



An  
Coimisiún  
Pleanála

## Inspector's Report

### PL-501307-WC-26

|                                     |                                                                                                                                                                           |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development</b>                  | Demolition of 2 existing buildings.<br>Construction of cable landing station,<br>ESB substation, switch room and<br>external plant together with associated<br>site works |
| <b>Location</b>                     | Tullyneasky West, Clonakilty, Co.<br>Cork                                                                                                                                 |
| <b>Planning Authority</b>           | West Cork County Council                                                                                                                                                  |
| <b>Planning Authority Reg. Ref.</b> | 256774                                                                                                                                                                    |
| <b>Applicant(s)</b>                 | Amazon MCS Ireland Ltd                                                                                                                                                    |
| <b>Type of Application</b>          | Permission                                                                                                                                                                |
| <b>Planning Authority Decision</b>  | Grant Permission + Conditions                                                                                                                                             |
| <b>Type of Appeal</b>               | Third Party Normal Planning Appeal                                                                                                                                        |
| <b>Appellant(s)</b>                 | Eileen Lynch & Owen McCarthy                                                                                                                                              |
| <b>Observer(s)</b>                  | Transport Infrastructure Ireland (TII)                                                                                                                                    |
| <b>Date of Site Inspection</b>      | 16 <sup>th</sup> July 2026                                                                                                                                                |
| <b>Inspector</b>                    | Irené McCormack                                                                                                                                                           |

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## **1.0 Site Location and Description**

- 1.1. The appeal site is located in the townland of Tullyneasky West, Clonakilty, Co. Cork, c. 5.1km southwest of Clonakilty and c. 4.9km northeast of Rosscarbery. The site is accessed from the L4003, off the N71 National Road which connects with Rosscarbery to the south and Clonakilty to the north-east.
- 1.2. The site is located in a rural area and has a stated site area of 0.496ha. Lisavaird Co-op is located c.200m north of the site, the closest residential property is located c. 85m south of the site. The remaining surrounding lands primarily comprise of agricultural fields.
- 1.3. There are 2 no. existing commercial units on site, formerly used by Wychbro Coppersmiths as a metal workshop for copper and aluminium forming.

## **2.0 Proposed Development**

- 2.1. The proposed development comprises:
  - Demolition of the two existing buildings on site.
  - Construction of a new cable landing station building.
  - An ESB substation, condensers, generators, fencing, gates, and all associated site development works.
- 2.2. The application has been accompanied by a Planning Report, an Engineering Report, an Outline Construction Environmental Management Plan (CEMP) and a Landscaping Plan Report.
- 2.3. The buildings to be demolished have a stated floor area of 410.80sqm. The proposed works have a stated floor area of 417.65sqm. Access to the site will be via the existing entrance and gate to the west. A second gate is proposed, separating the ESB substation and switch room from the proposed CLS building. There are 2 no. car parking spaces proposed.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

By Order dated 15<sup>th</sup> April 2026, Cork County Council issued notification of a decision to GRANT permission for the proposed development subject to 18 no. conditions.

### 3.1.1. Conditions

Condition no's 10, 11 and 12 relates to lighting requirements.

Condition no. 14 states -All site cables shall be laid underground. All cable routes and reinstatement details on the public road network shall be agreed with the Planning Authority prior to commencement of works. Reason: In the interest of orderly development.

Condition no. 18 states - The applicant shall inspect the hydrocarbon interceptors monthly and shall maintain on the site, at their own expense, a register for each year, which shall include details of the monthly inspections and maintenance of the interceptor. The register shall be made available for inspection by the Planning Authority at all reasonable times of operation. Reason: To prevent water pollution.

## 3.2. Planning Authority Reports

### 3.2.1. Planning Reports

- The initial Area Planner's Report and Senior Executive Planner's report raised no concerns as regards the principle of the development on the site having regard to the established commercial development. Similarly, no Appropriate Assessment issues were raised, the project is confined to a small area which does not provide suitable habitat to support mobile qualifying/special conservation interest species of European Sites in the wider surrounding area. As such no mobile species pathway will arise to connect the project to any European Sites in the wider surrounding area. A landscape plan accompanied the application and there will be a biodiversity net gain on the site. Further information was requested to address matters relating to employees and traffic movements, clarification as regards generators and lighting details.
- A response to RFI was received on 19<sup>th</sup> February 2026 and having regard to the development plan objectives for the area and the pattern of development in this rural area, it was considered that subject to compliance with conditions attached the proposed development would not seriously injure the amenities of the area and would not be prejudicial to public health and, therefore, would be in accordance with the proper planning and sustainable development of the area considered satisfactory.

### 3.2.2. Other Technical Reports

Environment (08/04/2026) - No objection.

The lighting Officer (27/03/2026) -Report notes that the majority of the FI provided by the applicant for this development is satisfactory. • They will however be required to review the Horizontal Illuminance (lux) results for Grid Generator Yard and Perimeter Paving as they are excessive when compared to the 20lux and 5lux outline in the design criteria of the report by the applicant. • The applicant has not allowed for a conflict zone at the entrance of this proposed development.

