



An  
Coimisiún  
Pleanála

## Inspector's Report ACP-323553-25

<b>Development</b>	Telecommunications mast and associated site works.
<b>Location</b>	Lands at Colla, Colla Road, Schull, Co. Cork
<b>Planning Authority</b>	West Cork County Council
<b>Planning Authority Reg. Ref.</b>	25336
<b>Applicant(s)</b>	NBI Infrastructure Designated Activity Company.
<b>Type of Application</b>	Permission.
<b>Planning Authority Decision</b>	Grant
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Diarmuid & Margaret O'Connor.
<b>Observer(s)</b>	Noel & Margaret Horgan.
<b>Date of Site Inspection</b>	20 <sup>th</sup> October 2025
<b>Inspector</b>	Jennifer McQuaid

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## 1.0 Site Location and Description

- 1.1. The proposed site (0.00216ha) is located in the townland of Colla, along the Colla Road and adjacent Colla Pier, Schull, Co. Cork. The subject site is approximately 2.5km southwest of Schull village. The site is adjacent to the car parking area for the main pier at Colla. The site slopes down from the L-44707-26 towards the sea. The site overlooks the sea and has a clear view of Long Island, Castle Island and various smaller islands.
- 1.2. The subject site is covered with overgrown vegetation adjacent to Colla Pier Car park. There are no defined boundaries around the subject site.

## 2.0 Proposed Development

- 2.1. The proposed development consists of:
  - 12metre high timber pole supporting 2no. radio-link dishes for electronic communications.
  - Wooden post and rail fence with access gate
  - Equipment cabinet, fibre ducting & chambers, foundation
  - All associated site works

## 3.0 Planning Authority Decision

### 3.1. Decision

Grant subject to 6 conditions.

### 3.2. Planning Authority Reports

#### 3.2.1. Planning Reports

- The proposed height of 12 metres is smaller compared to the average telecom of between 18 to 21 metres.

- Broadband is required on the islands similar to the mainland and the proposed telecom's structure will provide access to 4G and 5G internet services.
- No visual impact on the landscape from the scenic route or on the ferry approaching from Long Island, the changes between existing and proposed will not be noticeable. The landscape is a working landscape, and the proposed telecom structure will sit within the infrastructural poles, external lighting, strings of cable and wires and will not impact the High Value Landscape.
- No landscaping provided, a condition shall be applied.

#### Senior Planners (SP) Report

- The SP reiterates the Planners report. No significant visual impacts arise. The proposal will provide broadband to islands and complies with objective ET13-28 and MCI7-8.
- The AA screening conclusion is acceptable, and no Stage 2 NIS is required.

#### 3.2.2. Other Technical Reports

- Area Engineer: No objection subject to condition.
- Environment: No objection subject to condition.

#### 3.3. **Prescribed Bodies**

- No responses.

#### 3.4. **Third Party Observations**

Five observations were received. The following concerns were made:

- The proposal is as high as a four-storey building.
- Unclear in relation to ancillary site works.
- Other less intrusive site
- Visual impact from nearby dwellings and along the coast of Colla.

- The viewpoints submitted are incorrect & Impact on scenic route

## 4.0 Planning History

None

## 5.0 Policy Context

### 5.1. Development Plan

#### Cork County Development Plan 2022-2028

Chapter 13 refers to Energy and Telecommunications

Section 13.18 refers to Communications and Digital Connectivity

Section 13.18.4 - 13.18.11 refers to Broadband.

Objective ET 13-28: Information and Communications Technology.

- (a) Facilitate the delivery of a high-capacity ICT infrastructure and high-speed broadband network and digital broadcasting throughout the County in accordance with the Guidance on Environmental Screening/Appropriate Assessment of Works in relation to the Deployment of Telecommunications Infrastructure (2020).
- (b) Support the roll out of the National Broadband Plan throughout the County in conjunction with relevant statutory agencies and in accordance with the above Guidance Document.
- (c) Support the role of Smart City/Smart Region initiatives and the role of smart technologies to urban and rural areas.

The subject site is located within a High Value Landscape Area & zoned as Greenbelt.

The L-44707-26 coastal road adjoins the site and is a designated scenic route.

