COAKLEY O'NEILL
town planning

Environmental Impact Assessment Report (EIAR)

Large-scale Residential Development at

Cloheen, Clonakilty, Co. Cork

Volume I – Non-Technical Summary

Prepared in May 2025 on behalf of

HB Cloheen Developments Ltd.

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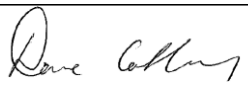
4	**Final**	**3rd June 2025**	**RH, DC**	**DC**	

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CLOHEEN LRD – VOL I - NON-TECHNICAL SUMMARY

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Figures, Plates and Tables

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1.0 Introduction

This is the non-technical summary of the environmental impact assessment report (EIAR) for the Cloheen LRD, hereafter referred to as 'the proposed development'. This document summarises, in non-technical language, the EIAR including; the likely significant effects identified, the mitigation and monitoring measures proposed as well as any residual effects. The location of the proposed development is outlined in Figure 1.1.

The site is located on the southwest edge of Clonakilty, approximately 1.2 kms from the town centre. The development site is approximately 9.49ha (red line boundary site, 8.09ha - net developable area) in size and is currently a greenfield site in agricultural use. To the south and southwest of the site there are other undeveloped greenfield sites also in agricultural use.

The site comprises of 3 no. of fields and is adjacent to a number of established developments. To the east, the site abuts the Clonakilty Park Hotel, with the Cloheen Industrial Estate and the Clonakilty Agricultural Grounds to the north. To the west and northwest and also to the east of the site there is existing residential dwellings, which include the Cloheen Meadows and Lady's Cross housing developments.

Figure 1.1: Location of the proposed development (site generally outlined in red)

Note every effort has been made to ensure that the content of this EIAR is consistent and error free. However, while minor grammatical/spelling and typographical errors may occur, errors are unlikely to result in any material consequences on the overall conclusions of the EIAR.

2.0 Planning Process

As the proposed development comprises a residential development of 246no. new homes, the proposed development comes within the definition of a Large-Scale Residential Development (LRD) in that it is a proposal for more than 100no. houses, as per the Planning and Development (Large Scale Residential Developments) Act 2021 (40/2021), s. 2, Statutory Instrument No. 715 of 2021.

The planning application process for an LRD involves:

- One or more pre-planning consultations with the local planning authority i.e. the local city or county council, known as Section 247 pre-planning meetings. The purpose of these pre-application consultations is to afford prospective applicants an opportunity to seek advice from the local planning authority on any planning matters that may have a bearing on the decision for a potential planning application;

- After the Section 247 consultation(s), an LRD pre-planning meeting under Section 32C of the Planning and Development Act, 2000 (as amended) is held. Within 4 weeks of this pre-planning meeting, the local planning authority issues an LRD Opinion. This involves considering whether the proposal and supporting document submitted for the purposes of the LRD pre-planning meeting constitutes a reasonable basis to make an LRD planning application. Where the local planning authority forms the opinion that further consideration and amendment is required, it must provide advice in the Opinion as to what issues need to be addressed by the prospective applicant in the documents to be submitted with an LRD planning application.

- If the prospective applicant decides to progress with an LRD planning application, they must do so within 6 months of the Opinion being issued. The LRD planning application must address any issues identified or deficits in information set out within the Opinion. The applicant is required to make a copy of the LRD application available for public viewing on a dedicated website.

- The local planning authority must make a decision on the LRD planning application within 8 weeks of the date of submission. Members of the public can make submissions on the proposed LRD to the local planning authority with the first 5 weeks starting from the date the planning application is submitted to the local planning authority.

The proposed development in and of itself does not require the preparation of a mandatory EIAR.

However, the red line of the proposed development is 9.49ha. While below the 10 hectare threshold, Cork County Council by way of the LRD Opinion issued on the 10th December 2024 requested the completion of an EIAR owing to a number of recently permitted residential schemes and the potential for in combination effects to arise as a result of the proposed development.

As such, while the proposed development alone does not come within the scope of a project which is subject to EIA requirements, as set out in the relevant legislation and as understood by the EIA Directive, its intrinsic relationship with other permitted development means it should not be assessed in isolation in terms of the potential for environmental impact.

For that reason, it is considered that the most appropriate course of action is to assess the proposed development for the potential for environmental impact along with the potential for cumulative impacts arising as of the development.

The competent authority is Cork County Council.

A Natura Impact Assessment (NIS) report has been prepared in respect of the proposed development.