Ecology Section (03/02/2026) – Accompanying Appropriate Assessment Screening Report, Construction Environmental Management Plan and Landscape Report noted. The Ecology Section has also expressed satisfaction that provided the measures outlined in the construction documents are deployed, there will not be any significant impacts to soil, water or biodiversity during the operational phase. Similarly, the Ecology Section is satisfied that there is sufficient distance from the site to habitat areas c. 150 m from the site and that there will not be any significant impacts to habitats on site or in the immediate vicinity arising from the proposed development. Provided the measures outlined in the landscape plan and landscaping document are implemented, there will not be any significant impacts to habitats or biodiversity and there will be biodiversity net gain on site. Furthermore, the Ecology Section outlines that the project is confined to a small area and that Stage II Appropriate Assessment is not required. There are no ecological objections to the proposed development, subject to compliance with conditions.

Area Engineer (16/2/2026)–The Area Engineer notes the contents of the submission received from Transport Infrastructure Ireland (TII) and considers that to enable the further assessment of this application, further information is required in relation to the number of employees on site and likely traffic movements, regarding whether the applicants have taken potential junction improvements on board for the L-4033 / N71 junction, regarding the generators on site and regarding lighting.

Archaeology (11/02/2026) – No objection

### 3.3. Prescribed Bodies

Transport Infrastructure Ireland TII (27/01/2026) - Transport Infrastructure Ireland (TII) considers there is insufficient information to demonstrate that the proposed development will not have determinantal impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site. TII raise concerns that the proposal is at variance with National Policy. Reference made to Department of Transport Circular RW 07 of 2025 and the 'Interim Guidance to Road Authorities (placement of Medium or High Voltage electricity assets)'.

### 3.4. Third Party Observations

One no. third party observation noted from Eileen Lynch and Owen Mc Carthy. In brief, the following concerns raised:

- Impact on residential amenity.
- Safety and environmental concerns.
- Impact on the potential use of the adjoining lands.
- Impact on the property value of our home.

## 4.0 Planning History

### Site

CCC 21/534 - Permission for retention of (a) existing storage building as constructed (b) site boundaries (c) additional hardstand area around existing storage building, and permission is also sought for (d) the construction of an additional storage building (e) attached canopy between existing and proposed building (f) all associated site works.

CCC 16/692 - Permission for (a) Construction of a storage building and associated parking area, (b) Installation of a wastewater treatment system, (c) Alterations to existing vehicular entrance and all associated site works.

## 5.0 Policy Context

### 5.1 Development Plan

#### **Cork County Development Plan 2022-2028**

- The site is within the West Cork Strategic Planning Area and is not within a High Value Landscape or located on a scenic route.

- The area is designated as a “Tourism and Rural Diversification Area” in the Cork County Development Plan 2022. The Landscape Character is defined as Rolling Patchwork Farmland in the current CDP.
- The site is located alongside but not within a flood risk area as mapped on the draft PFRA maps CDP 2022.
- No specific scenic or heritage designations apply.

The following policies/objectives are relevant:

The CDP (section 5.2.8 *Our Rural Future* among other sections) acknowledges the role of digital, information and communications technology on how our society and economy functions and states that that access to high quality digital and mobile telecommunications infrastructure is critical to the social and economic wellbeing of communities and can support the revitalisation of towns, villages and rural areas.

Objective EC: 8-5 Connectivity a) Prioritise infrastructure delivery across the County to enhance connectivity (multi-modal transport and digital) with the wider southern region as supported in Chapter 12 Transport and Mobility and Chapter 13 Energy and Telecommunications.

Objective EE 9-1: Business Development in Rural Areas - *The development of appropriate new businesses in rural areas will normally be encouraged where:*

- *The scale and nature of the proposed new business are appropriate to the rural area and are in areas of low environmental sensitivity.*
- *The development will enhance the strength and diversity of the local rural economy,*
- *The proposal will not adversely affect the character and appearance of the landscape,*
- *The existing or planned local road network and other essential infrastructure can accommodate extra demand generated by the proposal,*
- *The proposal has a mobility plan for employees home to work transportation,*
- *Where possible the proposal involves the reuse of redundant or underused buildings that are of value to the rural scene;*
- *The provision of adequate water services infrastructure; and*

- *Provision of a safe access to the public road network (See Objective TM31:National Road Network (c)and (d).*

Section 13.18 *Communications and Digital Connectivity* acknowledges that modern, efficient communications systems and robust digital connectivity are vital to the region's economic growth and therefore supports the development of new Smart Region and Smart Technology initiatives in both urban and rural areas. Improved digital connectivity and the rollout of smart technologies can enhance quality of life by expanding options in areas such as services, education, employment, entertainment, communication, and mobility.

While the importance of telecommunications infrastructure is recognised, it is equally important to protect both urban and rural landscapes from significant adverse impacts and the CDP notes that visual impacts should be kept to a minimum.

## **5.2 National/Regional Plans/Policies**

### The National Planning Framework (NPF) (2025)

The NPF acknowledges that telecommunications networks play a crucial role in enabling social and economic activity and recognises that further action to strengthen communications links in an island and border context will support the NPF.

In particular the NPF supports further enhancement of links between the North American continent and Ireland and Europe and direct access to international data systems.

National Policy Objective 62 supports the development of telecommunications across Ireland with to aim to: “.. *develop a stable, innovative and secure digital communications and services infrastructure on an all-island basis.*”

### Regional Spatial and Economic Strategy for the Southern Region

The strategy acknowledges the need to develop and improve our digital and telecommunications network.

- RPO 134 supports the investment in broadband, fibre technologies, and wireless networks.
- RPO 135 seeks to optimise high quality high-capacity international digital transmissions connections between the Southern Region, the US, the UK, and

Europe through support for improved regional digital and internet exchange facilities.

