-01) from the EPA and has assigned emission limit values (ELV's) for a range of parameters to ensure a high degree of protection to the Lough Mahon and surrounding waters.

Treated effluent from the proposed development will discharge from the Cork City WWTP via the main treated effluent line. The discharge licence assigns ELV's for biochemical oxygen demand (BOD), chemical oxygen demand (COD), total suspended solids (TSS), Total Nitrogen (Total N), Total Phosphorous (Total P), Ammonia Total (as N), orthophosphate (As P) and pH. The ELVs are set based on the full design capacity (P.E 413,200) and are aimed at providing a high degree of protection to the receiving water body and to ensure the receiving waterbody is capable of accommodating the proposed discharge without causing or exacerbating a breach in the relevant standards.

The AER notes that the final effluent from the Primary Discharge Point was non-compliant with the Emission Limit Values in 2024. The 2024 AER noted the following:

- The WWTP discharge was not compliant with the ELV's set in the wastewater discharge licence for the following: Total Nitrogen mg/l.
- The discharge from the wastewater treatment plant does not have an observable impact on the water quality.
- The discharge from the wastewater treatment plant does not have an observable negative impact on the Water Framework Directive status.

According to the AER, a WWTP upgrade is required to meet the ELV. However, as noted above, no observable negative impact on the Water Framework Directive status is currently observable.

The current WWTP load is 298,001 (based on 2024 EPA data) which is well within the 413,200 P.E. design capacity. Given the limited scale of the proposed development (i.e. 37.8 PE (2.7 x 14 units) and the ability of the WWTP to cater for the additional loading, no impact is expected.

Overall, the discharge from the WWTP does not have an observable negative impact on receiving water quality nor a negative impact on the Water Framework Directive Status. The addition of the effluent discharge from the proposed development to the Cork City WWTP is well within its design capacity and will not comprise the operational capability of the WWTP to treat effluent to comply with emission limit values. Therefore, the impacts from the proposed development will be neutral given the current operating conditions at the WWTP. No significant effects on water quality within Cork Harbour are predicted to occur due to wastewater discharges during operation. No likely significant effects on European sites i.e. Great Island Channel SAC and Cork Harbour SPA have been identified.

8.5 Spread of Invasive Species

No high-risk invasive species were recorded within the proposed development site boundary.

The medium impact species Buddleia and Wild Clematis were recorded onsite. According to the NBDC, no impacts of these species have been documented in Ireland. Given the distance downstream and estuarine/transitional habitats for which Cork Harbour SPA is designated, no pathway for impact has been identified.

Therefore, there is likely significant effects on Cork Harbour SPA from the spread of invasive species has been identified.

8.5 In-combination Impacts

In-combination impacts refer to a series of individually modest impacts that may in combination produce a significant impact. The underlying intention of this in combination provision is to take account of in-combination impacts from existing or proposed plans and projects and these will often only occur over time.

High negative threats, pressures and activities identified for the Cork Harbour SPA include roads, motorways, port areas, industrial or commercial areas, urbanised areas, human habitation and marine and freshwater aquaculture. Other developments near the proposed development site and their potential in-combination impacts are listed in **Table 5**.

Table 5. Other developments near site and potential in-combination impacts

Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Impact
River Basin Management Plan 2022-2027	The project should comply with the environmental objectives of the Irish RBMP which are to be achieved generally by 2027. • Ensure full compliance with relevant EU legislation • Prevent deterioration • Meeting the objectives for designated protected areas • Protect high status waters • Implement targeted actions and pilot schemes in focus sub-catchments aimed at: targeting water bodies close to meeting their objective and addressing more complex issues which will build knowledge for the third cycle.	The implementation and compliance with key environmental policies, issues and objectives of this management plan will result in positive in-combination effects to European sites. The implementation of this plan will have a positive impact for the biodiversity. It will not contribute to in-combination or in-combination impacts with the proposed development.
Inland Fisheries Ireland Corporate Plan 2021-2025	To ensure that Ireland's fish populations are managed and protected to ensure their conservation status remains favourable. That they provide a basis for a sustainable world class recreational angling product, and those pristine aquatic habitats are also enjoyed for other recreational uses. To develop and improve fish habitats and ensure that the conditions required for fish populations to thrive are sustained and protected. To grow the number of anglers and ensure the needs of IFI's other key stakeholders are being met in a sustainable conservation focused manner. EU (Quality of Salmonid Waters) Regulations 1988. All works during development and operation of the project must aim to conserve fish and other species of fauna and flora habitat; biodiversity of inland fisheries and ecosystems and protect spawning salmon and trout.	The implementation and compliance with key environmental issues and objectives of this corporate plan will result in positive on-combination effects to European sites. The implementation of this corporate plan will have a positive impact for biodiversity of inland fisheries and ecosystems. It will not contribute to in-combination or in-combination impacts with the proposed works.
Irish Water Capital Investment Plan 2020-2024	Proposals to upgrade and secure water services and water treatment services countrywide.	Likely net positive impact due to water conservation and more effective treatment of water.
Water Services Strategic Plan (WSSP, 2015)	Irish Water has prepared a Water Services Strategic Plan (WSSP, 2015), under Section 33 of the Water Service No. 2 Act of 2013 to address the delivery of strategic objectives which will contribute towards improved water quality and biodiversity requirements through reducing: • Habitat loss and disturbance from new / upgraded infrastructure; • Species disturbance;	The WSSP forms the highest tier of asset management plans (Tier 1) which Irish Water prepare and it sets the overarching framework for subsequent detailed implementation plans (Tier 2) and water services projects (Tier 3). The WSSP also sets out the strategic objectives

Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Impact
	• Changes to water quality or quantity; and Nutrient enrichment /eutrophication.	against which the Irish Water Capital Investment Programme is developed. The current version of the CAP outlines the proposals for capital expenditure in terms of upgrades and new builds within the Irish Water owned assets. Therefore, no adverse significant in-combination effects are envisaged.
NPWS Conservation Management Plans	Conservation Management Plans have not been fully prepared for the European sites being assessed. However, conservation objectives along with supporting documents for the Cork Harbour SPA	The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. A site-specific conservation objective aims to define favourable conservation condition for a particular habitat or species at that site. The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. The resultant effects of conservation objectives are a net positive and there is no potential for in combination effects on European sites.
Other proposed developments in the vicinity	A search of recent developments proposed and permitted in the vicinity of proposed development site was carried out (December 2022-2024). The following developments were noted Cork City Council Reference 2140384. In 2021 on a nearby site, planning permission was granted for construction of a residential apartment scheme on a site at Old Market Place and Blarney Street in Cork City. The proposed scheme will consist of the construction of 27 no. residential apartment units in two blocks	Future developments will only be granted permission where discharges from same meet with relevant water quality standards. The long-term in-combination

Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Impact
	ranging in height from 2 to 4 storeys, comprising 17 no. 1 bed apartment units and 10 no. 2 bed apartment units. The development includes the demolition of 489.5m2 of the existing vacant and derelict structures while maintaining 50.5m2 of existing buildings. Development has not commenced on this site and the planning permission will expire next year. If the planning permission is commenced then it is considered that the cumulative impact of this and the proposed development which is the subject of this Part 8 scheme will not have a substantial impact on the receiving environment or on people or traffic.	impact is predicted to be negligible. In the absence of any significant impact associated with this project no in-combination impacts on Natura 2000 sites have been identified.

The area surrounding the proposed development is also heavily populated with a mixture of residential estates, commercial/light industrial developments and roads. Wastewater is also discharged from other settlements (e.g., Blarney, Douglas, Ringaskiddy) and local industry. However, in the absence of any significant impact associated with this project no in-combination impacts on water quality have been identified. Similarly, no significant in-combination impacts in relation to noise and disturbance have been identified.

9. Screening conclusion and statement

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

The screening exercise was completed in compliance with the relevant European Commission guidance, national guidance, and case law. The potential impacts of the proposed development have been considered in the context of the European sites potentially affected, their qualifying interests or special conservation interests, and their conservation objectives.

Through an assessment of the source-pathway-receptor model, which considered the ZoI of effects from the proposed development and the potential in-combination effects with other plans or projects, the following findings were reported:

- The proposed residential development at 49/50 Old Market Place, Gurranabraher, Cork, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives.

In accordance with the Habitats Directive, an Appropriate Assessment (AA) Screening has been carried out on the project, in relation to any potential impacts upon the Cork Harbour Special Protection Area [Site No. 004030] and the Great Island Channel Special Area of Conservation [Site No. 001058]. The findings of the AA screening noted that no significant effects on any Natura 2000 sites are likely and it is not necessary to undertake any further stage of the Appropriate Assessment process. Therefore, a Stage 2 Appropriate Assessment is deemed not to be required.