3.0 Consultation

Consultation has been undertaken with a range of stakeholders during the preparation of the EIAR and planning application, including:

- An Taisce;
- Failte Ireland;
- Geological Survey of Ireland;
- Inland Fisheries Ireland;
- Irish Aviation Authority;
- Irish Wildlife Trust;
- National Parks and Wildlife Service;
- National Transport Authority;
- Southern Regional Assembly;
- The Arts Council;
- The Health and Safety Authority;
- The Heritage Council;
- The HSE, Environmental Health;
- The Minister for Agriculture, Food and the Marine;
- The Minister for Environment, Climate and Communications, and the Minister for Transport (one person is Minister for both);
- The Minister for Housing, Local Government and Heritage (the Minister also oversees the National Parks and Wildlife Service);
- The Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media;
- Transport Infrastructure Ireland;
- Uisce Éireann.

Formal responses to consultation were received from Geological Survey of Ireland, Inland Fisheries Ireland, the Environmental Health section of the HSE, the Minister for Transport, the Development Applications Unit (which is under the remit of the Minister for Housing, Local Government and Heritage), Transport Infrastructure Ireland, and Uisce Éireann. Copies of formal responses are attached at Appendix 1.1 of Volume III of this EIAR.

Issues discussed with Cork County Council during the Section 247 pre-application consultation phase included: response to site zoning objective; requirement to increase density proposed; house design and unit mix; requirement for childcare; public and private open space; and general traffic impacts.

4.0 Background and Need for the Proposed Development

Chapter 2 – Background and Need for Scheme identifies the applicants and addresses the need for the proposed development. This chapter has been prepared by Rory Hanrahan and reviewed by Dave Coakley, both of Coakley O'Neill Town Planning Ltd.

The applicants' vision for the proposed development site can be summarised as follows:

- To create a high quality residential development, with a range of housing options, that supports the intensification of Clonakilty in a sustainable location within the development boundary of Clonakilty Town, served by public transport and facilities nearby.
- To utilise an adequately residential zoned site to provide much needed housing units in Clonakilty.
- To contribute towards the provision of critical housing stock needed to support the planned population growth of Clonakilty as well as the wider Southern Region

The need for the proposed development is premised on:

- National policy drivers which underline the requirement for a significant uplift in population in Ireland's urban centres and established towns including Cork;
- The critical need for new housing supply within towns such as Clonakilty to address the national housing crisis.

The need for new residential development in Clonakilty and the wider Cork Area is self-evident, as is the obligation to make the most efficient use of zoned land in the existing built-up area of Clonakilty

The proposed development will also contribute towards the achievement of the target of an average of 33,000 homes per year set out in the Government's Housing for All plan.

5.0 Alternatives

Chapter 3 – Alternatives Considered of this EIAR was prepared by Dave Coakley of Coakley O'Neill Town Planning Ltd and Joe Collins of Daly, Barry & Associates.

Article 5(1) of the Directive 2011/92/EU, as amended by Directive 2014/52/EU states that:

> *d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment; f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.*

A 'Do Nothing' scenario will perpetuate the current deficit in the supply of housing in Cork County. This would mean that these residential zoned lands would not be developed in accordance with the objectives

of the Cork County Development Plan 2022-28. This in turn would have the knock-on impact of creating pressure to develop unzoned, unserviced or remote sites.

The EIA Guidelines note that some projects may be "site specific" so the consideration of alternative sites may not be relevant or warranted.

It is considered that the site is entirely suitable for the development as proposed, being zoned within the current Cork County Development Plan 2022-28 for residential development, with the objective to provide for Medum A Density Residential Development.

This zoning covers primarily greenfield, undeveloped lands for new sustainable residential areas. Development in this zone, while primarily residential, must provide an appropriate mix of housing types and tenures along with the amenity, social, community and physical infrastructure required to promote compact growth, balanced communities, and sustainable, liveable communities.

The development of the site is consistent with the core strategy of the Development Plan.

Therefore, it is considered that the site is entirely suitable for a development of this nature and it was therefore not considered necessary to consider alternative sites.

EIAR Chapter 3 also includes a summary of alternatives which were considered for the proposed development.

The initial approach to development of the subject lands occurred prior to the issue of the current Cork County Development Plan 2022. The wider lands, of which the proposed development site includes were considered as part of a large masterplan development.

In August 2023, following the adoption of the Cork County Development Plan, a layout was designed which provided for a total of 204no. dwellings at 24 units pha. Following section 247 pre-planning consultation meetings with Cork County Council revisions were made, largely focused on increasing the residential density of the development.

In October 2023 following the feedback of the Planning Authority a revised scheme was developed which provided for a density of 30 units p/ha. The proposal comprised of:

- the construction of 197no. Residential units comprising 17no. Type m 1-bed units, 54no. Type e 3-bed units, 56no. Type j 3-bed units, 59no. Type f 4-bed units and 11no. Type c 4bed units,
- the construction a creche facility,
- car parking and secure bicycle parking
- new vehicular accesses from both lady's cross and bother na páirc,
- site drainage and attenuation works incorporating suds measures,
- amenity areas and landscaping, and
- all other ancillary and associated site development, road tie and boundary treatment works

In April 2024, the proposal was revised and redesigned to address this feedback from the Planning Authority. Revised layouts incorporating apartment units with a higher residential density, home zones, SUDs features and landscape buffer zones.

