



Inspector's Report

PL-500917-CK-26

Development	Construction of 12 houses and all associated site works.
Location	Coach Road, Kilworth, Co. Cork.
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	254362
Applicant(s)	Jim Dunne
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Tom Hurley and Others
Observer(s)	Marie Gildea
Date of Site Inspection	29 th May 2026
Inspector	Matthew McRedmond

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1.0 Site Location and Description

- 1.1. The subject site has a stated area of 0.607ha and is located in Kilworth village, Co. Cork. The site is located between Anthony's Road and Coach Road to the north of the village centre.
- 1.2. The site is generally level and is currently in agricultural/grassland use. There are detached residential properties located to the north and south that access to Coach Road and 3no. dwellings to the west that front Anthony's Road and back on to the subject site. The residential estate of Cois Coillte is located to the east side of Coach Road.

2.0 Proposed Development

- 2.1. The proposed development consists of the provision of 12no. residential units, vehicular access, hard and soft landscaping and all associated site works. The residential units consist of 6 blocks of 2 semi-detached units. Each unit is 2-storeys in height and is 3-bed. Each unit is provided with 2no. car parking spaces with 8no. visitor spaces provided within the site.

3.0 Planning Authority Decision

3.1. Decision

Cork County Council granted permission for the proposed development on the 12th February 2026. The grant of permission was subject to 45no. conditions. Condition 3 requires a revised layout for parking at unit 1 and a detailed elevation of the site entrance. Condition 4 requires that all recommendations of Stage 1/2 RSA be implemented at the expense of the applicant and a Stage 3 RSA be completed and submitted to the PA upon completion of the development.

3.2. Planning Authority Reports

Planning Reports

- 3.2.1. The Local Authority Planner had regard to the material submitted with the application, the locational context of the site, national and local planning policy, the referral

responses received, and submissions made on the application. Their assessment included the following:

- Given the nature of the proposed development for residential use and given Objective DB-01 of the Development Plan to provide 30 additional dwellings within the settlement of Kilworth, subject to servicing arrangements, the application is considered acceptable in principle.
- Proposed density of 19.8 units per hectare (uph) is welcomed and responds positively to the existing context.
- Revised internal road layout required to address sub optimal parking layout for units 1 and 12.
- Rear boundary wall should be revised to 2m in height. Further details required in relation to front boundary treatments and car parking spaces/connections to units.
- Statement of housing mix required to provide justification for unit types proposed.
- Revised house design details required including window depth at first floor bedroom windows, 250mm eaves, gossip boundary wall reduced to 1m, all external walls to be smooth render, front door to be painted render, aluminium rain goods.
- Separation distances to adjoining properties considered to be adequate.
- Site services noted as being subject to Irish Water approval.
- A stage 1/2 RSA should be submitted.
- 1:500 drawing of lighting layout to be provided.
- Part V units to be separated from each other and dispersed within the development.
- Development contributions apply.
- The Planning Authority did not have sufficient information to make a decision on the application, which was therefore the subject to a further information request on a number of items.

Further Information Response

3.2.2. The applicant submitted a further information response in January 2026, which included the following:

- Correspondence from Uisce Eireann confirming feasibility of connection to mains and foul network.
- Revised parking layout for units 1 and 12.
- Response to SPPR 1-4 confirming adequate separation distances, private open space provision, parking spaces and cycle parking provision within units.
- Revised drawings showing amendments to architectural details.
- Confirmation that 1no. house type of 3-bed units is the most appropriate at this location and was previously advised by the PA.
- Amended landscape plan to include detail of finishes, parking spaces, 2m capped block wall to rear and other details.
- Revised landscape plan includes detail of proposed seating to be made from stone wall removed for provision of site entrances.
- 1:500 drawing of front elevation/site entrances.
- Drainage Impact assessment which includes details of soakaway tests confirming ground suitability.
- Details of proposed/possible pedestrian crossing points.
- Proposed lighting drawing.
- Amended Part V details to separate proposed units for part V compliance.

Planning Authority Response

3.2.3. Uisce Eireann response in relation to feasibility of connection is acceptable.

3.2.4. Revised road layout is noted but still note concerns with parking for Unit 1 and recommend a condition to provide revised proposal.

3.2.5. Response to requirements of SPPR of Compact Settlement Guidelines in relation to separation distances, private open space, car parking and bicycle parking is acceptable.