Chapter 14 refers to Green Infrastructure and Recreation.

Relevant objectives are as follows:

GI 14-9 Landscape

- (a) Protect the visual and scenic amenities of County Cork's built and natural environment.
- (b) Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while protecting the environment and heritage generally in line with the principles of sustainability.
- (c) Ensure that new development meets high standards of siting and design.
- (d) Protect skylines and ridgelines from development.
- (e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.

#### GI 14-11: Draft Landscape Strategy, Land Use Plans and Policy Guidance

Have regard to the Draft Cork County Landscape Strategy (2007) in the preparation of plans and other policy guidance being prepared during the lifetime of the Plan.

Review and update the Draft Cork County Landscape Strategy as soon as it practicable following the publication of a National Landscape Character Assessment as well as taking into account any associated guidelines.

Whilst advocating the protection of such scenic resources the Plan also recognises the fact that all landscapes are living and changing, and therefore in principle it is not proposed that this should give rise to the prohibition of development along these routes, but development, where permitted, should not hinder or obstruct these views and prospects and should be designed and located to minimise their impact. This principle will encourage appropriate landscaping and screen planting of developments along scenic routes.

#### GI 14-12: General Views and Prospects

Preserve the character of all important views and prospects, particularly sea views, rivers and lake views, view of unspoilt mountains, upland or coastal landscapes, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty as recognised in the Draft Landscape Strategy.

#### GI 14-13: Scenic Routes.

Protect the character of those views and prospects obtainable from scenic routes and in particular stretches of scenic routes that have very special views and prospects.

GI 14-14: Development on Scenic Routes.

- (a) Require those seeking to carry out development in the environs of a scenic route and/or an area with important views and prospects, to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas, the appropriateness of the design, site layout, and landscape of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area.
- (b) Encourage appropriate landscaping and screen planting of developments along scenic routes.

Chapter 5 refers to Rural.

RP 5-15: Active Uses of Greenbelt Lands.

Facilitate active uses of the County Metropolitan and Town Greenbelts generally and to encourage proposals which would involve the development of parks, countryside walks or other recreational uses within the Greenbelt. Any built development associated with such uses should not compromise the specific function and character of the greenbelt in the particular area.

RP 5-19: Greenbelts around Settlements

- (a) Retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.
- (b) Reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites, Natural Heritage Areas, proposed Natural Heritage Areas and other areas of biodiversity value occur within Greenbelts, these shall be reserved for uses compatible with their nature conservation designation and biodiversity value.

- (c) Prevent linear roadside frontage development on the roads leading out of towns and villages.

## 5.2. National & Regional policy

- Telecommunications Antennae and Support Structures, DoE guidelines July 1996
- Telecommunications Antennae and Support Structures, Circular PL07/12 October 2012.

## 5.3. Natural Heritage Designations

The site is not located within a designated site, but the following are in close proximity to the subject site:

- Roaringwater Bay and Islands SAC (site code: 000101) approximately 40 metres east of the subject site.
- Roaringwater Bay and Islands pNHA (site code: 000101) approximately 60metres east and south of the subject site.
- Derreenatra Bog NHA (site code: 002105) approximately 5km northeast of the subject site.
- Barley Cove to Ballyrisode Point SAC (site code: 001040) is located approximately 7km west of the subject site.
- Sheep's Head to Toe Head SPA (site code: 004156) is located approximately 10km east, south of the subject site.

## 5.4. EIA Screening

- 5.4.1. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix A of report.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

The grounds of appeal have been received from local resident approx. 60metres northwest of the subject site. The following concerns were raised:

- Visual Impact: The subject site is located within an area of very high landscape and sensitivity and ranked as being nationally important. It is recognised that the telecoms' structure is required but not at this location in the middle of houses, at a pier, adjoining a scenic route. The proposal is located within the line of sight of the appellant. The viewpoints in the LVIA are less relevant or irrelevant to the overall assessment of visual impact. The proposal will significantly and negatively impact the views and the landscape of significant natural beauty which would be in contravention of the Draft Landscape Strategy, and which would be a regressive step in preserving and promoting the beauty and importance of Irish coastline.
- Topography: The applicant states the telecom mast will be 1-2 metres above sea level. The appellant contends that the mast will be considerable higher than 1 to 2 metres above sea level and the pole will be higher at 13/14 metres above sea level quoted on site layout.