Further to this, following detailed design the proposal was amended in October 2024 and was presented to Cork County Council at the subsequent s32C LRD meeting. The proposal comprised of the following:

- The construction of 245no. residential dwellings as follows: 160no. houses consisting of 40no. 4-bed dwellings, 88no 3-bed dwellings, 20no. 2-bed dwellings and 12no. 1 bed sheltered housing units; 10no. 2-storey 4-unit apartment blocks consisting of 40no. 2-bed units and 3no. 3-storey 15-unit apartment blocks consisting of 36no. 2-bed units and 9no. 1-bed units
- The construction of a crèche (467sqm) with capacity to accommodate 65no. children;
- A new access onto the local hotel road to the east, incorporating bridging of the existing stream with associated works to same, and a new access connecting to the L-9931-0 local road to the west;
- Modifications to car parking at the Clonakilty Park Hotel and the provision of a roundabout;
- And all associated site development works

The Planning Authority LRD Opinion issued in December 2024. It raised items in relation to traffic, sustainable transport, engineering and ecology which largely do not impact upon the layout and design of the scheme. In relation to layout the use of terraced housing was suggested, as was the relocation of car parking. The layout and design of the proposed home zones was also highlighted. The design and layout of the proposed apartment blocks was also identified for revision. The revisions made to the design on foot of the LRD opinion comprise of the proposed development.

6.0 Proposed Development

Chapter 4 – The Proposed Development of this EIAR details the development proposal. Chapter 4 was prepared by Joe Collins of Daly, Barry and Associates. Joe holds a Diploma in Architectural Technology, DIT, Diploma in Architecture, Oxford Brooks University and a Professional Diploma in Architecture – UCD, RIAI.

The proposed development will consist of a Large-Scale Residential Development (LRD) of 246no. residential dwellings comprising the following:

- 177no. houses consisting of:
    - 3no. 5-bed dwellings
    - 41no. 4-bed dwellings
    - 90no 3 bed dwellings
    - 31no. 2-bed dwellings and
    - 12no. 1-bed sheltered housing units;
- 69no. of apartments consisting of:
    - 6no. 2-storey 4-unit apartment blocks consisting of 24no. 2-bed units and
    - 3no. 3-storey 15-unit apartment blocks consisting of 36no. 2-bed units and 9no. 1-bed units.
- crèche (473.77sqm) with capacity to accommodate 65no. children.

Figure 2 Proposed Site Layout

It is intended that the construction of the proposed development will be carried out in three phases. A Construction and Environmental Management Plan (CEMP) prepared by DOSA Consulting Engineers outlining the process is included with the planning application.

Phase 1 is proposed to the east and south of the development site, which permit the establishment of usable access adjacent to the Hotel. The phase will allow the provision of 64 housing units (houses 1-64) and 4 no. 4 unit apartments (Apts A,B,C,D) giving 16 units. This results in the provision of a total of 80 units in Phase 1.

Breakdown of Units – Phase 1	
5 bed dwellings	1 unit
4 bed dwellings	10 units
3 bed dwelling	40 units
2 bed dwellings	7 units
1 bed dwelling	6 units
2 bed apartments	16 units

Table 1 Breakdown of Units Phase 1

Phase 2 is proposed to the north-west and north central of the development site which permits the activation of the second access point to the north-west of the site. This phase will allow for the provision of 87 units (houses 65-151) and the Creche facility. This results in a total of 87 units and a creche in Phase 2.

Breakdown of Units – Phase 2	
4 bed dwellings	27 units
3 bed dwelling	36 units
2 bed dwellings	18 units
1 bed dwelling	6 units

Table 2 Breakdown of Units Phase 2

Phase 3 is proposed to the south-west of the development site, which allows for the provision of 25 housing units (houses 152-171), 2 no. 4 unit apartment (Apts E & F) giving 8 units, and 3 no. 15 unit apartment buildings (Apts G,H,I) giving 45 housing units. This results in the provision of a total of 79 units in Phase 3.

Breakdown of Units – Phase 3	
5 bed dwellings	2 units
4 bed dwellings	4 units
3 bed dwelling	14 units
2 bed dwellings	6 units
1 bed dwelling	0 units
2 bed apartments	44 units
1 bed apartments	9 units

Table 3 Breakdown of Units – Phase 3

Key Development Statistics

Gross Site Area	8.260 Ha
Net Area of Site	8.073 Ha
No. of Units	246
Site Density	30.47 / Ha
Total open amenity space	1.273 Ha
Percentage of Open Amenity Space	15.73%

Table 4 Key Development Statistics

A range of house, terrace and apartment types are used to ensure a mix of typologies to achieve the site target densities and so doing creating a balanced community. Housing types include a mix of 2-bed, 3-bed and 4 bed houses as well as smaller 1 bed units conceived as collective sheltered housing zones. A number of terraced houses are also included in the proposal.