- RPO 135 supports projects such as the Hibernia Express subsea cable, which is now known as the Eva Express and lands at Garretstown, Co. Cork and extends to the Cork Internet Exchange.
- RPO 135 supports investment in the sustainable delivery of digital infrastructure and dark fibre infrastructure.

#### **5.4 Natural Heritage Designations**

No European Sites occur at or in the vicinity of the project. The nearest European Site to the project is the Kilkeran Lake & Castlefreake Dune SAC (001061) approximately 3.2km and Galley Head to Deneen Point SPA (004190) approximately 3.3km to the southwest of the nearest point of the project.

#### **6.0 EIA Screening**

The proposed development has been subject to preliminary examination for environmental impact assessment, please refer to Appendix 1: Form 1 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**

One no. third party appeal was received from Ellen Lynch and Owen McCarthy. The following concerns were raised:

##### *Residential Amenity*

- Concern is raised above the proximity of fuel storage tanks, backup generators and ESB substation in terms of noise, safety, visual intrusion and general amenity.

##### *Safety and Environmental Concerns*

- Specific concern raised regarding locating fuel tanks and electricity infrastructure in proximity to a residential dwelling and adjoining lands including risk associated with fuel storage, emissions and maintenance.

#### *Light Pollution and Visual*

- Concerns about light spill and visual intrusion and that this would diminish residential amenity and negatively impact the rural character of the area.

#### *Other Matters*

- Impact on the potential use of the adjoining lands.
- Impact on the property value of the appellants home.

## **7.2. Applicants Response to Grounds of Appeal**

The response to the ground of appeal can be summarised as follows:

#### Visual Impact

- The previous use of the site as a metal workshop noted and that the development represents a continuation of the use on the lands. It is noted that the PA accepted that the development would have no more impact than the existing structures. The development is therefore consistent with Objective EE 9-1 of the CCDP. It is further noted that the PA noted that no development contributions apply as the 'existing classification of use on the site is greater than the proposed'

#### Noise

- It is set out that the proposed generators are back up units only intended for operation during outages on the national grid. Routine operations of the generators will be limited to short test periods of approx. 30 minutes on a monthly basis during normal working hours. Noise emissions from the generators will be mitigated through the use of sound attenuated enclosures designed to ensure noise levels at 1m from the generators do not exceed 70db.
- The Noise Impact Assessment submitted in response to RFI concluded that the noise impact at the appellants property is 30 dB(A) from standard operations and 41 dB(A) from the proposed emergency generator. These noise values are compliant with daytime, evening time and nighttime criteria.
- The development generates low levels of activity.

### Safety

- It is set out that the closest dwellings is c. 82m to the south of the Cable Landing Station and the appellants property is c. 125m to the north.
- The fuel tanks are for back-up purposes as designed in line with S.I. No. 631/2019 -Dangerous Substances (Flammable Liquids and Fuels Distribution and Commercial Supply Stores) Regulations 2019. The tanks are to the rear of the building c. 145m from the appellants property.
- Site security will be enhanced to include CCTV.
- The development will represent a minor increase in traffic only and it is noted that the public road already accommodates substantial traffic including trucks accessing Lisavaird Co-Op.
- The previous use generated higher levels of daily staff movements and deliveries and this aligns with Objective EE 9-1 of the CCDP.
- The PA recommendation includes conditions that ensure the development will be carried out in accordance with best practice to minimise the impact on the environment.

### Light Pollution

- It is set out that the operational characteristic of the development limit the potential for light pollution.
- Noting condition no. 12 of the PA recommendation which includes lighting at the entrance it is set out that this is not required by the applicant and can be removed if the Commission deem appropriate.

### Potential for Future Development

- It is set out that the future development of the appellants lands will be subject to a separate planning application and would be subject to their children fulfilling housing need requirements.
- The potential impact on property value is not a planning matter.

## **7.3.Planning Authority Response**

None

## 8.0 Assessment

8.1.1. Having inspected the site and examined the application details and all other documentation on file, including all of the submission received in relation to the appeal, and having regard to relevant local/national policies and guidance, I consider that the main issues in this appeal can be addressed as follows:

- Principle of Development
- Residential Amenity
- Other Matters

### 8.2. Principle of Development

8.2.1. The documentation of file sets out that the proposed cable landing station forms part of a larger telecommunications project being completed by Amazon Web Services (AWS) which is subject to several different stages and consent processes. The larger project includes proposals for a new subsea fibre optic cable, which is proposed to land in Ireland at Owenahincha, c. 5.10km south of the site. The proposed building will provide a Cable Landing Station (CLS) which will function as the point at which the submarine cable connects into the land based cable network.

8.2.2. The subsea cable and the landing at Owenahincha are subject to a Maritime Area Consent (MAC), under the Maritime Area Planning Act 2021. The cable will then be brought from Owenahincha to the proposed Cable Landing Station which will allow the submarine cable to connect into the land based cable network. The first party states that the cable route from Owenahincha to the Cable Landing Station are considered exempted development under Class 31 of the Planning and Development Regulations 2001 (as amended). This is independent of the current application.

8.2.3. As regards the current application the CDP (section 5.2.8 *Our Rural Future*, Section 13.18 *Communications and Digital Connectivity* among other sections) acknowledges the role of digital, information and communications technology and that access to high quality digital and mobile telecommunications infrastructure is critical to the social and economic wellbeing of communities and that modern, efficient communications systems and robust digital connectivity are vital to the region's economic growth and therefore supports the development of new Smart Region and Smart Technology initiatives in both urban and rural areas. This is supported by Objective EC: 8-5

Connectivity a) which seeks to ‘prioritise infrastructure delivery across the County to enhance connectivity (multi-modal transport and digital) with the wider southern region ...’. Therefore, there is policy support within the CDP for the delivery of telecommunications infrastructure including in rural areas such as this and which will support wider communication systems.