- 3.2.6. Revised architectural details, unit mix, landscaping plan and use of stone from portions of wall to be removed are all acceptable. A revised/detailed elevation of the front boundary to be requested by way of condition.
- 3.2.7. Condition proposed for all recommendations of the RSA to be implemented, including pedestrian crossings. RSA Stage 3 to be undertaken and submitted through condition.
- 3.2.8. Drainage and soakway details considered acceptable. Public lighting and Part V details acceptable. The Planning authority recommended a grant of permission, subject to conditions.
- 3.2.9. Other Technical Reports
- **Area Engineer** – No objections subject to conditions.
 - **Traffic and Transport** – No objection subject to conditions.
 - **Estates** – Recommended further information in relation to soakaway volumes, footpath widths, boundary treatments and Uisce Eireann connection agreements. The applicant provided this information, and it was considered acceptable subject to conditions.
 - **Public Lighting** – Lighting details acceptable subject to conditions.
 - **Environment** – Report on file from FI stage. Proposal acceptable subject to conditions.

3.3. **Prescribed Bodies**

- 3.3.1. Inland Fisheries Ireland – Applicant should demonstrate sufficient spare WWTP capacity serving the Kilworth agglomeration. Assimilative capacity of receiving surface waters should also be confirmed to avoid water quality deterioration or aquatic habitat degradation, arising from an overall increase in treated effluent discharges. ‘Amber’ status of Kilworth WWTP is noted and numerous incident notifications have been received by IFI in relation to Kilworth treatment plant.

3.4. **Third Party Observations**

- 3.4.1. There is 1no. third party observation on file. The main issues can be taken as summarised in the area planner’s report but primarily relate to infrastructure

constraints, road safety concerns, visual amenity, sunlight impacts and loss of privacy.

4.0 Planning History

- 4.1. There is no relevant planning history for the subject site with 2no. separate applications for 5no. units withdrawn in recent years (Refs 24/4390 and 18/4760).

5.0 Policy Context

5.1. National and Regional Policy

- 5.1.1. The NPF is the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040. A key element of the NPF is a commitment towards 'compact growth', which focuses on a more efficient use of land and resources through reusing previously developed or under-utilised land and buildings. National Strategic Outcome No. 1 is 'Compact Growth'. Activating strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority.
- 5.1.2. The NPF contains several policy objectives that articulate the delivery of compact urban growth as follows:
- NPO 7 outlines a presumption in favour of development in existing settlements, to ensure compact growth and sequential patterns of growth.
 - NPO 9 aims to deliver at least 30% of all new homes targeted for settlements other than the five cities, to be within the existing built-up footprints.
 - NPO 22 notes in urban areas that planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth.
 - NPO 37 seeks to integrate alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility.
 - NPO 42 targets the delivery of 50,000 homes per annum up to 2040.

- NPO 43 prioritises new homes that support sustainable development at an appropriate scale relative to location.
- NPO 45 Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration, increased building height and more compact forms of development.

- 5.1.3. Relevant national policy also includes Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities, 2024 ('the Compact Settlement Guidelines') which require appropriate residential densities tailored to existing character and scale in rural towns and villages with less than 1,500 population (1,179 Kilworth as of 2022 Census). Lands zoned for housing at the edge of rural towns and villages at locations that can be integrated into the settlement and are connected to existing walking and cycling networks can offer an effective alternative, including serviced sites, to the provision of single houses in the countryside. The density of development at such locations should respond in a positive way to the established context.
- 5.1.4. SPPR 1 of the Compact Settlement Guidelines relates to Separation Distances. A separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Reduced separation distances can be provided where there are no opposing windows and where privacy measures are designed in. The Compact Settlement Guidelines supersede the Guidelines on Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual.
- 5.1.5. The Regional Spatial and Economic Strategy for the Southern Region, 2020-2032 is relevant in terms of the strengthening of towns and villages and to enable enhanced roles for sub-regional settlements.
- 5.1.6. **Rebuilding Ireland – Action Plan on Housing and Homelessness 2016**
- 5.1.7. This is a government initiative which identifies the critical need for accelerating housing supply.

5.1.8. **National Biodiversity Action Plan (NBAP) 2023-2030**

5.1.9. The NBAP includes five strategic objectives aimed at addressing existing challenges and new and emerging issues associated with biodiversity loss. Section 59B(1) of the Wildlife (Amendment) Act 2000 (as amended) requires the Commission, as a public body, to have regard to the objectives and targets of the NBAP in the performance of its functions, to the extent that they may affect or relate to the functions of the Board. The impact of development on biodiversity, including species and habitats, can be assessed at a European, National and Local level and is taken into account in our decision-making having regard to the Habitats and Birds Directives, Environmental Impact Assessment Directive, Water Framework Directive and Marine Strategy Framework Directive, and other relevant legislation, strategy and policy where applicable.

5.1.10. **Cork County Development Plan 2022-2028**

5.1.11. The Cork County Development Plan 2022-2028 is the relevant statutory plan that applies to the subject site. The Plan designates Kilworth as a Key Village in the settlement typology.