References

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

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Appendices

Appendix 1 Site synopses

Cork Harbour Special Protection Area (Site Code 004030)

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

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

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

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

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

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

Cork Harbour has a nationally important breeding colony of Common Tern (3-year mean of 69 pairs for the period 1998-2000, with a maximum of 102 pairs in 1995). The birds have nested in Cork Harbour since about 1970, and since 1983 on various artificial structures, notably derelict steel barges and the roof of a Martello Tower. The birds are monitored annually and the chicks are ringed.

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

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

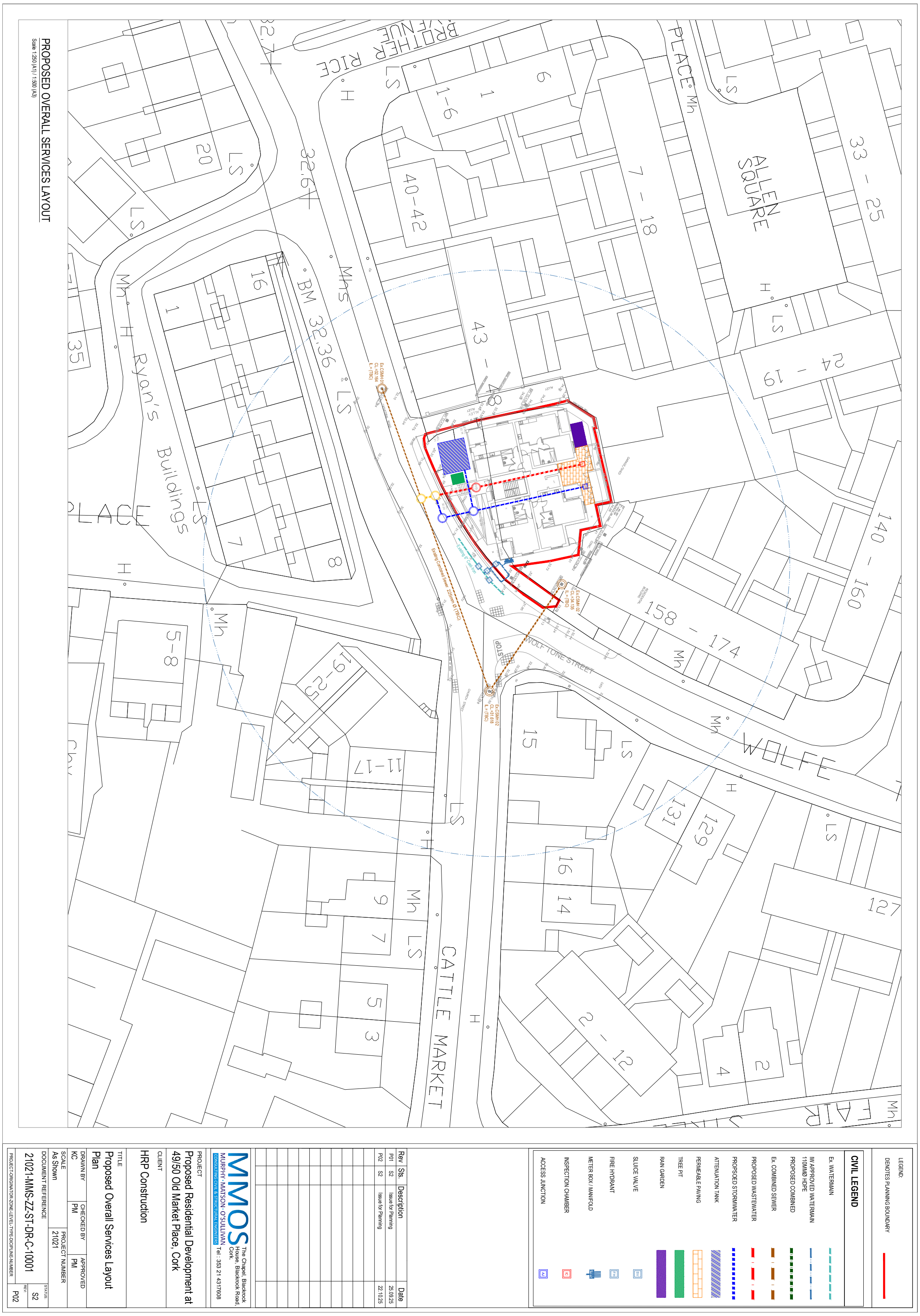
Great Island Channel Special Area of Conservation (Site Code 001058)