- 8.2.4. The existing buildings on site were previously used as a metal workshop and are not of sufficient size or quality to serve as the cable landing station. It is proposed to demolish the existing buildings and construct a new building that will cater for the equipment required for the cable landing station. A Construction and Environmental Management Plan (CEMP) accompanied the application. All demolition material not required for reuse on site will be separated and removed off site by appropriate permitted contractors. This is an acceptable approach, in my opinion.
- 8.2.5. There is an existing water supply to the site from the Uisce Éireann main on the L-4003 local road to the west. There is an existing on-site wastewater treatment system on the site. It is proposed to discharge storm water to ground via soakaways and swales. The main SuDS measure proposed is a green swale proposed at the western side of the site. This swale will allow storm water to discharge to the ground. The site is just outside flood zones A and B with the site sloping upwards away from the flood zone. Therefore, the site is not considered to be at risk of flooding. I note the PA raised no concerns in this regard.

### Conclusion

- 8.2.6. I am satisfied that the principle of the development is acceptable and in accordance with the provision of the CCDP 2022-2028 to support the provision of telecommunications infrastructure. The proposed development is a landing station for a wider communication project and is therefore consistent with both the National Planning Framework (NPF) (2025) Regional Spatial and Economic Strategy for the Southern Region which acknowledge that telecommunications networks play a crucial role in enabling social and economic activity and recognises that further action to strengthen communications links in an Island and border context, in particular, National Policy Objective 62 supports the development of telecommunications across Ireland with to aim to: “.. *develop a stable, innovative and secure digital communications and services infrastructure on an all-island basis.*”

### 8.3. Residential Amenity

- 8.3.1. The third party raised a particular concern as regards the impact of the proposed development on their residential amenity having particular regard to the proximity of fuel storage tanks, backup generators and ESB substation in terms of noise, safety, visual intrusion and general amenity.

#### *Visual Amenity*

- 8.3.2. In terms of visual amenity impacts, the first party argue that the proposed new CLS building will be roughly the same as the combined space of the two existing buildings on the site. The first party argue that the PA accepted that the development would have no more impact than the existing structures. In this regard that Commission will note that the buildings to be demolished have a stated floor area of 410.80sqm. The proposed works have a stated floor area of 417.65sqm.
- 8.3.3. I draw the Commission's attention to Objective EE 9-1: *Business Development in Rural Areas* of the CDP which establishes the importance of protecting both urban and rural landscapes from significant adverse impacts and notes that visual impacts should be kept to a minimum. The Commission will note that the subject site was previously used as a commercial premises (Wychbro Coppersmiths) and in addition to the floor area proposed, the ridge height of the proposed new building on site at c. 5.520m is generally consistent with the height of the structures to be demolished on the site. Therefore, I would agree with the PA and the first party that the resultant visual impact is similar.
- 8.3.4. In addition, the proposed development also includes the addition of ancillary infrastructure in and around the main building structure including 8 no. condensers, 2 no. generators, fuel storage tanks and substation. The application has been accompanied by a comprehensive landscaping scheme to include enhanced and supplemented site boundary screening, a new mound along the roadside frontage with hedgerow planting and selective pocket planting along the entrance road to further screen the development. While I note the site rises away from the public road, I am satisfied that the proposed screening is acceptable and the site further benefits from the excavation works carried out on the site as part of the previous development. Overall, I am satisfied that the visual impact is acceptable and would not be out of character in the area owing to the previous use and the location of a number of

commercial enterprises to the northwest of the site including Lisavaird Coop. Costcutter and services station.

#### *Noise*

- 8.3.5. The third party have raised concerns about noise emanating from the proposed development. A Noise Impact Assessment report has been submitted with the application. The report assesses the baseline noise environment and the expected noise impacts from the proposed development. It concludes that the noise impact from the proposed development during normal operation will comply with standard daytime, evening and night-time noise criteria by a comfortable margin.
- 8.3.6. The Commission will note that the proposed generators are for back up purposes in the case of outages in the national grid. The generators will be tested monthly for c. 30 minutes, during normal working hours, to ensure they are operating correctly. The generators will be located to the rear of the building within sound attenuated enclosures designed to ensure noise levels at 1m from the generators do not exceed 70db.
- 8.3.7. Of relevance, the Commission will note that the Noise Impact Assessment submitted in response to RFI concluded that the noise impact at the appellants property is 30 dB(A) from standard operations and 41 dB(A) from the proposed emergency generator. These noise values are compliant with daytime, evening time and nighttime criteria and therefore acceptable, in my opinion.

#### *Operational Concerns*

- 8.3.8. In response to the RFI issued by CCC the first party indicate that the site will be unmanned. It is expected one or two employees or subcontractors will visit the site on a scheduled basis, expected to be 1-2 times per week to carry out proactive maintenance during normal working hours. Specialist telecom field engineers will be available reactively to attend site as needed on a 24/7/365 basis to respond to faults in which case the attendance may be out of regular working hours. As the cable landing station site will not be occupied on a full-time basis, traffic generated by the site will be low and have no adverse effect on the local or national road network in the immediate and surrounding areas. Any deliveries to the site are expected to be minimal and would be scheduled for working hours during the working week.