Objective CS 2-4: Greater Cork Ring Strategic Planning Area states the following in relation to the Cork Ring, which Kilworth forms part of:

“b) Establish an appropriate balance in the spatial distribution of future population growth, in line with this Core Strategy, so that Bandon, Fermoy, Kinsale, Macroom and Youghal can accelerate their rate of growth and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport.”

Zoning

5.1.12. The appeal site is located within the settlement boundary of Kilworth with no specific land use zoning. Objective DB-01 is relevant:

DB-01: Within the development boundary of Kilworth, this plan makes provision for an additional thirty dwelling units subject to satisfactory servicing arrangements.

5.1.13. Other policies of the Development plan of relevance to the subject appeal are summarised as follows:

- PL 3-3, Delivering Quality and Inclusive Places: Seeks to be consistent with the Guidelines on Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual. The objective aims to provide a sense of place and distinctiveness, prioritise walking, cycling and public transport and provide a good quality of life in terms of amenity and safety, and provide a good quality public realm and a clear urban structure.
- Objective WM 11-9 relates to wastewater disposal and requires that development in all settlements connect to public wastewater treatment facilities subject to sufficient capacity being available which does not interfere with Council's ability to meet the requirements of the Water Framework Directive and the Habitats Directive. In settlements where no public wastewater system is either available or proposed, or where design, capacity or licensing issues have been identified in existing plants, new developments will be unable to proceed until adequate wastewater infrastructure is provided.
- GI 14-6, Quality Provision of public open space: to promote the provision of high quality, accessible and suitably proportioned areas of open space and to link to existing areas to form a green network.
- BE 15-6, Biodiversity and New Development: Aims to protect and enhance biodiversity through development management and encouraging the retention and integration of existing trees, hedgerows and other features.
- TM 12-2-1, Active Travel: Deliver a high level of priority and permeability for walking and cycling and the provision of safe, convenient and enjoyable routes.
- TM 12-9, Parking: Provide for the appropriate delivery of car parking including ensuring that on street parking does not occupy unnecessary street frontage.

5.1.14. Section 4.8.13 relates to Medium Density 'C' (Low Density Development) and states that it is proposed to include a new category in the lower end of the density spectrum with a range of 5-20 units/ha for a limited number of sites at the edge of the smaller towns <5,000 and key villages which can facilitate serviced sites initiatives for new

homes in the lower order settlements to counteract urban generated housing pressure for rural areas. As per the previous plan a reduction in the public open space requirement may be acceptable where larger private gardens are proposed.

- 5.1.15. Sections 4.9.2-4.9.7 of Volume 1 of the Development Plan is relevant in terms of 'Density Approach to Villages'. Section 4.9.6 states that Key Villages <1,500 population and all other villages will generally apply the Medium C density category and section 4.9.7 notes lower standards of public open space provision may be considered where larger private gardens are provided.

5.2. Natural Heritage Designations

- 5.2.1. The site is not located within any designated site. The closest Natura 2000 site is the Blackwater River (Cork/Waterford) SAC (Site Code: 002170) which is located approximately 0.4km to the east of the site. The Blackwater Callows SPA (Site Code: 004094) is located approximately 2.1km, to the south of the site.

6.0 EIA Screening

- 6.1.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

A Third-Party Appeal has been submitted against the decision made by Cork County Council to grant permission for the proposed development.

The grounds of appeal can be summarised as follows:

- Despite Irish Water indicating spare capacity in the treatment unit for foul sewer there have been a number of smells from the pump station at Coach Road, which indicates an ongoing issue. More houses may add to this issue.
- One trial hole to the north of the site is insufficient for assessment of the whole site. The south side of the site could be a different substratum.

7.2. Applicant Response

7.2.1. None on file.

7.3. Planning Authority Response

7.3.1. All relevant issues covered in technical notes issued to the Commission. No further comments to make.

7.4. Observations

7.4.1. There was 1no. observation submitted in relation to the third party appeal. The main points may be summarised as follows:

- Infrastructure Capacity – Concern in relation to smells from existing waste water treatment plant that indicates an issue and also low water pressure in the area. Proposal seems to indicate proposal would be serviced by existing fire hydrant.
- Surface water – One trial pit insufficient, inadequate addressing of water runoff concerns.
- Residential amenity impacts – Loss of sunlight for properties at Anthony’s Road, loss of privacy to adjoining properties also. 2-storey proposal is at odds with existing bungalows. Area is popular with walkers and hikers given proximity to Glensheskin Woods. Entrance opposite 9 and 10 Coach Road would lead to residential amenity impacts.
- Design - Density is too high and not sufficient open space provided.
- Traffic – Proposal would increase level of traffic at Coach Road, increasing safety risks, increased by the location on two bends on Coach Road.
- Visual amenity impacted by loss of wall and hedging at Coach Road.