The apartment buildings are provided as 4-unit blocks which are distributed along the green amenity strip running north-south through the developments. In addition, 15 unit apartment buildings are provided to the south-east, an area identified as an opportunity area which can provide for increased height and densities without impacting on amenities of existing residential developments, and reducing any visual impacts.

The distribution of the unit types evenly over the development site ensure that all sections of the community and living needs are accommodated throughout the development.

Unit Type	Description	No of Bedrooms	No of Units
Type A	Terrace	1	8
Type A1	Terrace	1	4
Type B	Semi Detached & Terraced	2	31
Type C	Detached	5	2
Type C1	Detached	5	1
Type D	Detached	4	12
Type D1	Detached	4	9
Type E	Semi Detached & Terraced	3	22
Type E1	Semi Detached & Terraced	3	22
Type F	Detached	4	10
Type F1	Detached	4	10
Type G	Semi Detached	3	20
Type G1	Semi Detached	3	26
Type 1	Apart	2	6
Type 2	Apart	2	6
Type 3	Apart	2	6
Type 4	Apart	2	6
Type 5	Apart	2	3
Type 6	Apart	2	3
Type 7	Apart	2	3
Type 8	Apart	2	3
Type 9	Apart	1	3
Type 5A	Apart	2	6
Type 6A	Apart	2	6
Type 7A	Apart	2	6
Type 8A	Apart	2	6
Type 9A	Apart	1	6

Table 5 Breakdown of Typologies

7.0 Construction Strategy

Chapter 5 -Construction Strategy has been prepared By Denis O'Sullivan & Associates Consulting Engineers Ltd. (DOSA).

The construction phase will involve significant on-site activity including:

- Site clearance and topsoil stripping
- Excavation for foundations, services, and utilities
- Construction of internal access roads and pathways
- Building of residential units and ancillary infrastructure
- Installation of site services and landscaping

Dust generation, noise emissions, and construction traffic are anticipated during this phase. Rock excavation is expected to be minimal, and most excavated materials will be reused on-site for grading and backfilling, thereby reducing off-site earthworks vehicle movements.

The construction of the proposed development will be carefully planned and managed to minimise disruption and protect the surrounding environment. Construction activities will follow recognised

industry standards and will be carried out in phases to ensure safety, efficiency, and environmental compliance.

Before any works begin, the site will be prepared through the installation of protective fencing, designated access routes, and environmental controls such as silt barriers and dust suppression measures. Heavy machinery and construction materials will be brought in gradually, and efforts will be made to limit noise, dust, and traffic impacts on nearby areas.

Key construction works will include the laying of roads, drainage systems, water and sewer pipes, and the building of structures. Works will be managed to avoid pollution of nearby watercourses, and specific protections, such as oil interceptors and erosion control, will be used where necessary.

All construction will be monitored by qualified personnel to ensure compliance with environmental regulations and health and safety requirements. A Construction & Environmental Management Plan (CEMP) will guide the process and ensure that best practices are followed throughout.

Overall, the construction strategy is designed to deliver the project efficiently while minimising its impact on people, wildlife, and the local environment.

8.0 Planning and Policy

Chapter 6 – Planning and Policy of this EIAR focuses on the key planning policies at national, regional, and local level that guide the nature and extent of the proposed development. Chapter 6 was prepared by Dave Coakley and Rory Hanrahan of Coakley O'Neill Town Planning. The principal guiding national, regional and local documents are listed below:

- Project Ireland 2040 - National Planning Framework - First Revision (2025)
- Housing For All (2021)
- Climate Action Plan (2025)
- Urban Development and Building Height Guidelines (2018)
- Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (2023)
- Sustainable and Compact Settlements, Guidelines for Planning Authorities (2024)
- Design Manual for Urban Roads and Streets (2019)
- Guidelines for Planning Authorities on Childcare Facilities (2001)
- The Planning System and Flood Risk Management (2009)
- The EU Habitats Directive (92/43/EEC) and the EU Birds Directive (79/409/EEC)
- Regional Spatial and Economic Strategy for the Southern Region (2020)
- Cork County Development Plan 2022-2028

The National Planning Framework is the overarching policy and planning framework for the social, economic, and cultural development of the country. One of the ultimate objectives of the NPF is to guide the country in future developments with the need to create jobs and provide housing.

It sets out a targeted population growth of an additional 300,000 people in the Southern Region of Ireland by 2040. In pursuing the National Policy object of delivering compact growth, the NPF sets out to deliver 40% of our new homes within existing settlement footprints.

National Policy Objective 13: Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment, and prosperity.