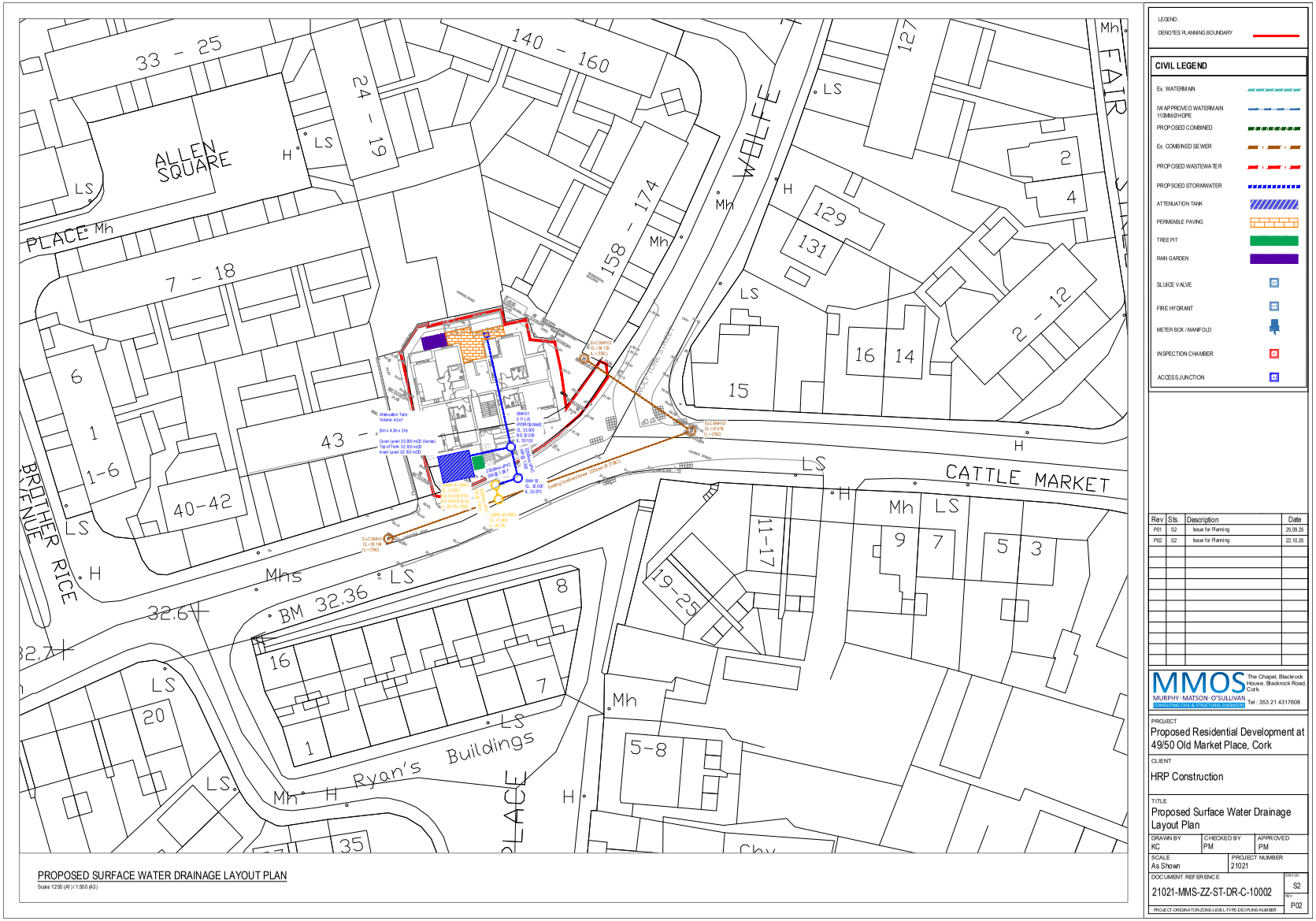
The Great Island Channel stretches from Little Island to Midleton, with its southern boundary being formed by Great Island. It is an integral part of Cork Harbour which contains several other sites of conservation interest. Geologically, Cork Harbour consists of two large areas of open water in a limestone basin, separated from each other and the open sea by ridges of Old Red Sandstone. Within this system, Great Island Channel forms the eastern stretch of the river basin and, compared to the rest of Cork Harbour, is relatively undisturbed. Within the site is the estuary of the Owennacurra and Dungourney Rivers. These rivers, which flow through Midleton, provide the main source of freshwater to the North Channel. The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (* = priority; numbers in brackets are Natura 2000 codes):

