



Iascach Iníre Éireann  
Inland Fisheries Ireland

An Bord Pleanála  
64 Marlborough Street  
Dublin 1

15 July 2022

RE: Strategic Housing Development – Application Case reference: TA28.313994.

Demolition of disused Hurley manufacturing factory and associated outbuildings, construction of 319 no. residential units (203 no. houses and 116 no. apartments), creche and associated site works at Cork GAA Lands, Old Whitechurch Road, Kilbarry, Cork City

A chara,

I refer to the above-mentioned application.

Inland Fisheries Ireland (IFI) is the state agency responsible for the conservation, protection, management, marketing, development and improvement of our inland fisheries and sea angling resources. IFI recognises the strategic significance of the proposed development and has no objection in principle to the scheme provided it is undertaken in a manner that does not result in negative impacts on fisheries.

The proposed development site is adjacent to and upslope of Glenamought River, a salmonid water with the potential for significant solids contaminated runoff to the river at construction stage. IFI recognises the intention of the developer to retain the wet meadow and woodland habitats closest to the river as they currently exist. These habitats have the potential to provide the river with significant buffering from site construction activities. In this context IFI suggest that planning conditions should require the following.

1. Prior to the commencement of any construction activity the wet meadow and woodland habitats should be fenced to prevent the entry of any construction related plant or machinery. No storage or stockpiling of soil or other construction related products or by-products should be permitted in these areas or in any lands in close proximity to the Glenamought River.

2. Prior to the commencement of any construction activity effective silt fencing or other silt control measures should be installed and maintained at the site along all site boundaries to prevent the escapement of solids contaminated site runoff to surface waters.
3. During construction all solids contaminated site water should be treated on site to a maximum solids level of 20 mg/l before being released to any surface water network
4. There should be no interference with, bridging, draining, cleaning, maintaining, or culverting of the Glenamought River or any watercourse, their banks or bankside vegetation to facilitate this development without the prior approval of IFI.

It is proposed to dispose of sewage effluent from the development to the public sewer which will ultimately discharge to the Carrigrennan WWTP for treatment and disposal. In total 319 no. residential units planned by the applicant. However, Irish Water has indicated that at the present time only 100 housing units can be connected without the need for a sewer upgrade requirement in terms of pipe capacities. IFI would therefore contend that it is premature to construct any more than 100 units on site until such time as the sewer pipe network necessary for the remaining 219 units is installed.

In relation to any effluent ultimately discharged to Carrigrennan WWTP for treatment and disposal IFI would ask that Irish Water signifies there is sufficient capacity in existence so that it does not a) overload either hydraulically or organically existing treatment facilities b) result in polluting matter entering waters or c) cause or contribute to non-compliance with the Surface Water Regulations or Water Framework Directive.

IFI would ask to be informed when a decision is reached on this application

Yours sincerely,

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Michael Mc Partland.  
Environmental Officer.