### 6.2. Applicant Response

The applicant has submitted a response and made the following comments:

- The proposal is in compliance with national, regional and local policy for the delivery of National Broadband and it will contribute to its rollout to over 90 premises.
- Development Plan objectives MCI 7-8 and MCI 7-10(b) recognise the particular needs of the islands in assessing development proposals. Objective MCI 7-8: Supporting the Islands notes that the Authority will support the inhabited islands in County Cork and to recognise the special planning and development needs of island communities, particularly access, infrastructure and services. Objective MCI7-10(b) seeks to prioritise development that

contributes to retention of the year-round population on the islands, that has a clear and identifiable economic and social benefit. It is vital that the residents of the islands have the same access to facilities as the mainland.

- The development is not precluded in the designated High Value Landscape Areas or adjacent to Scenic Routes. The proposed development complies with objective GI 14-11 as the limited width of the pole, and the very limited views of the pole when travelling along the Scenic Route from either direction, will neither hinder, nor obstruct, views from the route, and has been designed and located to minimise impacts.
- The proposal may be classed as exempted development under Class 31(b), Part 1, Schedule 2 of the Planning and Development Regulations, 2001 (as amended). However, an application was submitted to ensure full transparency in light of the potential restriction on exemption as contained in Article 9(vi) (interfere with the character of a landscape, or a views/prospect of special amenity value/interest).

### **6.3. Planning Authority Response**

The Planning Authority have made the following comments:

- Significant preplanning input was carried out.
- Improved broadband coverage would be provided for the residents of Long Island, Coney Island and Heir Island.
- The visual impact is quite insignificant as it is set below the road level to the north of the L-4407-26 and is slender and also given the other associated infrastructure in and around the area of Colla Pier.
- The Planning Authority fully support the development and is consistent with the policies set out in the County Development Plan 2022-2028.

### **6.4. Observations**

An observation was received from a local resident approx. 70metres north of the subject site. The following concerns were raised:

- Views of Long Island and Cape Clear will be interrupted and destroy the view.
- Depreciate the value of holiday home.

## 6.5. Further Responses

A further submission was received from the observer in response to the applicant. The following concerns were raised:

- Visual impact: The view of Long Island and Cape Clear Island will be wiped out.
- The reference ESB pole was erected within planning or consultation.

## 7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Visual Impact
- Devaluation of Property
- Appropriate Assessment
- Water Framework Directive

### 7.2. Visual Impact

7.3. The subject site is located within a High Value Landscape. The site is accessed off the Scenic Route S100 (road between Schull and Colla) (Wild Atlantic Way). The Landscape Character Area is described as Rugged Ridge Peninsulas with very high value, very high landscape sensitivity and national landscape importance. In addition, the site is zoned as Greenbelt 2 around Schull.

7.4. The grounds of appeal state that the subject site is located within an area of very high landscape and sensitivity and ranked as being nationally important. It is recognised that the telecoms' structure is required but not at this location in the

middle of houses, at a pier, adjoining a scenic route. The proposal is located within the line of sight of the appellant. The viewpoints in the LVIA are less relevant or irrelevant to the overall assessment of visual impact. The proposal will significantly, negatively impact on the views and on landscape of significant natural beauty which would be in contravention of the Draft Landscape Strategy, and which would be a regressive step in preserving and promoting the beauty and importance of Irish coastline. The appellant contends that the mast will be considerable higher than 1 to 2 metres above sea level and the pole will be higher at 13/14 metres above sea level quoted on site layout.