8.0 **Assessment**

8.1. Having examined the application details and all other documentation on file, including the grounds of 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 can be assessed under the following headings:

- Water Infrastructure Capacity
- Surface Water
- Siting, Scale and Design
- Traffic and Transport
- Visual Amenity Impacts

8.2. **Water Infrastructure Capacity**

8.2.1. The issue of water treatment capacity and inadequate water pressure was raised in the third party appeal and observation to the appeal. I also note the submission from Inland Fisheries Ireland at application stage in this regard.

8.2.2. I note the submissions of Uisce Eireann in relation to capacity of water and waste water connections at further information stage of the application, which indicates no infrastructure upgrades are required. I also note the Area Engineer of Cork County Council raised no issue in relation to the subject proposal and deferred to Uisce Eireann in relation to this matter.

8.2.3. I note specifically that Uisce Eireann have provided a Confirmation of Feasibility for the proposed development that states that water and wastewater connection is feasible without infrastructure upgrade. This would suggest that any water pressure issues are not related to network capacity or supply and any odours from the wastewater treatment plant are not a capacity issue either. I note the Uisce Eireann status for the Kilworth Wastewater Treatment Plant (D0334) is 'Amber' and water supply indicates capacity on the respective registers. Management of odours from the existing treatment plant is an issue outside of the remit of the subject appeal. Adequate capacity has been illustrated, which would be subject to a final connection agreement. I therefore do not consider wastewater treatment to or water supply to be

a reason for refusal in this instance and find the proposal to be consistent with Objective WM 11-9 of the Development Plan as it relates to waste water management.

8.2.4. I note the reference in the observation to the appeal that the proposal appears to be serviced by the existing fire hydrant. I am satisfied that the proposal is to service the development via the existing 100mm high density watermain at Coach Road, which feasibly could also connect to the existing fire hydrant. I do not consider this to be an issue in relation to the servicing of the subject proposal.

8.3. **Surface Water**

8.3.1. The third-party appeal has raised concern that the single trial pit undertaken at the north end of the site is not sufficient and that the south end of the site may have a different substratum.

8.3.2. I have reviewed the submitted information, including the Drainage Impact Assessment provided by the applicant. I note that soil testing was undertaken on the 15th July 2025 and this was for drainage of on-site surface water, with a separate connection proposed to the public sewer network to provide services for foul water. In this regard, I note that greenfield run off rates are an acceptable rate of drainage for surface water created by new areas of hardstanding within the site and that 10no. soak pits are proposed along the front boundary of the site and are designed to BRE 365: 2016 standards.

8.3.3. I note from the GSI Geology Data mapping that the entire site is classified as 'Till derived from Devonian Sandstones', which correlates with the information and analysis provided by the applicant. I do not believe additional trial test holes would provide additional data contrary to that provided by the applicant. The site is approximately 120m in length and 40m in width, which would not give rise to any significant variations in soil type within that area, to manage surface water drainage at the subject site. I therefore do not consider there to be any reason for refusal in relation to surface water as it relates to the subject proposal.

8.4. **Siting, Scale and Design**

8.4.1. The submissions on file relate to the proposed scale and design of the subject proposal as being inappropriate and out of character with the existing setting

including the single storey dwellings at Cois Coille. Inappropriate impacts on privacy and sunlight are also referenced by third parties.

- 8.4.2. The proposed materials and external finishes include blue/black slate roofs, grey upvc windows and doors, lime plaster finish to dwelling exterior walls, aluminium gutters and downpipes and front porches. While the proposed two storeys are different to the primarily single storey dwellings in the surrounds, I consider the proposed development to be sufficiently separate and to have a high quality of design finish, at an appropriate scale, to be acceptable at this location.
- 8.4.3. The proposed cobble lock paving at the front and in the patio areas of proposed dwellings as well as a landscape plan that includes native species in line with the All-Ireland pollinator plan, provide adequate biodiversity and permeable paving within the site. Outside of the opening for the proposed new entrance, the existing stone wall is to be retained along the boundary with stone to be removed for new entrances to be re-purposed as seating within the site. 2.0m height concrete, capped boundary walls to the side and rear of the units will enhance privacy and enclosure, with mature planting within the site also being retained to aid with screening of adjoining properties.
- 8.4.4. Proposed density for the subject site is 19.8 dwellings per hectare. HOU 4-7 recommends Medium Density 'C' for smaller towns <5,000 population and key villages. This density range is 5-20 dwellings per hectare. I am satisfied the proposal is at the upper end of this scale and therefore complies with Development Plan objectives and compact development principles and is an appropriate scale of development in a village location.
- 8.4.5. Private amenity spaces for all properties range from 71sqm to 147sqm, which is in excess of 40sqm of rear open space, as required by the Compact Settlement Guidelines. Separation distances to adjoining properties are a minimum of 18m, which exceeds the recommended 16m separation distance at SPPR 1 of the Compact Settlement Guidelines. With the landscaping and boundary treatments proposed, existing privacy will be maintained. Separation distances and the modest scale of the two storey dwellings proposed, will also ensure no significant impacts on sunlight to adjoining properties will occur. I recommend a condition be included with any grant of permission to agree final details of the proposed landscaping and all

materials to be included in the proposed development, in the interests of visual clarity and consistency.