- 8.3.9. The development is likely to generate less activity than the previous use and will represent a minor increase in traffic only and it is noted that the public road already accommodates substantial traffic including trucks accessing Lisavaird Co-Op. The operational activities will have less of an impact than the previously established use and therefore acceptable from a residential amenity perspective, in my opinion.

#### *Safety & Environmental*

- 8.3.10. Particular concerns were raised with respect to safety and potential hazards generated by the development including risk of fire. In response to the appeal the first party states that the closest dwellings is c. 82m to the south of the Cable Landing Station and the appellants property is c. 125m to the north. The Commission will note the adjoining properties are buffered from the development by intervening fields. The Commission will also note that with respect the environmental impacts, the Cable Landing Station will generate minimal operational air emissions.
- 8.3.11. As regards proposed fuel tanks, the proposed fuel tanks are for back-up purposes only and designed in line with S.I. No. 631/2019 -Dangerous Substances (Flammable Liquids and Fuels Distribution and Commercial Supply Stores) Regulations 2019. The fuel storage tank will be bunded with a sump and pump to pump out rainwater to an adjacent gully. All drainage will go through a Class 1 Bypass Separator with an oil alarm before discharge to ground. The tanks are to the rear of the building c. 145m from the appellants property. Having regard to the separation distance from adjoining properties and subject to the design in compliance with required regulations, I am satisfied that the risk of fire and environmental risk have been appropriately mitigated.
- 8.3.12. In addition to the above, I refer the Commission also to section 8.0. 9.0 and Appendix 1, 2 and 3 of this report. The previous use of the site was for commercial development and as detailed above and in section 8.2 the proposed development is a less intensive use. The PA recommendation includes conditions that requires the development will be carried out in accordance with best practice to minimise the impact on the environment. In the event the Commission is minded to grant planning permission, I recommend similar conditions be attached to any grant of permission.
- 8.3.13. The Commission will note that the site will be provided with site security including CCTV.

#### *Light Pollution*

8.3.14. The potential for light spillage is a concern raised by the third party. The first party argue that the operational characteristic of the development limit the potential for light pollution. Lighting will be off during normal operation, as the site is largely unmanned. Lighting will be activated when staff are on site or when automatically triggered by movement detection for security purposes during hours of darkness.

8.3.15. The application was accompanied by a Site Lighting Report, lighting layout and Luminaire Schedule. The report notes that the external lighting design is intended to ensure safe vehicle and pedestrian movement, operational functionality, security support, and compliance with applicable lighting standards, while minimising obtrusive light. To minimise light pollution and ensure compliance with ILP Guidance, BS EN 12193:2018, and the Cork County Council Public Lighting Manual, pole-top luminaires that are close to site boundaries will be fitted with backplates (or equivalent shielding) to prevent backward light spill onto adjacent properties and sensitive boundaries. Three primary overspill control zones have been identified:

- North Overspill Boundary
- East Overspill Boundary
- South Overspill Boundary

The report concludes that lighting levels within the site meet functional requirements while ensuring that spill light beyond the site boundary remains within the allowable limits defined by the applicable standards. I note the CCC lighting Report sets out no objection to grant of permission on public lighting grounds subject to condition(s) being attached including that the 'applicant revise the Horizontal Illuminance (lux) results for Grid Generator Yard and Perimeter Paving as they are excessive when compared against the Horizontal Illuminance (lux) outlined by the applicant in the Design Criteria of 20lux and 5lux. Before development commences, the applicant shall submit a revised Lighting Reality Design Report showing lux contour levels for the designed minimum lux level, 1.5, 3, 5, 10, 15, 20....lux, as appropriate..' I agree with the PA as regards the provision of minimum lux level. This will reduce potential for light spillage. I am satisfied that this can be addressed by way of condition should the Commission be minded to grant planning permission.

8.3.16. The CCC lighting report also recommended a condition to provide lighting at the entrance. The first party state that this is not required by them and can be removed if

the Commission deem appropriate. Having regard to the concerns of the third party and the absence of any requirement for lighting at the entrance, in the event the Commission is minded to grant planning permission, I do not consider it necessary to attach this condition at this rural location.

### Conclusion

- 8.3.17. The appeal site relates to the provision of a telecommunications landing station on the site of a discussed commercial development (Wychbro Coppersmiths), the design and scale of the developed is generally reflective of the existing buildings in terms scale and finish and the development will include additional landscape screening to assist in reducing the visual impact of the development and enhancing biodiversity. The nature and extent of the development will generate less traffic movements and fire risk, environmental management, noise and lighting impacts have been mitigated as part of the design. I am satisfied that the proposed development is acceptable and any impacts on residential amenity have been appropriately mitigated.

### 8.4. Other Matters

#### *Potential for Future Development*

- 8.4.1. Regarding the concerns raised about the future development potential of the third party's lands. I agree with the first party that any future development of adjacent lands will be subject to a separate planning application and subject to compliance with relevant policies and standards and will be determined independent of the current application and own its own merits.

#### *Property Value*

- 8.4.2. The development is similar in design and scale to the already permitted development on the site and will be enhanced by additional landscaping screening. I am satisfied that the development will not impact negatively on property value in the vicinity of the site.

## 9.0 AA Screening

- 9.1. While the Commission will note an Appropriate Assessment Screening Report accompanied the application. This AA relates to the proposed Amazon Cable project from Lisavaird to Owenahinch. The project will comprise the installation of ducts and

the installation of fibre optic cable. The combined length of the ducting is approximately 5.10km. This AA is not specific to this appeal development.