[1140] Tidal Mudflats and Sandflats
[1330] Atlantic Salt Meadows

The main habitats of conservation interest in Great Island Channel SAC are the sheltered tidal sand and mudflats and the Atlantic salt meadows. Owing to the sheltered conditions, the intertidal flats are composed mainly of soft muds. These muds support a range of macro-invertebrates, notably Macoma balthica, Scrobicularia plana, Hydrobia ulvae, Nepthys hombergi, Nereis diversicolor and Corophium volutator. Green algal species occur on the flats, especially Ulva lactua and Enteromorpha spp. Cordgrass (Spartina spp.) has colonised the intertidal flats in places, especially at Rossleague and Belvelly. The saltmarshes are scattered through the site and are all of the estuarine type on mud substrate. Species present include Sea Purslane (Halimione portulacoides), Sea Aster (Aster tripolium), Thrift (Armeria maritima), Common Saltmarsh-grass (Puccinellia maritima), Sea Plantain (Plantago maritima), Greater Sea-spurrey (Spergularia media), Lax-flowered Sea-lavender (Limonium humile), Sea Arrowgrass (Triglochin maritimum), Sea Mayweed (Matricaria maritima) and Red Fescue (Festuca rubra). The site is extremely important for wintering waterfowl and is considered to contain three of the top five areas within Cork Harbour, namely North Channel, Harper's Island and Belvelly-Marino Point. Shelduck is the most frequent duck species with 800-1,000 birds centred on the Fota/Marino Point area. There are also large flocks of Teal and Wigeon, especially at the eastern end. Waders occur in the greatest density north of Rosslare, with Dunlin, Godwit, Curlew and Golden Plover the commonest species. A population of about 80 Grey Plover is a notable feature of the area. All the mudflats support feeding birds; the main roost sites are at Weir Island and Brown Island, and to the north of Fota at Killacloyne and Harper’s Island. Ahanesk supports a roost also but is subject to disturbance. The numbers of Grey Plover and Shelduck, as given above, are of national importance. The site is an integral part of Cork Harbour which is a wetland of international importance for the birds it supports. Overall, Cork Harbour regularly holds over 20,000 waterfowl and contains internationally important numbers of Black-tailed Godwit (1,181) and Redshank (1,896), along with nationally important numbers of nineteen other species. Furthermore, it contains large Dunlin (12,019) and Lapwing (12,528) flocks. All counts are average peaks, 1994/95 – 1996/97. Much of the site falls within Cork Harbour Special Protection Area, an important bird area designated under the E.U. Birds Directive. While the main land use within the site is aquaculture (oyster farming), the greatest threats to its conservation significance come from road works, infilling, sewage outflows and possible marina developments. The site is of major importance for the two habitats listed on Annex I of the E.U. Habitats Directive, as well as for its important numbers of wintering waders and wildfowl. It also supports a good invertebrate fauna.

Appendix 2. Drawings


PROPOSED OVERALL SERVICES LAYOUT
Scale 1:250 (A1) / 1:500 (A3)
CIVIL LEGEND
LEGEND
DENOTES PLANNING BOUNDARY
Ex. WATERMAIN
PROPOSED WASTEWATER
PROPOSED STORMWATER
ATTENUATION TANK
PERMEABLE PAVING
TREE PIT
RAIN GARDEN
SLUICE VALVE
FIRE HYDRANT
METER BOX / MANIFOLD
INSPECTION CHAMBER
ACCESS JUNCTION
MMOS
MURPHY MATSON O'SULLIVAN
PROJECT
Proposed Residential Development at 49/50 Old Market Place, Cork
CLIENT
HRP Construction
TITLE
Proposed Overall Services Layout Plan
21021-MMS-ZZ-ST-DR-C-10001
CATTLE MARKET
WOLFE TONE STREET
ALLEN SQUARE
Ryan's Buildings
BROTHER RICE AVENUE



PROPOSED SURFACE WATER DRAINAGE LAYOUT PLAN

Scale 1:250 (A1) / 1:500 (A3)

LEGEND:

DENOTES PLANNING BOUNDARY

CIVIL LEGEND

- Ex. WATERMAIN
- IW APPROVED WATERMAIN 110MM Ø HDPE
- PROPOSED COMBINED
- Ex. COMBINED SEWER
- PROPOSED WASTEWATER
- PROPSOED STORMWATER
- ATTENUATION TANK
- PERMEABLE PAVING
- TREE PIT
- RAIN GARDEN
- SLUICE VALVE
- FIRE HYDRANT
- METER BOX / MANIFOLD
- INSPECTION CHAMBER
- ACCESS JUNCTION