8.5. Traffic and Transport Issues

- 8.5.1. The submissions on file and the third-party appeal refer to transport and traffic impacts including the impact of the proposed entrance, and the number of parking spaces proposed.
- 8.5.2. I have reviewed the submitted drawings, including the Site Layout Plan and the Proposed Landscape Plan as submitted at further information stage of the application. I consider the proposed entrances to be a natural extension of the existing residential area of the village.
- 8.5.3. The proposal provides 2no. car parking spaces per dwelling with 8no. visitor car parking spaces. I consider this to be consistent with SPPR 3 of the Compact Settlement Guidelines that requires 2no. spaces per dwelling in peripheral locations such as rural towns and villages.
- 8.5.4. A key element of the NPF is a commitment towards 'compact growth', which focuses on a more efficient use of land and resources through reusing previously developed or under-utilised land and buildings. National Strategic Outcome No. 1 is 'Compact Growth'. Activating strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority. While I acknowledge the level of parking proposed, the subject site is within the development boundary of Kilworth village, which is not served by high frequency public transport, with the 245 Bus Eireann service from Clonmel to Cork serving Kilworth ever 2-3 hours.
- 8.5.5. I acknowledge the suggestion in the observation to the appeal that the proposal will lead to an increase in car traffic at the already busy Coach Road. I am satisfied that given the low number of units proposed at 12no. a significant car traffic increase will not occur as a result of the subject proposal. The proposed units will provide residential supply in a village location that would be a viable alternative to single housing in the countryside.
- 8.5.6. The submissions on file, refer to capacity constraints on the existing road network, including Coach Road to the east. This is based on existing levels of traffic. I acknowledge that the nature of an urban setting is a constantly evolving built

environment and vehicular traffic requires appropriate management. The proposed units are within walking distance of the village centre and associated amenities that will allow some trips to be undertaken by walking and cycling. The proposal has been subject to a stage 1/2 RSA, and I recommend the findings of that assessment are implemented by way of condition, with a final Stage 3 Audit to also be undertaken. This will ensure vehicular and pedestrian safety in the vicinity of the site. The provision of 12no. residential units will not result in a significant number of additional vehicles on the existing road network, the road network is a low-speed environment in a village setting, and I therefore do not consider road capacity as a reason for refusal in this instance.

8.6. Visual Amenity Impacts

- 8.6.1. Issues in relation to visual amenity and loss of character were raised in the third-party observation to the appeal, particularly in relation to the loss of existing stone wall to provide entrances off Coach Road.
- 8.6.2. The subject site is located within the Settlement Boundary of Kilworth and I am therefore satisfied that it is appropriate for development within this village context. The provision of 1no. vehicular entrance and 2no. pedestrian entrances is not excessive and will provide for adequate connectivity to the surrounding area, without compromising on the existing use of Coach Road for recreation purposes related to walking routes. I note the recommendations of the submitted RSA to include pedestrian crossing points and other details and recommend a condition to ensure these measures are implemented in the constructed scheme.
- 8.6.3. In relation to visual impact, I note the applicant has submitted a landscaping plan which proposes a wide range of green and open spaces along the front boundary of the site with additional planting. The wall itself is of no particular architectural merit but does add to the character of the area. Appropriate landscaping will provide appropriate additional green amenity space within the site and enhance the visual amenity of this part of Kilworth.
- 8.6.4. I conclude that the green spaces proposed are not suitable as a true area of public open space with little opportunity for kickabout or active play. However, I note the provisions of the Development Plan, whereby Medium C density housing allows a lower standard of public open space provision to be considered where larger private

gardens are provided. The subject proposal provides private amenity space in excess of the standard requirement of 40sqm, so I am satisfied the green space strategy for the site is appropriate in the existing context.

- 8.6.5. Given the scale and nature of the subject proposal, and the landscaping details submitted, I am satisfied there will be no adverse impacts on visual amenity or character of the area as a result of the subject proposal.

9.0 **AA Screening**

- 9.1.1. Having reviewed the details on file and having regard to the nature and scale of the proposed development, the location of the site within a village setting, the absence of strong ecological and/ or hydrological connections, and the physical separation distances to European Sites, I consider the potential of likely significant effects on European Sites arising from the proposed development, alone or in combination effects, can be reasonably excluded.
- 9.1.2. Please refer to the attached appendices for detailed Stage 1 Appropriate Assessment.