- 9.2. I refer the Commission to Appendix 2 of this report. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.3. The closest Natura 2000 sites are the Kilkeran Lake & Castlefreake Dune SAC (001061) approximately 3.2km and Galley Head to Deneen Point SPA (004190) approximately 3.3km to the southwest. Clonakilty Bay SAC (000091) and SPA (004081) are located c. 5.5km to the east of the site. The proposed development comprises the demolition of 2 existing buildings. Construction of cable landing station, ESB substation, switch room and external plant together with associated site works. Refer to Section 2 of this report for further details.
- 9.4. No nature conservation concerns were raised in the planning application/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.
- 9.5. The reason for this conclusion is as follows insert as relevant:
- Nature of works e.g. small scale and residential nature of the development
  - Location-distance from nearest European site and lack of connections

I conclude, on the basis of objective information, that the 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.

## **10.0 Water Framework Directive**

- 10.1. I refer the Commission to Appendix 3 of this report.
- 10.2. An assessment of the proposed development has been carried out in accordance with Article 4 of the Water Framework Directive and relevant EPA guidance, including best practice in sustainable drainage design.

- 10.3. The development incorporates appropriate surface water management measures, including Sustainable Drainage Systems (SuDS), designed to replicate greenfield runoff rates and provide treatment of surface water prior to discharge. These measures ensure that there will be no increase in pollutant loading, no alteration of the receiving waterbody's hydrological regime, and no risk of deterioration in water quality or ecological status. Any residual risks identified during the assessment are capable of being addressed through standard mitigation measures and best practice construction management, [including the implementation of an appropriate Construction Environmental Management Plan (CEMP)].
- 10.4. The proposed development will not impact on the achievement of environmental objectives for any water body and is therefore considered compliant with the requirements of Article 4.

## **11.0 Recommendation**

I recommend that planning permission is granted for the proposed development in accordance with the following reasons and considerations.

## **12.0 Reasons and Considerations**

Having regard to the provisions of the Cork County Development Plan 2022-2028, to the nature and scale of the proposed development and to the pattern of existing development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would not result in a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

## **13.0 Conditions**

1. The development shall be carried out 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 19<sup>th</sup> March 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.

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

2. (a) The construction of the development shall be managed in accordance with a Construction 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 intended construction practice for the development.  
(b) Construction activities shall be carried out in accordance with good practice as set out in CIRIA Guidelines Control of Water Pollution from Construction Sites (C532) – Guide to Good Practice.

**Reason:** In the interest of environmental protection, residential amenities, public health and safety, and environmental protection.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

4. Drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the Planning Authority for such works and services including the following:
  - (a) All site surface water shall primarily be disposed of within the site by means outlined in application. Surface water drainage contaminated with hydrocarbons (including storm water from bunded areas and car park areas) shall be discharged via a silt trap and a hydrocarbon interceptor before being discharged to surface water system. An inspection chamber with sump to be provided between hydrocarbon interceptor and the discharge area. The sump shall be of a minimum size of 500mm square and 400mm deep and shall be of watertight construction. The interceptor and sump shall be installed and operated to the satisfaction of the Planning Authority.

**Reason:** In the interest of public health and surface water management.

5. The developer shall inspect the hydrocarbon interceptors monthly and shall maintain on the site, at their own expense, a register for each year, which shall include details of the monthly inspections and maintenance of the interceptor. The register shall be made available for inspection by the Planning Authority at all reasonable times of operation.

**Reason:** To prevent water pollution.

6. (a) 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.  
  
(b) Any end-of-life equipment shall not be allowed to accumulate on site and any end-of-life equipment waste arising on the site shall be recycled at an approved recycling facility.

**Reason:** In the interest of proper planning and sustainable development.

7. Landscaping of this site shall be carried out in accordance with the site layout and landscaping plans received by the Planning Authority 12/12/2025. All landscape planting shall be completed within 6 months of first use of the Cable Landing Station building permitted herein. Any trees that die or are removed within three years of planting shall be replaced in the first planting season thereafter.

**Reason:** To ensure the satisfactory landscaping of the site in accordance with proper planning and sustainable development.

8. (a) The developer shall revise the Horizontal Illuminance (lux) results for Grid Generator Yard and Perimeter Paving as they are excessive when compared against the Horizontal Illuminance (lux) outlined by the developer in the Design Criteria of 20lux and 5lux. Before development commences, the developer shall submit a revised Lighting Reality Design Report for the written agreement of the Planning Authority showing lux contour levels for the designed minimum lux level, 1.5, 3, 5, 10, 15, 20....lux, as appropriate. Public Lighting in this development shall be designed and constructed in accordance with Cork County Council's Public Lighting Manual and Product Specification 2025.
- (b) The following conditions as contained in Appendix H, Figure 4, of the Cork County Council Public Lighting Manual and Product Specification 2025 shall apply to this development: - A1, A27, A28.

**Reason:** In the interest of consistency of design and compatibility for future maintenance and in the interests of proper design and orderly development.

9. All site cables shall be laid underground. All cable routes and reinstatement details on the public road network shall be agreed with the Planning Authority prior to commencement of works.