The proposed development aligns with the objectives of the National Planning Framework in that it will:

- contribute to the target of an additional 330,000- 450,000 people in the Southern Region (National Policy Objective 3).
- assist in delivering at least 40% of all new homes within the existing built-up footprint of existing settlements (National Policy Objective 7).
- assist in delivering at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth.
- assist in creating an attractive, liveable, well-designed, high quality urban place (National Policy Objective 12).
- assist in enabling to develop Clonakilty to a sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity. (National Policy Objective 13).

As such, the proposed development is fully supported by the National Planning Framework.

With regard to Housing For All, section 3 of the HFA states that over 300,000 new homes are needed by 2030 to address pressure on the housing market. This means 33,000 new homes per annum on average to 2030. The policy has four pathways to achieve this:

1) supporting home ownership and increasing affordability
2) eradicating homelessness, increasing social housing delivery, and supporting social inclusion
3) increasing new housing supply
4) addressing vacancy and efficient use of existing stock

It is considered that the subject development, which proposes 246no. residential units, contributes directly to Pathway numbers 1, 2 and 3.

The Sustainable and Compact Settlement Guidelines for Planning Authorities were published in January 2024 and replaced the Sustainable Residential Development in Urban Areas Guidelines issued in 2009.

With a view to creating compact and balanced residential developments and settlements, the Guidelines set out the appropriate density ranges for a range of settlement types, this includes Key Towns and Large Towns.

The proposed development aligns with the Guidelines in the following ways:

- The proposed density of 30 units/ha is in accordance with the Guidelines' residential density policy for this location in the town of Clonakilty.
- The level of car parking proposed is in accordance with Cork County Development Plan standards. Bicycle parking is also in keeping with standards. Dedicated cycle lanes are also proposed. The combination of these factors will disincentivise private car use and will encourage use of sustainable modes of travel.
- The proposed dwelling mix is as follows: 1-bedroom homes – 9%; 2-bedroom homes – 37%; 3-bedroom homes – 36%; 4-bedroom homes – 17%; 5-bedroom homes – 1%.
- 15.73% of the site is proposed as useable public open space.

The Southern Regional Assembly was responsible for creating the Regional Spatial and Economic Strategy for the Southern Region (RSES), which came into effect on 31st January 2020.

The RSES designates a number of settlements as Key Towns. These Key Towns have a growth target of 30%, while noting that the scale and nature of this development is to be determined by each local authority with consideration of each settlement's capacity for development.

Objective RPO 23 of the RSES designates Clonakilty as a Key Town. The proposed development will facilitate achieving the outcomes of objective RPO 23 as it will provide for much needed residential accommodation to support the planned employment led growth and regeneration of Clonakilty.

Having regard to the objectives of the Cork County Development Plan 2022-2028, the proposed development aligns with the Development Plan objectives in the following ways:

- Provide for 246no. of the planned 600no. dwellings in Clonakilty, supporting the planned population growth of 1,500 people over the plan period.
- Will comply with the Residential land use zoning objective for the site.
- Comply with Objective CK-R-07 which identifies a requirement for the lands to be developed for residential development at Medium A density, 30 units p/ha; providing a 5m landscape buffer at the northern boundary and an appropriate SuDs strategy.
- Provides for Medium A density of 30 units p/ha in line with objective HOU 4-7.
- Provides for a broad range of unit sizes and typologies to meet the needs of different demographics as well as future emerging needs in line with objective HOU 4-6.
- Will provide for a high-quality inclusive residential development in line with objective PL 3-3, creating a new residential neighbourhood comprising of 3no. distinct character areas, adjacent to public open spaces and high quality public realm.
- Provide for a new high quality creche facility meeting the emerging childcare needs as a result of the development in line with objective SC 6-4.
- Will contribute towards achieving National Planning Framework population growth targets and the objective of compact growth.
- Will provide excellent open space with active recreational infrastructure for all age groups, while at the same time enhancing biodiversity on site through the use of sustainable urban drainage systems and through the planting of new native and high value non-native trees and other plant species in line with the All-Ireland Pollinator Plan.
- Will exhibit an example of best-in-class placemaking, with high-quality urban design.

- Will contribute to the realisation of a 15-minute neighbourhood in the Clonakilty area that is walkable and permeable, with a high degree of passive surveillance designed into the scheme.
- Through its design, will ensure a high quality of life for those living on site and nearby.
- Will provide a good choice of dwelling types and sizes. This, combined with the high-quality urban design, will support a sense of inclusive, diverse community becoming established on site.
- Provides for electric vehicle parking and will facilitate a high degree of cycling.

It is considered that the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect and enhance the existing character of the area and would be acceptable in terms of pedestrian and traffic safety and convenience.

The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

9.0 Traffic and Transport

Chapter 7 – Traffic and Transport of this EIAR assesses the potential impact of the proposed development in terms of traffic and transport. Chapter 7 was written by Ken Hegarty of Hegsons Design Consultancy Ltd. Ken graduated with an honour's degree (1996) and a master's degree (1997) in civil and environmental engineering from University College Cork and is a Chartered Engineer with the Institute of Engineers of Ireland since 2023. He is also a Member of the Chartered Institution of Highways and Transportation since 2002. Ken has over 27 years' experience working in the fields of transport planning, traffic engineering and traffic management.