10.0 **Water Framework Directive**

- 10.1.1. 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 based on the mitigation measures, drainage arrangements and management of surface water as set out in the proposed development. Please see WFD Assessment attached at Appendix 3 of this report.

11.0 **Recommendation**

- 11.1. I recommend that permission be granted based on the following reasons and considerations.

12.0 Reasons and Considerations

12.1. Having regard to the nature and scale of the proposed development, the location of the subject site in relation to Kilworth village and the existing built up context of the area, and the policies and objectives of the Cork County Development Plan 2022-2028, it is considered that subject to compliance with the conditions set out below, the development would be acceptable in terms of access to services, design and visual impact, would provide an appropriate layout for the site and would provide an appropriate level of amenity for future residents. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars as amended on the 16th January 2026, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) Revised parking layout for unit No. 1.</p> <p>(b) An elevation drawing of the proposed site entrance and the pedestrian entrances which include detailing of piers, landscaping etc. The new splayed entrance and pedestrian entrance shall visually and structurally blend the new section of wall into the existing, following the same rhythm to reflect the character and form of the existing wall and match the design,</p>

	<p>construction and finish of the existing wall and shall be carried out by a suitably qualified stone mason.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interests of residential amenity.</p>
3.	<p>The recommendations set out in the Stage 1/2 Road Safety Audit submitted shall be carried out in full and costs associated at the sole expense of the applicant, or as otherwise agreed with the Planning Authority. In addition, a Stage 3 Road Safety Audit shall be submitted to the Planning Authority on completion of the development to ensure the development has been completed to the satisfaction of the Planning Authority.</p> <p>Reason: In the interest of road safety and orderly development.</p>
4.	<p>(a) Prior to the commencement of any house in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all houses permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.</p> <p>(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated, to the satisfaction of the planning authority, that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.</p> <p>(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory</p>

	<p>documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified residential units, in which case the planning authority shall confirm in writing to the developer or any person with an interest in the land, that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.</p> <p>Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good in accordance with the 'Regulation of Commercial Institutional Investment in Housing Guidelines for Planning Authorities', May 2021.</p>
5.	<p>Details of the materials, colours and textures of all the external finishes to the proposed development, including obscure glazing to first floor bathrooms, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
6.	<p>Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.</p> <p>Reason: In the interest of proper planning and sustainable development.</p>

7.	<p>The areas of public open space shown on the lodged plans shall be reserved for such use. These areas shall be contoured, soiled, seeded, and landscaped in accordance with the landscaping scheme submitted and agreed with the Planning Authority. This work shall be completed before any of the dwellings are made available for occupation unless otherwise agreed in writing with the planning authority and shall be maintained as public open space by the developer until taken in charge by the local authority.</p> <p>Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.</p>
8.	<p>A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each unit shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan.</p> <p>Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.</p>
9.	<p>Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
10.	<p>The developer shall enter into water supply and wastewater connection agreements with Uisce Eireann, prior to commencement of development. A Confirmation of Feasibility for connection to the Irish Water network shall be submitted to the planning authority prior to the commencement of development.</p> <p>Reason: In the interest of public health.</p>

11.	<p>Public lighting shall be provided in accordance with a final scheme to reflect the indicative details in the submitted Outdoor Lighting Report, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development/installation of lighting.</p> <p>Such lighting shall be provided prior to the making available for occupation of any residential unit and shall include lighting of proposed pedestrian link to the southeast of the site.</p> <p>Reason: In the interests of amenity and public safety.</p>
12.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.</p> <p>Reason: In the interests of visual and residential amenity.</p>
13.	<p>Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).</p> <p>Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.</p>
14.	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals in this regard shall</p>

	<p>be submitted to and agreed in writing with the planning authority prior to commencement of development.</p> <p>Reason: To ensure the satisfactory completion and maintenance of this development.</p>
15.	<p>The construction of the development shall be managed in accordance with a final Construction Environment Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of the intended construction practice for the proposed development, including measures for the protection of existing residential development, hours of working, traffic management during the construction phase, noise and dust management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
16.	<p>Construction and demolition waste shall be managed in accordance with a final construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.</p> <p>Reason: In the interest of sustainable waste management.</p>
17.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Saturdays inclusive, and not at all on Sundays and public holidays. Deviation from these times will only be</p>

	<p>allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
18.	<p>Prior to commencement of development, the developer or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.</p> <p>Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.</p>
19.	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.</p> <p>Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.</p>

20.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
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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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Matthew McRedmond
Senior Planning Inspector