**Reason:** In the interest of orderly development.

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

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Irené McCormack

Senior Planning Inspector

4<sup>th</sup> August 2026

## Appendix 1: Form 1 EIA Pre-Screening

|                                                                                                                                                                                                                                                                       |                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b>                                                                                                                                                                                                                                                 | PL-501307-WC-26                                                                                                                                               |
| <b>Proposed Development Summary</b>                                                                                                                                                                                                                                   | Demolition of 2 existing buildings. Construction of cable landing station, ESB substation, switch room and external plant together with associated site works |
| <b>Development Address</b>                                                                                                                                                                                                                                            | Tullyneasky West, Clonakilty, 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>                                                                                                                                                            | <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:<br>- The execution of construction works or of other installations or schemes,<br>- Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources) |                                                                                                                                                               |
| <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.<br><b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>                                                                                                           | <i>Not of a Class</i>                                                                                                                                         |
| <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.<br><b>No Screening required.</b>                                  |  |
| <input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.<br><b>EIA is Mandatory. No Screening Required</b>                                                                                                                       |  |
| <input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.<br><b>Preliminary examination required. (Form 2)</b><br><b>OR</b><br><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>No</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                 |  |

## Appendix 2: Standard AA Screening

| <b>Screening for Appropriate Assessment</b><br><b>Test for likely significant effects</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference Number:</b> PL-501307-WC-26                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Step 1: Description of the project and local site characteristics</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Brief description of project</b>                                                       | <p>Permission for the demolition of 2 existing buildings.</p> <p>Construction of cable landing station, ESB substation, switch room and external plant together with associated site works.</p> <p>A screening report for Appropriate Assessment relevant to the subject appeal site was not submitted with this planning appeal case.</p> <p>The Ecology Section has also expressed satisfaction that provided the measures outlined in the construction documents are deployed, there will not be any significant impacts to soil, water or biodiversity during the operational phase. Similarly, the Ecology Section is satisfied that there is sufficient distance from the site to habitat areas from the site and that there will not be any significant impacts to habitats on site or in the immediate vicinity arising from the proposed development. Provided the measures outlined in the landscape plan and landscaping document are implemented, there will not be any significant impacts to habitats or biodiversity and there will be biodiversity net gain on site. Furthermore, the Ecology Section outlines that the project is confined to a small area and that Stage II Appropriate Assessment is not required. There are no ecological objections to the proposed development, subject to compliance with conditions.</p> <p>Kerry County Council concluded the proposed development would not require the preparation of a Natura Impact Statement.</p> |
| <b>Brief description of development site</b>                                              | <p>The proposed development is not located within or immediately adjacent to any European Site. The nearest European Site to the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>characteristics and potential impact mechanisms</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | project is the Kilkeran Lake & Castlefreak Dune SAC (001061) and the Galley Head to Deneen Point SPA (004190) located approximately within 3.2km and 3.3km of the site. Clonakilty Bay SAC (000091) and SPA (004081) is located c. 5.5km to the east of the site. |                                                |
| <b>Screening report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N                                                                                                                                                                                                                                                                 |                                                |
| <b>Natura Impact Statement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N                                                                                                                                                                                                                                                                 |                                                |
| <b>Relevant submissions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/A                                                                                                                                                                                                                                                               |                                                |
| No nature conservation concerns were raised in the appeal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                   |                                                |
| <b>Step 2. Identification of relevant European sites using the Source-pathway-receptor model</b><br>The proposed development site is not located within or immediately adjacent to any site designated as a European Site. The boundary of the nearest European Site, Kilkeran Lake & Castlefreak Dune SAC (001061) and the Galley Head to Deneen Point SPA (004190), located approximately 3.2km and 3.3km to the southwest of the proposed development.<br>The site is a brownfield site. There are no watercourse on site or immediate to the site. The Owenahinchy River is c. 65m west of the site boundary.<br>Given the limited scale of the proposal, the location within an established commercial site context and lack of ecological connections, I do not consider it necessary to examine the potential for significant effects on any European Sites beyond those of Kilkeran Lake & Castlefreak Dune SAC (001061).<br>I am satisfied that Galley Head to Deneen Point SPA (004190), Clonakilty Bay SAC (000091) and SPA (004081) can be eliminated from further assessment owing to the separation distance and lack of any hydrological connections. |                                                                                                                                                                                                                                                                   |                                                |
| <b>European Site (code)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Qualifying interests<sup>1</sup><br/>Link to conservation objectives (NPWS, date)</b>                                                                                                                                                                          | <b>Distance from proposed development (km)</b> |
| Kilkeran Lake & Castlefreak Dune SAC (001061)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Habitats:<br><br>Coastal lagoons [1150]<br><br>Embryonic shifting dunes [2110]<br><br>Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120]                                                                                             | 3.2km                                          |

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

The development is for a relatively small scale development on a brownfield site. Having regard to the separation distance between the site and nearest natura 2000, it can be concluded that there could be no direct impacts, such as loss of habitat or physical disturbance of habitats by the proposed development on any European site. There will be no direct or ex-situ effects from disturbance during construction or operation of the proposed development.

Due to the nature of the development site and the presence of a buffer area between the site and the Owenahinchy River, I consider that the proposed development would not be expected to generate impacts that could affect anything but the immediate area of the development site, thus having a very limited potential zone of influence on any ecological receptors.

The proposed development would not have direct impacts on any European site. During site clearance and construction of the proposed development and site works, possible impact mechanisms of a temporary nature include generation of noise, dust and construction related emissions to surface water. During operation stage surface water will be disposed of via on site soak pit and SUD's measures will be implemented on site. The contained nature of the site with no direct ecological connections or pathways and distance from receiving features connected to the SAC make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect European Sites.