- 7.5. An observation was received and stated visual impact concerns from their dwelling towards the telecom mast. And a further submission was received in response to the applicant in relation to visual impact.
- 7.6. The applicant has responded to the appeal and has outlined that the telecommunications mast is required in order to provide broadband services to the inhabitants on the islands of Long Island, Coney Island and Heir Island. The proposal complies with objective GI 14-11 as the limited width of the pole, and the very limited views of the pole when travelling along the Scenic Route from either direction, will neither hinder, nor obstruct, views from the route, and has been designed and located to minimise impacts.
- 7.7. I have carried out a site visit, the subject site is approx. 11 metres from the southern side of the L-4407-26 and significantly located below the road level (in excess of 1 metre). The site is northwest of the existing Colla Pier car park within an overgrown vegetated area. The L-4407-26 is a minor road and identified as a scenic route: S100 Road between Schull and Colla. The nearest dwelling is c. 40m from the proposed telecommunications mast.
- 7.8. It is noted that the appellant's dwelling is located approx. 60m northwest from the proposed site and the observer's house is approx. 70m north of the proposed site. The subject site is positioned on a lower elevation at 14m asl (above sea level) to that of the appellant's and observer's properties being approx. 7m lower than that of the nearest appellant property.
- 7.9. The applicant carried out a Landscape and Visual Impact Assessment which includes 3 no. photomontages. The photomontages were taken at three points along

the L-4407-26 and it was demonstrated from viewpoints 2 and 3 that the structure will not be visible and the impact was deemed as Negligible. The structure is visible in viewpoint 1 when viewed from the adjoining car park to the immediate east and is deemed as Moderate-Low.

- 7.10. I note the site is located within a greenbelt, high value landscape and adjacent to a scenic route. In relation to the greenbelt zoning, objective RP 5-15: Active Uses of Greenbelt Lands applies and seeks to facilitate active uses such as development of parks, countryside walks or other recreational uses. The objective also outlines that any built development associated with such uses should not compromise the specific function and character of the greenbelt in the particular area. The proposed telecommunication mast will enhance the area and the inhabitants of the nearby islands by providing the necessary broadband facilities. In addition, the proposed mast is relatively small scale (site area of 21.6sqm) with an overall height of 12 metres and in my opinion, in terms of the overall greenbelt area and the proposed development will not compromise the specific function or character of the greenbelt.
- 7.11. In regard to high value landscape, I recognise that objective GI 14-9: Landscape is applicable which seeks to protect the visual and scenic amenities of County Cork's built and natural environment. The objective does not prohibit development but seeks to ensure that a pro-active view of development is undertaken while protecting the environment and heritage generally in line with the principles of sustainability. It also ensures that new development meets high standards of siting and design and protect skylines and ridgelines from development. The objective also discourages proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments. I consider that the proposed development meets a high standard of siting and design, the design is a timber monopole 12 metres in height with 2 no. dishes. The pole structure is similar to the existing utility poles along the road and adjacent to Colla Pier car park. The structure is also sited below the public road and in my opinion, it does not break the skyline or ridgeline in the area. There is extensive landscaping around the site and only a small section of vegetation will be removed to allow for the structure. In addition, in the event of a grant of permission, the applicant shall be requested to provide a landscaping plan.

- 7.12. In addition, objective GI 14-11: Draft Landscape Strategy, Land Use Plans and Policy Guidance also recognises that all landscapes are living and changing, and therefore in principle it is not proposed that this should give rise to the prohibition of development along scenic routes, but development, where permitted, should not hinder or obstruct these views and prospects and should be designed and located to minimise their impact. This principle will encourage appropriate landscaping and screen planting of developments along scenic routes. I consider that the proposed development does not hinder or obstruct views from the adjacent scenic route or outward views towards the bay. The proposed structure is a timber monopole with an overall height of 12 metres and will blend in with the existing utility structures in the surrounding area, and due to the size and scale of the proposed development, no views or prospects will be blocked from the scenic route or surrounding landscape. In my opinion, the proposed structure will be viewed as part of the general infrastructure in the area.
- 7.13. In relation to the scenic route, the proposed structure is sited below the road level and scenic route S100 to the south at a finished floor level of 14m asl (above sea level) to the south. Objective GI 14-13: Scenic Route seeks to protect the character of views and prospects obtainable from scenic routes and in particular stretches of scenic routes that have very special views and prospects. As mentioned above, the proposed structure will be a slender monopole timber design 12 metre in height, with 2 no. link dishes (0.3 m in diameter) and I consider due to its scale and size and similar design to the existing utility poles in the area, the proposed development will not negatively impact any views or prospects from the adjoining scenic route.
- 7.14. Having regard to the visual assessment, my own site visit, the design of the proposed structure, the topography of the site and the existing landscape along with the proposed landscaping, it is my opinion that the telecommunication structure will not significantly impact the visual amenity of the area or negatively impact views towards the island from the scenic route.
- 7.15. **Devaluation of Property**
- 7.16. I note the concerns raised in the observation in respect of the devaluation of neighbouring property. However, having regard to the assessment and conclusions set out above, I am satisfied that the proposed development would not seriously

injure the amenities of the area to such an extent that would adversely affect the value of property in the vicinity.