The proposed development would be accessed via the N71 / Lady's Cross priority junction and the N71 / Clonakilty Park Hotel Access. Both junctions have one lane approaches with a short flare with capacity for two cars. Unless incorrectly positioned, waiting right-turning traffic from the westbound N71 into both junctions does not block following traffic until the turn is made.

Most of the main roads within Clonakilty have footways on at least one side of the road. Footpath and pedestrian facilities are provided along both sides of the N71 Road which provides connectivity to the town centre. Many of the footpaths are narrow and in a moderate state of repair. A signalised pedestrian crossing is provided close to N71 / Clonakilty Park Hotel junction in order to enable a pedestrian crossing between the subject site and towards the town centre.

The subject site is close to the N71 local bus corridor however there are no stops in the immediate vicinity of the site. The nearest bus stops are in the town centre and approximately a 15-minute walk (c.1.1km from the eastern boundary of the subject site).

The key roads within the study area include the N71, a National Secondary Road, and the L-4007-52 Cloheen Road which connects to the N71 at the Miles Junction.

It is anticipated that the overall construction programme will commence in 2026 and take up to approximately 60 months to complete based on the phasing plan.

Construction traffic will comprise the construction workers (cars) and HGVs / LGVs carrying construction materials. The majority of construction traffic coming to and leaving the site will use the L4007-52 and the N71.

There will be a noticeable increase in HGV traffic on the road network during the construction stage works as waste materials are removed from site and deliveries brought to site, however this activity will be of short duration and generally staggered. Parking will be provided within the site boundary for construction staff and no car parking will be permitted outside of the site boundary.

In terms of construction traffic, the main impact will either be earthworks or concrete pours. During this period, it is anticipated that there will be a total of 20-30 HGV trips to the site (40-60 two-way movements), arriving at an average rate of 4-6 HGVs per hour. In addition, it is anticipated that there could be 40 construction workers on site during peak periods. Based upon a conservative vehicle occupancy of 2 workers per vehicle, this would result in up to 20 inbound, and 20 outbound, vehicle trips to the site each day.

The biggest impact during the Construction phase is predicted along the N71 but impacts will be suitably mitigated through the management of site traffic, safety measures (such as signage), and other measures such as wheel washing and street sweeping.

Based on the envisaged traffic generation for the proposed 246 No. residential dwellings and Creche (Fully Developed Site) a total of 152 outbound vehicle trips and 57 inbound vehicle trips are envisaged in the AM peak hour (Total = 209 vehicle trips in the peak hour). In addition, a total of 63 outbound vehicle trips and 126 inbound vehicle trips are envisaged in the PM peak hour. (Total = 189 vehicle trips in the peak hour).

An increase in traffic on the local network as a result of the development is envisaged, however, the percentage increase in traffic at the key junctions is below 10% in the study area. The results show that with the addition of traffic from the development, the N71 is predicted to operate close to practical capacity in the future year assessment. The Traffic and Transport Assessment concludes that this level of predicted short-lived congestion is not unusual in an urban setting during the peak hour, and is acceptable, particularly when the robust approach to trip generation that has been adopted is taken into account.

A detailed assessment has been undertaken on the road network, which has considered Severance (how much of a barrier the extra traffic will create), Driver Delay, Pedestrian Delay and Amenity (the 'pleasantness' of the pedestrian experience), and Accidents and Safety. The overall effect been assessed as 'Not Significant' in accordance with the EIA Regulations.

Traffic impacts during the construction stage will be mitigated through the implementation of a Construction Traffic Management Plan (CTMP), which will be agreed with Cork Count Council.

A Mobility Management Plan has also been prepared by Hegsons Design Consultancy Ltd. Along with the Traffic and Transport Assessment, as a 'best practice' measure, to accompany the planning application.

The aim of the Mobility Management Plan is to minimise the proportion of single occupancy vehicle trips and address the forecast transport impacts of the end-users of the subject site.

With the Framework CTMP and Mobility Management Plan in place, the residual impact of the Proposed Development will be 'not significant', in terms of the development in isolation.

10.0 Air Quality and Climate

Chapter 8 – Air Quality and Climate assesses the likely significant effects of the proposed development on air quality and climate. The assessment evaluates both construction and operational phases in accordance with EPA Guidelines, national air quality standards and climate policy.

The Air Quality and Climate chapter was prepared by Joanne Murray of Axis Environmental Services. Joanne holds a Bachelor of Science (Hons) from University College Cork.