2nd June 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-500917-CK-26
Proposed Development Summary	Permission for 12no. 2-storey, semi detached dwellings and all associated site works, including new site entrances.
Development Address	Coach Road, Kilworth, Co. Cork
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
(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)	

2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
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?	
<input 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. No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.	Schedule 5, Part 2, 10 (b) (i) Construction of more than 500 dwelling units Proposal is substantially less than the threshold

<p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	
<p>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)?</p>	
<p>Yes <input type="checkbox"/></p>	<p>Screening Determination required (Complete Form 3)</p>
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: _____

Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-500917-CK-26
Proposed Development Summary	Permission for 12no. semi detached 2-storey dwellings, new entrances and all associated site works.
Development Address	Coach Road, Kilworth, Co. Cork.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	<ul style="list-style-type: none"> - Proposed residential use is compatible with other uses in area, - Modest size and intensity of development - No significant use of natural resources or production of waste - No significant risk of pollution or nuisance - No significant risk of accidents / disasters to human health
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and	<ul style="list-style-type: none"> - Located within settlement boundary of Kilworth - Local ecology only on site - Existing stone wall retained and demolished sections reused within site

<p>approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<ul style="list-style-type: none"> - No water features at the site - No designated sites at this location
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the following:</p> <ul style="list-style-type: none"> - Nature and scale of the development, - Lack of significant environmental sensitivities on the site, - Absence of significant in combination effects, <p>there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of	EIA is not required.

significant effects on the environment.	
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Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)

Appendix 3: Standard AA Screening Determination

Test for likely significant effects

Screening for Appropriate Assessment Test for likely significant effects				
Step 1: Description of the project and local site characteristics				
Brief description of project	12no. semi detached residential dwellings and all associated site works			
Brief description of development site characteristics and potential impact mechanisms	Small domestic development on 0.6ha site. Site in undeveloped natural grass / pastoral state, existing natural boundaries, located c. 450m to European site, potential impact on ground water from effluent disposal and disposal of surface water, significant amount of native planting proposed. Blackwater River (Cork/Waterford) SAC (Site Code:002170), approx. 450m to east. The nearest part of Blackwater Callows SPA (Site Code 004094) is approx. 2.1km south			
Screening report	No.			
Natura Impact Statement	No.			
Relevant submissions	No submissions relevant to AA issues.			
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
Two European sites are identified as being located within a potential zone of influence of the proposed development as detailed in Table 1 below. I note that no further range of European Sites is necessary for consideration in relation to this proposed development.				
Table 1:				
European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
Blackwater River (Cork/Waterford) SAC (002170)	Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140]	450m east	Yes, proximity and potential construction impacts including dust and surface water run off. No direct hydrological connections.	Y

	<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 maritimae) [1330]</p> <p>Mediterranean salt meadows (Juncetalia maritimi) [1410]</p> <p>Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</p> <p>Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</p> <p>Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</p> <p>Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]</p> <p>Austropotamobius pallipes (White-</p>			
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	<p>clawed Crayfish) [1092]</p> <p>Petromyzon marinus (Sea Lamprey) [1095]</p> <p>Lampetra planeri (Brook Lamprey) [1096]</p> <p>Lampetra fluviatilis (River Lamprey) [1099]</p> <p>Alosa fallax fallax (Twaite Shad) [1103]</p> <p>Salmo salar (Salmon) [1106]</p> <p>Lutra lutra (Otter) [1355]</p> <p>Vandenboschia speciosa (Killarney Fern) [6985]</p> <p>Blackwater River (Cork/Waterford) SAC National Parks & Wildlife Service</p>			
<p>Blackwater Callows (Site Code 004094)</p> <p>SPA Code</p>	<p>Whooper Swan (Cygnus cygnus) [A038]</p> <p>Teal (Anas crecca) [A052]</p> <p>Black-tailed Godwit (Limosa limosa) [A156]</p> <p>Wigeon (Mareca penelope) [A855]</p> <p>Wetland and Waterbirds [A999]</p> <p>Blackwater Callows SPA National Parks & Wildlife Service</p>	<p>2.1km south</p>	<p>No. No hydrological or physical connection to SPA.</p>	<p>N</p>
<p>¹ Summary description / cross reference to NPWS website is acceptable at this stage in the report</p>				

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species
³if no connections: N

Given the proximity of the site to Blackwater River (Cork/Waterford) SAC, potential effects could occur due to surface water run off during construction and operation and foul water discharge during operation, will require management to avoid impacts on SAC.

Significant effects from other pathways have been ruled out i.e., habitat loss, spread of invasive species, impacts from noise and disturbance.

Potential impacts to Blackwater Callows SPA are ruled out due to separation distances and absence of connections to the SPA.

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

The proposed development will not result in any direct effects on the Blackwater Callows SPA or Blackwater River (Cork/Waterford) SAC. However, due to the application of the precautionary principle, impacts generated by the construction and operation of the proposed development require consideration to the SAC, due to proximity.