## 8.0 AA Screening

8.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is not located within a designated site, Roaringwater Bay and Islands SAC (site code: 000101) approximately 40 metres east of the subject site.

The proposed development comprises of telecommunication mast and associated site works. No conservation issues were raised in the appeal.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- Scale and size of the proposed development.
- Distance to the nearest European site Roaringwater Bay and Islands SAC (site code: 000101) approximately 40 metres east of the subject site
- Noise level not exceeding the baseline noise levels emitted from road traffic or agricultural machinery
- No direct or indirect impact to qualifying interests or conservation objectives of the SAC
- No potential for in-combination effects.

Taking into account the Planning Authority's AA screening, I conclude, on the basis of objective information, that the retention & proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

## 9.0 Water Framework Directive

9.1. The subject site is located in the rural area of Schull at Colla Pier, approximately 2.5km southwest of Schull Village, Co. Cork. The nearest waterbody is Roaring Water Bay located approximately 40 metres east of the subject site. The proposed development will consist of a telecommunications mast and associated site work. No third-party concerns were raised in relation to water deterioration.

I have assessed the proposed development (please refer to Appendix C) and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows.

- Scale and size of the proposed development relating to a 12m high telecoms mast.
- No requirement for water, sewer or surface water disposal.
- No surface water runoff to waterbody

Taking into account WFD screening report (refer to Appendix C), I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

## 10.0 Recommendation

10.1. I recommend that planning permission should be granted, subject to conditions, for the reason and considerations as set out below.

## 11.0 Reasons and Considerations

11.1. Having regard to the nature of the proposed development, location and character of the subject site together with the policies and objectives of the Cork County Development Plan 2022-2028, it is considered that the proposed development meets the requirements as per objective GI14-9, GI14-11, GI14-12, GI14-13 and GI14-14 of the Cork County Development Plan 2022-2028 and subject to compliance with the conditions set out below, would not seriously injure the visual or residential amenities of the area or have an adverse visual impact on the adjacent scenic route or the high value landscape. The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 12.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 17<sup>th</sup> day of June 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason: In the interest of clarity.**

2. The transmitter power output, antenna type and mounting configuration shall be in accordance with the details submitted with this application and, notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, shall not be altered without a prior grant of planning permission.

**Reason: To clarify the nature and extent of the permitted development to**

**which this permission relates and to facilitate a full assessment of any future alterations.**

3. No advertisement or advertisement structure shall be erected or displayed on the proposed structure or its appendages or within the curtilage of the site.

**Reason: In the interest of the visual amenities of the area.**

4. Landscaping of the site shall be carried out in accordance with a landscaping scheme, which shall be submitted to and agreed in writing with planning authority prior to commencement of development.

**Reason: In the interest of the visual amenities of the area.**

5. In the event of the telecommunications structure and ancillary structures hereby permitted ceasing to operate for a period of 6 months, the structures shall be removed, and the site shall be reinstated within 3 months of their removal. Details regarding the removal of the structures and the reinstatement of the site shall be submitted to, and agreed in writing, within 3 months of the structures ceasing to operate, and the site shall be reinstated in accordance with the agreed details at the operator's expense.

**Reason: In the interest of the visual amenities of the area.**

6. No mud or debris from the site shall be carried onto or deposited on the public road by the developer during the construction phase.