The impact of the proposed site development are considered by taking account of the existing baseline conditions, projected impacts and compliance with relevant standards outlined in the appropriate legislation. The main potential impacts would be from particulate matter released from site clearance, construction, earthworks and trackout (movement of vehicles) activities. Climate change impacts were assessed based on the pollutants that could also be generated. The impacts are assessed for both the period of the construction phase and long-term operation of the proposed development.

The European Commission Directive 2024/2881 has set limit values for the range of different parameters for the protection of human health and ecosystems. Using the nearest national monitoring station to the subject site, particulate matter less than 10 microns (PM_{10}) and particulate matter less than 2.5 microns ($PM_{2.5}$), Nitrogen Dioxide and Sulphur Dioxide are well within the hourly and calendar limit values as outlined in this Directive. On site testing was also carried out as part of this chapter for Nitrogen Oxides, Sulphur Dioxide, Volatile Organic Compounds and Long-term ambient dust measurement. All parameters were within relevant guidance and legislation.

Ireland has annual GHG targets which are set at an EU level and need to be complied with in order to reduce the impact of climate change. An EPA Report, completed in July 2024, 'Ireland Provisional Greenhouse Gas Emissions 1990 – 2023, reports that in 2023, overall total national greenhouse gas emissions are estimated to have decreased by 6.8% on 2022 levels to 55.01 million carbon dioxide equivalent (Mt CO2eq). Emissions from road traffic associated with the proposed development have the potential to emit carbon dioxide (CO_2) which will impact climate. Traffic movements associated with the development have been evaluated and assessed as part of the Traffic Impact Assessment.

An assessment of the potential dust impacts as a result of the construction phase of the proposed development was carried out based on the UK Institute for Air Quality Management 2024 guidance document 'Guidance on the assessment of Dust from Demolition and Construction'.

The sensitivity of the area was combined with the dust emission magnitude for the site under three categories: earthworks, construction and trackout (movement of vehicles) in order to determine the mitigation measures needed to avoid significant dust impacts. The combined classification for risk of

impacts is deemed medium to high risk with no mitigation applied. In the absence of any mitigation measures, the impact of construction of the proposed development could be negative, short-term with perceptible effects. The impacts to climate from the construction phase of the development will be short-term, unlikely and not significant.

The operational phase of the proposed development will result in a slight impact on local air quality as a result of new buildings being heated and with the increased traffic movements associated with the development. Traffic movements associated with the development have been evaluated and assessed as part of the Traffic Impact Assessment. This assessment illustrates that the impact of the proposed development on ambient air quality and human health during the operational stage is considered long-term, localised, negative and imperceptible, therefore no mitigation is required.

In order to ensure that dust nuisance does not occur, a series of preventative measures and a dust management plan will be created for the construction phase of the project. These include dust management techniques, effective material storage and handling on site and good construction plant and equipment techniques.

Given the proposed development use, the traffic impact assessment, the sensitivity of the area and the baseline air quality data, the project will have negligible impact on dust and nitrogen dioxide emissions during the operational phase when the project is completed.

With appropriate mitigation measures in place, the predicted cumulative impacts on air quality associated with the construction phase of the proposed development are classed short-term, neutral, unlikely and not significant. The direct impacts of the operational phase on air quality associated with the proposed development are predicted to be imperceptible.

11.0 Noise & Vibration

Chapter 9 – Noise and Vibration comprises of an assessment of the Noise & Vibration impact associated with the proposed development. This assessment was carried out by Brian Johnson of CLV Consulting.

The existing noise climate in the vicinity of the proposed development was surveyed and the prevailing noise levels were determined to be primarily attributed to distant road traffic.

The noise impact assessment has therefore primarily focused on the potential outward impacts associated with the construction and operational phases of the proposed development on its surrounding environment but has also considered the inward impact of the traffic and the light industrial / commercial units located near the northwest corner boundary on the development itself.

During the construction phase, the assessment has predicted that construction noise emissions will only potentially cause a slight, short-term impact at the closest noise sensitive receptors (three or four dwellings that are located immediately adjacent to the development site).

At all other receptors, the noise impact is not predicted to be significant. In terms of construction vibration, it is expected that vibration levels are expected to be negligible.

During the operational phase, the outward noise impact to the surrounding environment is expected to be negligible with predicted noise emissions at all nearby receptors predicted to be both within criteria and below existing ambient noise levels that were measured in the vicinity.

Suitable criteria, derived from measured background noise levels, have been selected for plant noise emissions and will be adhered to at the design stage.

The inward noise impact screening assessment determined that external noise ingress at the proposed development is below appropriate threshold criteria detailed in *ProPG 2017*, *Environmental Protection Agency* and *BS 8233* guidance documents and therefore would be considered acceptable from an inward noise impact standpoint.

12.0 Biodiversity

Chapter 10 – Biodiversity has been prepared by Doherty Environmental Consultants (DEC) Ltd. on behalf of HB Cloheen Developments to assess the potential biodiversity impact for the proposed Large-Scale Residential Development (LRD) at Cloheen, Clonakilty, Co. Cork.