Rev	Sts.	Description	Date
P01	S2	Issue for Planning	20.09.25
P02	S2	Issue for Planning	22.10.25

MMOS
MURPHY · MATSON · O'SULLIVAN
CHARTERED ENGINEERS & STRUCTURAL ENGINEERS
The Chapel, Blackrock House, Blackrock Road, Cork
Tel : 353 21 4317608

PROJECT
Proposed Residential Development at 49/50 Old Market Place, Cork

CLIENT
HRP Construction

TITLE
Proposed Surface Water Drainage Layout Plan

DRAWN BY	CHECKED BY	APPROVED
KC	PM	PM

SCALE	PROJECT NUMBER
As Shown	21021

DOCUMENT REFERENCE
21021-MMS-ZZ-ST-DR-C-10002

STATUS: S2
REV: P02

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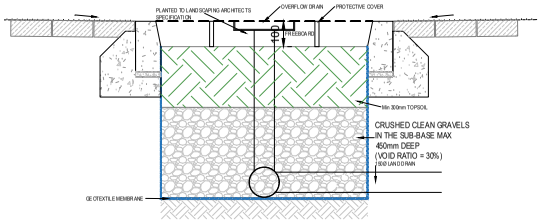
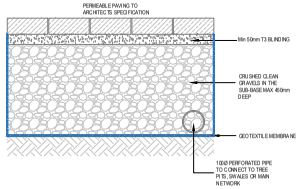


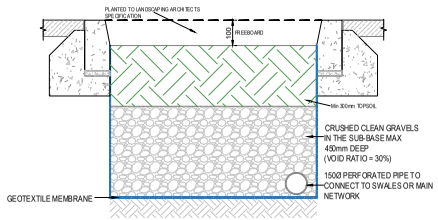
TYPICAL SECTION - RAIN GARDEN/TREE PIT

Scale 1:20



TYPICAL SECTION - PERMEABLE PAVING

Scale 1:20



TYPICAL SECTION - RAIN GARDEN/TREE PIT

Scale 1:20

Rev	Sts	Description	Date
P01	S2	Issue for Planning	18.12.25

MMOS
MURPHY · MATSON · O'SULLIVAN
CONSULTING ENGINEERS
The Chapel, Blackrock House, Blackrock Road Cork, T12 HR97 Tel : 353 21 4317608

PROJECT
Proposed Residential Development at 49/50 Old Market Place, Cork

CLIENT
HRP Construction

TITLE
Proposed SUDs Typical Details

DRAWN BY	CHECKED BY	APPROVED BY
SL	PM	PM

SCALE	PROJECT NUMBER
As Shown	21021

DOCUMENT REFERENCE
21021-MMS-ZZ-ST-DR-C-10010

STATUS S2

REV P01

PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DISCIPLINE-NUMBER

Appendix 3. Confirmation of Feasabilty

CONFIRMATION OF FEASIBILITY

Stephen Leonard

The Chapel
Blackrock House
Blackrock Road
Cork
T12KRK7

27 November 2025

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

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Our Ref: CDS25007987 Pre-Connection Enquiry
Old Market Place, Wolfe Tone Street, Cork, City

Dear Applicant/Agent,

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

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Housing Development of 14 unit(s) at Old Market Place, Wolfe Tone Street, Cork, City, (the **Development)**.

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

- **Water Connection** - Feasible without infrastructure upgrade by Uisce Éireann
  The connection agreement to connect to the Uisce Éireann infrastructure does not extend to your fire flow requirements. Uisce Éireann cannot guarantee that the flow rates and residual pressures will meet the requirements of the Fire Authority.
- **Wastewater Connection** - Feasible without infrastructure upgrade by Uisce Éireann
  The Development must incorporate Sustainable Drainage Systems/ Attenuation in the management of storm water and to reduce surface water inflow into the receiving combined sewer. The flow is to be set @ 2l/s/Ha (reduced accordingly to size of site). At Connection Application a full Storm Water submission along with any design/calculations, is to be submitted following Hierarchy of Discharge set out in the Implementation of Urban Nature-Based Solutions Guidance Document. The full details of these must be agreed with the Local Authority Stormwater Division. The developments proposed stormwater must demonstrate net reduction of total flows to the UE network.

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

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

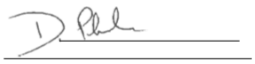
Where can you find more information?

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

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

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

Yours sincerely,



Dermot Phelan
Connections Delivery Manager