**Reason: To protect the amenities of the area and in the interests of road safety.**

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has

influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Jennifer McQuaid  
Planning Inspector

11<sup>th</sup> November 2025

## Appendix A: Form 1 - EIA Pre-Screening

<b>Case Reference</b>	ACP-323553-25
<b>Proposed Development Summary</b>	Telecommunications mast and associated site works.
<b>Development Address</b>	Lands at Colla, Colla Road, Schull, Co. Cork.
	<b>In all cases check box /or leave blank</b>
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b>  (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes,  - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</b>	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.  <b>No Screening required.</b>	

<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.  <b>EIA is Mandatory. No Screening Required</b>	
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.  <b>Preliminary examination required. (Form 2)</b>  <b>OR</b>  <b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b>	

<b>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</b>	
<b>Yes</b> <input type="checkbox"/>	<b>Screening Determination required (Complete Form 3)</b>
<b>No</b> <input checked="" type="checkbox"/>	<b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b>

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## Appendix B: Screening Determination

Test for likely significant effects				
<b>Step 1: Description of the project and local site characteristics</b>				
<b>Brief description of project</b>	Construction of 12 metre telecommunications mast and all associated site works.			
<b>Brief description of development site characteristics and potential impact mechanisms</b>	The proposed development is located at Colla Pier adjacent to the existing car park on a grassland area. The surrounding area is rural, rugged and located adjacent to the coastline. The area is sparsely populated with a number of rural one-off houses and holiday homes.			
<b>Screening report</b>	Yes (Prepared by Enviroguide Consulting)			
<b>Natura Impact Statement (stage 1)</b>	No			
<b>Relevant submissions</b>	None			
<b>Step 2. Identification of relevant European sites using the Source-pathway-receptor model</b>				
<p>7 European Sites (6 SACs and 1 SPA) are located within the precautionary ZOI (Zone of Influence). These are Barley Cover to Ballyrisode Point SAC (001040), Dunbeacon Shingle SAC (002280), Farranamanagh Lough SAC (002189), Reen Point Shingle SAC (002281), Roaringwater Bay and Islands SAC (000101), Sheep's Head SAC (000102) &amp; Sheep's Head to Toe Head SPA (004156).</p> <p>6 other European sites were screened out due to absence of an established pathway (e.g. Hydrological, land, air) and the presence of a weak hydrological pathway between installation activity and a European site, deemed insignificant due to the hydrological buffering effect of the intervening distance between installation activity and a European site.</p> <p>I have only included those sites with any possible ecological/hydrological connection of pathway in this screening determination.</p>				
<b>European Site (code)</b>	<b>Qualifying interests<sup>1</sup> Link to conservation objectives (NPWS, date)</b>	<b>Distance from proposed development (km)</b>	<b>Ecological connections<sup>2</sup></b>	<b>Consider further in screening<sup>3</sup> Y/N</b>
Roaringwater Bay and Islands SAC (000101)	Large shallow inlets and bays [1160]  Reefs [1170]  Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	Approx. 40m east of the subject site.	Direct Effect: Noise sensitive receptors such as otters and grey seals therefore an air pathway exists.  Indirect: Potential weak hydrological pathway as the water will naturally run	Yes

	<p>European dry heaths [4030]</p> <p>Submerged or partially submerged sea caves [8330]</p> <p>Phocoena phocoena (Harbour Porpoise) [1351]</p> <p>Lutra lutra (Otter) [1355]</p> <p>Halichoerus grypus (Grey Seal) [1364]</p> <p><a href="#">Roaringwater Bay and Islands SAC   National Parks &amp; Wildlife Service</a></p> <p>Dated: 4<sup>th</sup> November 2025</p>		<p>downhill towards the coastline. However, it is deemed negligible due to the small nature of the installation activities, the intervening distance and its nature as vegetated areas south of the site and existing parking lot adjacent to the site, both of which are considered as buffering features mitigating any potential runoff, and subsequent dilution effect of the tidal inlet itself, upon the SAC. The groundwater system is Rock at or Near Surface or Karst, due to minor scale of installation and minor groundwork required deem this a potential weak hydrological pathway and therefore deemed negligible</p>	
<p>Barley Cover to Ballyrisode Point SAC (001040)</p>	<p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Perennial vegetation of stony banks [1220]</p> <p>Salicornia and other annuals colonising mud and sand [1310]</p> <p>Atlantic salt meadows (Glauco-Puccinellietalia maritima) [1330]</p> <p>Mediterranean salt meadows (Juncetalia maritimi) [1410]</p> <p>Shifting dunes along the shoreline with</p>	<p>Located approx. 7km west of the subject site.</p>	<p>No due to separation distance and the subsequent dilution effect.</p>	<p>No</p>