**Likely significant effects on the European site(s) in view of the conservation objectives set out for the qualifying features including:**

The construction or operation of the proposed development will not result in impacts that could affect the conservation objectives of the SAC. Due to distance and lack of meaningful connections there will be no changes in ecological functions due to any construction related emissions or disturbance.

**In combination effects**

Having reviewed Kerry County Council and An Coimisiún Pleanála's online mapping systems, I do not consider that there are any projects, which could have the potential to have significant in combination effects on a European Site when considered alongside the proposed development. Similarly, I am not aware of any plans that could have the potential to have in-combination effects on a European Site when considered alongside the proposed development.

**Step 4: Conclude if the proposed development could result in likely significant effects on a European site**

### Screening Determination

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development would not result in likely significant effects on any European Site and is therefore excluded from further consideration. Appropriate Assessment is not required. 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
- Taking into account screening determination by the Local Authority

No mitigation measures aimed at avoiding or reducing impacts on European sites were required to be considered in reaching this conclusion.

### Appendix 3 - Water Framework Directive Screening Determination

| WFD IMPACT ASSESSMENT STAGE 1: SCREENING                     |                 |                                                                                                                                                                                                                                                                                           |                                        |
|--------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Step 1: Nature of the Project, the Site and Locality         |                 |                                                                                                                                                                                                                                                                                           |                                        |
| <b>An Coimisiún Pleanála<br/>ref. no.</b>                    | PL-501307-WC-26 | <b>Townland, address</b>                                                                                                                                                                                                                                                                  | Tullyneasky West, Clonakilty, Co. Cork |
| <b>Description of project</b>                                |                 | Permission for the demolition of 2 existing buildings. Construction of cable landing station, ESB substation, switch room and external plant together with associated site works                                                                                                          |                                        |
| <b>Brief site description, relevant to WFD Screening,</b>    |                 | There are no watercourses on site. The Owenahinchy River is c. 65m west of the site boundary.                                                                                                                                                                                             |                                        |
| <b>Proposed surface water details</b>                        |                 | A SuDs Drainage Strategy accompanied the application. It is proposed to discharge storm water to ground via soakaways and swales. The main SuDS measure proposed is a green swale proposed at the western side of the site. This swale will allow storm water to discharge to the ground. |                                        |
| <b>Proposed water supply source &amp; available capacity</b> |                 | Application form identified connection to the public network. No capacity issues were identified.                                                                                                                                                                                         |                                        |

|                                                                                     |                                  |                                            |                                                                                                                                                                       |                                                                             |                                                 |                                                                                        |
|-------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Proposed wastewater treatment system &amp; available capacity, other issues</b>  |                                  |                                            | On site wastewater treatment system proposed. The Environment Section of CCC raised not concerns in this regard.                                                      |                                                                             |                                                 |                                                                                        |
| <b>Others?</b>                                                                      |                                  |                                            | The site is just outside flood zones A and B with the site sloping upwards away from the flood zone. Therefore, the site is not considered to be at risk of flooding. |                                                                             |                                                 |                                                                                        |
| <b>Step 2: Identification of relevant water bodies and Step 3: S-P-R connection</b> |                                  |                                            |                                                                                                                                                                       |                                                                             |                                                 |                                                                                        |
| <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 run-off, drainage, groundwater)</b> |
| River                                                                               | Owenahinchy River is c. 65m west | IE_SW_20O03<br>0400-<br>OWNAHINCH<br>Y_010 | Moderate                                                                                                                                                              | At risk                                                                     | Agriculture                                     | No pathway linkage exists.<br><br>i.                                                   |

|                                                                                                                                                                            |                 |                                                      |                            |                                                   |                                      |                               |                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------|----------------------------|---------------------------------------------------|--------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                            |                 |                                                      |                            |                                                   |                                      |                               |                                                                                                                                       |
| Groundwater waterbody                                                                                                                                                      | Underlying Site | IE_SW_G_085 - Skibbereen-Clonakilty Groundwater body | Good                       | Not At risk                                       | n/a                                  | Discharge to ground proposed. |                                                                                                                                       |
| 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. |                 |                                                      |                            |                                                   |                                      |                               |                                                                                                                                       |
| CONSTRUCTION PHASE                                                                                                                                                         |                 |                                                      |                            |                                                   |                                      |                               |                                                                                                                                       |
| No.                                                                                                                                                                        | Component       | Water body 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. |
| 1.                                                                                                                                                                         | Surface         | IE_SW_200030400-OWNAHINCHY_010                       | No pathway exists          | None                                              | None                                 | No                            | Screened out                                                                                                                          |
| 2.                                                                                                                                                                         | Ground          | IE_SW_G_085                                          | Drainage                   | Hydrocarbon                                       | standard                             | No                            | Screened out                                                                                                                          |

|                              |                       |                                            |      |           |                                   |    |              |
|------------------------------|-----------------------|--------------------------------------------|------|-----------|-----------------------------------|----|--------------|
|                              |                       |                                            |      | Spillages | Construction Measures / Condition |    |              |
| <b>OPERATIONAL PHASE</b>     |                       |                                            |      |           |                                   |    |              |
| 3.                           | Surface water run-off | IE_SW_20O030<br>400-<br>OWNAHINCHY<br>_010 | None | None      | None                              | No | Screened out |
| 4.                           | Discharges to ground  | IE_SW_G_085                                | None | None      | None                              | No | Screened out |
| <b>DECOMMISSIONING PHASE</b> |                       |                                            |      |           |                                   |    |              |
| 5.                           | NA                    | NA                                         | NA   | NA        | NA                                | NA | NA           |