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*	
	Impacts	Effects
<p>Site 1: Blackwater River (Cork/Waterford) SAC (Site Code: 002170) QI list: As above</p>	<p>Direct: No direct impacts within the SAC.</p> <p>Indirect: Localised, temporary, low magnitude impacts from noise, dust and construction related emissions.</p> <p>Localized, low magnitude impacts on water quality (pollution and sedimentation) from surface water disposal from development and from on site effluent disposal.</p> <p>Removal of vegetation on site.</p>	<p>Having regard to</p> <ul style="list-style-type: none"> - the domestic nature and small scale of development proposed, - lack of direct connections or pathways, - the distance to receiving features, - normal best construction practices, - disposal of uncontaminated storm water to ground, - disposal of effluent on site to existing public network with capacity, <p>it is highly unlikely that the proposed development could generate impacts of a magnitude</p>

		<p>that could affect habitat quality or QI species of the SAC.</p> <p>No significant disturbance to birds that may occasionally use the existing vegetation on the site.</p> <p>Low risk to SAC related to any minor construction related emissions.</p> <p>Low risk of surface or ground water borne pollutants or sediments reaching the SAC.</p> <p>Conservation objectives would not be undermined.</p>
	<p>Likelihood of significant effects from proposed development (alone): N</p>	
	<p>If No, is there likelihood of significant effects occurring in combination with other plans or projects? The proposed development will not result in any effects that could contribute to an additive effect with other developments in the area.</p>	
<p>Step 4 Conclude if the proposed development could result in likely significant effects on a European site</p>		
<p>The construction or operation of the proposed development will not result in impacts that could affect the conservation objectives of the Blackwater river (Cork/Waterford) SAC. Due to distance and lack of meaningful ecological connections there will be no changes in ecological functions due to any construction related emissions or disturbance. There will be no direct or ex-situ effects from disturbance on mobile species during construction or operation of the proposed development. No mitigation measures beyond normal standard construction mitigation and drainage works are required to come to these conclusions.</p>		
<p>Screening Determination</p> <p>Finding of no likely significant effects</p> <p>Having carried out Screening for Appropriate Assessment of the project in accordance with Section 177U of the Planning and Development Act 2000 (as amended), I conclude that that the project individually or in combination with other plans or projects would not be likely to give rise to significant effects on European Sites within the surrounding area namely, Blackwater River (Cork/Waterford) SAC, Blackwater Callows SPA or any other European site, in view of the sites Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.</p>		

This determination is based on:

- The relatively minor scale of the development and lack of impact mechanisms that could significantly affect a European Site
- Distance from and weak indirect connections to the European sites
- No ex-situ impacts

Appendix 4 – WFD Assessment

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Comisiúin Pleanála ref. no.	PL-500917-CK-26	Townland, address	Coach Road, Kilworth, Co. Cork
Description of project		Permission for 12no. residential units, new entrances and all associated site works	
Brief site description, relevant to WFD Screening,		Site is undeveloped pastoral land in a village setting No water features on the site or adjacent to the site. Site not located within a flood zone area. Site rises from west to east. Site is c. 150m to Douglas River and is within the WFD Catchment of Blackwater (Munster). There is a water monitoring station located at Glansheskin Bridge, 740m northeast of the site.	
Proposed surface water details		Surface water to on site soakaways	
Proposed water supply source & available capacity		Uisce Eireann mains water connection	
Proposed wastewater treatment system & available capacity, other issues		Connection to public system	
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection			

Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface runoff, drainage, groundwater)	
River	C150m east	DOUGLAS (ARAGLIN)_010 Code: IE_SW_18D030500	Good	Not at risk	None Identified	Potential surface water runoff	
Groundwater	Underlying site	Mitchelstown Code: IE_SW_G_082	Good	At risk	Agriculture and Anthropogenic	Surface water drainage to ground	
Step 3: 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.							
CONSTRUCTION PHASE							
No.	Component	Waterbody receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
	Surface	DOUGLAS (ARAGLIN)_010 Code: IE_SW_18D030500	Surface run off	pollution and sedimentation	standard best practice construction	No	Screened out
	Ground	Mitchelstown Code: IE_SW_G_082	underground	Pollution, ground filtration	standard best practice construction	No	Screened out
OPERATIONAL PHASE							

3.	Surface	DOUGLAS (ARAGLIN)_010 Code: IE_SW_18D030500	Surface run off	pollution and sedimentation	Onsite drainage and soakaways	No	Screened out
4.	Ground	Mitchelstown Code: IE_SW_G_082	underground	pollution and ground filtration	On site drainage to BRE standards	No	Screened out
DECOMMISSIONING PHASE							
5.	NA						