	<p>Ammophila arenaria (white dunes) [2120]</p> <p>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</p> <p>European dry heaths [4030]</p> <p>Petalophyllum ralfsii (Petalwort) [1395]</p> <p><a href="#">Barley Cove to Ballyrisode Point SAC   National Parks &amp; Wildlife Service</a></p> <p>Dated: 4<sup>th</sup> November 2025</p>			
Dunbeacon Shingle SAC (002280)	<p>Perennial vegetation of stony banks [1220]</p> <p><a href="#">Dunbeacon Shingle SAC   National Parks &amp; Wildlife Service</a></p> <p>Dated: 4<sup>th</sup> November 2025</p>	Approx. 10km north of the subject site.	No due to separation distance and the subsequent dilution effect.	No
Farranamanagh Lough SAC (002189)	<p>Coastal lagoons [1150]</p> <p>Perennial vegetation of stony banks [1220]</p> <p><a href="#">Farranamanagh Lough SAC   National Parks &amp; Wildlife Service</a></p> <p>Dated: 4<sup>th</sup> November 2025</p>	Approx. 12km northwest of the subject site.	No due to separation distance and the subsequent dilution effect.	No
Reen Point Shingle SAC (002281)	<p>Perennial vegetation of stony banks [1220]</p> <p><a href="#">Reen Point Shingle SAC   National Parks &amp; Wildlife Service</a></p> <p>Dated: 4<sup>th</sup> November 2025</p>	Approx. 11km northwest of the subject site.	No due to separation distance and the subsequent dilution effect.	No
Sheep's Head SAC (000102)	<p>Northern Atlantic wet heaths with Erica tetralix [4010]</p> <p>European dry heaths [4030]</p> <p>Geomalacus maculosus (Kerry Slug) [1024]</p>	Approx. 10km northwest & southeast of the subject site.	No due to separation distance and the subsequent dilution effect.	No

	<a href="#">Sheep's Head SAC   National Parks &amp; Wildlife Service</a> Dated: 4 <sup>th</sup> November 2025			
Sheep's Head to Toe Head SPA (004156).	Peregrine (Falco peregrinus) [A103] Chough (Pyrrhocorax pyrrhocorax) [A346] <a href="#">Sheep's Head to Toe Head SPA   National Parks &amp; Wildlife Service</a> Dated: 4 <sup>th</sup> November 2025	9.8km	Risk of collision to SCI Species is considered negligible due to the separation distance.	No

<sup>1</sup> Summary description / **cross reference to NPWS website** is acceptable at this stage in the report.  
<sup>2</sup> Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species.  
<sup>3</sup>if no connections: N

**Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites**  
The proposed development could potentially disturb noise sensitive QI species of Roaringwater Bay and Islands SAC (000101), particularly during the installation phase. There are no indirect effects envisaged. An assessment of a buffer of 250m was assessed for in-combination effects, it was concluded that there is no possibility for any in-combination effects between the plans and the proposed development.

Sources of impact and likely significant effects are detailed in the Table below.

**AA Screening matrix**

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
Roaringwater Bay and Islands SAC (Site Code: 000101)	Impacts	Effects
Phocoena phocoena (Harbour Porpoise) [1351] Lutra lutra (Otter) [1355] Halichoerus grypus (Grey Seal) [1364]	Potential disturbance/displacement due to the construction activity	Noise disturbance. However, given the installation activities will not generate noise exceeding the baseline noise levels emitted from road traffic or agricultural machinery, the impacts are considered to be negligible. In addition, the works will take place 45m inland of suitable habitats, no potential for direct mortality to harbour porpoise, grey seals and otters and the proposal will not cause reduction in their baseline population.

<p>Large shallow inlets and bays [1160]</p> <p>Reefs [1170]</p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</p> <p>European dry heaths [4030]</p> <p>Submerged or partially submerged sea caves [8330]</p>	<p>No direct impacts due to the separation distance and relatively minor construction taking place 45 metres from the SAC.</p>	
	<p><b>Likelihood of significant effects from proposed development (alone): No</b></p>	
	<p><b>If No, is there likelihood of significant effects occurring in combination with other plans or projects? No</b></p>	
	<p><b>Possibility of significant effects (alone) in view of the conservation objectives of the site* No</b></p>	
<p><b>Step 4 Conclude if the proposed development could result in likely significant effects on a European site.</b></p>		
<p>I conclude that the proposed development (alone) would not result in likely significant effects on the Roaringwater Bay and Islands SAC.</p> <p>The proposed development would have no likely significant effect in combination with other plans and projects on any European Site(s). No further assessment is required for the project.</p> <p>No mitigation measures are required to come to these conclusions.</p>		

## Appendix C: Water Framework Directive Screening

<b>WFD IMPACT ASSESSMENT STAGE 1: SCREENING</b>			
<b>Step 1: Nature of the Project, the Site and Locality</b>			
<b>An Bord Pleanála ref. no.</b>	ACP-323553-25	<b>Townland, address</b>	Lands at Colla, Colla Road, Schull, Co. Cork.
<b>Description of project</b>	The proposed development consists of telecommunications mast and associated site works.		
<b>Brief site description, relevant to WFD Screening,</b>	<p>The site is located within the rural area of Colla, approximately 2.5km southwest of Schull Village, Co. Cork. The subject site is currently overgrown with mature vegetation and is located directly adjacent to Colla Pier overlooking the sea.</p> <p>No requirement for surface water or wastewater disposal.</p> <p>No requirement for water.</p> <p>The site adjoins Colla Pier.</p> <p>The site is not within a flood zone area.</p>		
<b>Proposed surface water details</b>	N/A		

<b>Proposed water supply source &amp; available capacity</b>	N/A
<b>Proposed wastewater treatment system &amp; available capacity, other issues</b>	N/A
<b>Others?</b>	

**Step 2: Identification of relevant water bodies and Step 3: S-P-R connection**

<b>Identified water body</b>	<b>Distance to (m)</b>	<b>Water body name(s) (code)</b>	<b>WFD Status</b>	<b>Risk of not achieving WFD Objective e.g.at risk, review, not at risk</b>	<b>Identified pressures on that water body.</b>	<b>Pathway linkage to water feature (e.g. surface runoff, drainage, groundwater)</b>
Groundwater	The site is on the groundwater r.	Skibbereen-Clonakilty code: IE_SW_G_085	Groundwater status is described as Good (period	Groundwater is described as Not at Risk.	None identified on the subject site.	Potential surface water seepage

Bay (Coastal waters)	The site is directly adjacent to Roaring Water Bay and c. 40 metres from the proposed development	Roaring Water Bay site code IE_SW_140_000	for GW 2019-2024)  Bay status is described as Good (period for GW 2019-2024)	Bay is described as Not At Risk.	None identified	Potential surface water run-off during construction.	
<b>Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.</b>							
<b>CONSTRUCTION PHASE</b>							
No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	<b>Determination** to proceed to Stage 2. Is there a risk to the water environment? (if</b>

				possible impact			<b>'screened' in or 'uncertain' proceed to Stage 2.</b>
1.	Groundwater	Skibbereen-Clonakilty code: IE_SW_G_085	Seepage	Spillages	Standard Construction practice	No due to limited construction requirement and timescale.	Screened Out
2.	Bay	Roaring Water Bay site code IE_SW_140_0000	Runoff	Spillages	Standard Construction practice.	No due to regular monitoring and compliance with guidelines.	Screened Out
<b>OPERATIONAL PHASE</b>							
3.	Groundwater	Skibbereen-Clonakilty code: IE_SW_G_085	Pathways exist through drainage underground & seepage.	Possible surface water runoff	No surface water generated due to the size and scale of development.	No due to adherence with best practice.	Screened Out

4.	Bay	Roaring Water Bay site code IE_SW_140 _0000	Pathways exist through runoff.	Possible surface water runoff.	No surface water due to size and scale of development.	No due to adherence with best practice	Screened Out
<b>DECOMMISSIONING PHASE</b>							
5.	N/A						