The likely impacts on biodiversity associated with the proposed LRD at Cloheen have been assessed. An understanding of the site and proposed development has been built using a number of sources including the collation of desktop information and data sources, ecological field surveys including habitat and vegetation surveys, and fauna surveys including bird and mammal surveys.

The baseline biodiversity conditions have been established following the completion of the desktop review and ecological field surveys. Habitats occurring at the project site have been evaluated to be of low local to high local nature conservation value. No breeding or resting sites for protected ground dwelling mammals are supported by the project site. Commonly occurring bird species were observed to use vegetation for breeding and foraging within the footprint of the proposed development. No wetland birds are supported by the project site and there are no suitable habitats on site to support such species. Activity for the following commonly occurring bat species, Leisler's bat, Common pipistrelle and Soprano pipistrelle were recorded at low, moderate and high levels respectively. No activity for Myotis species or brown long-eared bat were recorded.

An un-named drainage channel flows along the eastern boundary of the project site. This channel drains to the Feagle River which in turn discharges to Clonakilty Bay. Clonakilty Bay is designated as an SAC and SPA and is also listed as a proposed Natural Heritage Area (pNHA). The un-named drainage channels along the eastern boundary establishes a hydrological pathway between the project and these nature conservation areas.

Potential impacts to the Clonakilty Bay SAC, SPA and pNHA to the east of the project site have been identified. These relate to the potential for the project to result in the discharge of contaminated surface water to the un-named drainage channel along the eastern boundary and for the conveyance of such pollution downstream to these nature conservation areas. Such pollution will have the potential to arise during works associated with the bridge installation, the provision of the surface water outfall headwall to

the eastern boundary drainage channel and the realignment of the drainage channels upstream of the proposed bridge crossing location.

The habitats to be lost to the footprint of the project are generally of low nature conservation value and their loss will not result in a significant negative impact to biodiversity. There will be a loss of some hedgerow habitat which is of local value.

Potential impacts to bats and birds with respect to disturbance, land cover change and the loss of habitats as well as the provision of artificial lighting have also been identified.

Detailed mitigation measures are outlined in the biodiversity chapter that aim to avoid or minimise to an insignificant effect the potential for the project to result in the various impacts identified. These mitigation measures include management and design measures to avoid the discharge of contaminated surface water from the site, the emission of artificial light from the site to boundary habitats, particularly along the northern and eastern boundary of the project site as well as the provision of landscaping measures to enhance the biodiversity function of design features such as the attenuation pond, surface water swales and green roofs.

It has been found that with the implementation of all mitigation measures described for biodiversity along with other measures detailed elsewhere for instance in the Hydrology and Landscape Chapters and the Natura Impact Statement the project will not result in significant residual negative impacts to biodiversity receptors

13.0 Archaeology and Cultural Heritage

Chapter 11 – Archaeology and Cultural Heritage outlines the likely significant effects of the proposed development, as described in Chapter 4, on the receiving cultural heritage environment, including archaeological, architectural and other heritage features.

There are no known registered archaeological monuments within the proposed development site. Within a broader 1km Study Area, twenty-nine recorded archaeological sites are present. The closest of these include a ringfort (CO135-051), located 160m to the south and three fulachta fia (CO135-144001, 144002 and 144003), situated between 170m and 200m to the southwest. These registered archaeological sites provide evidence for human activity and occupation in the surrounding landscape dating from the Bronze Age.

There are no registered architectural structures within the proposed development site. The closest protected structure, as listed in the Cork County Development Plan 2022–2028, is a cast-iron water pump (RPS No. 1675), located approximately 270m to the east of the site.

The assessment was based on desktop research, geophysical survey, aerial imagery analysis, and archaeological testing.

A geophysical survey of a wider Masterplan Area, including the proposed development site (Field M9 and part of Field M3), was conducted in two phases (May and September 2020) under licence 20R0083

(Nicholls, 2020). The survey employed a high-resolution magnetic gradiometer to detect subsurface anomalies that might indicate archaeological features.

Within the proposed development site (Field M9), three anomalies (Responses 34, 35, 36) were identified. Outside the proposed development site, the geophysical survey confirmed the presence of a registered ringfort (CO135-051) located 160m to the south. An unregistered enclosure was identified 220m outside the proposed development site to the northwest.

Two phases of archaeological testing were carried out in consultation with the Cork County Council Archaeologist:

Phase 1 – April 2022
Conducted under Licence 22E0218 (Purcell, 2022), this phase targeted the northern section of the development site (as defined in the 2022 planning boundary). Thirteen test trenches (Trenches 1–13) were excavated across the site, with particular focus on the three geophysical anomalies (Responses 34, 35, 36). No archaeological features or finds were recorded. Disturbance consistent with land clearance, drainage, and previous groundworks were noted.

Phase 2 – May 2025
A second phase of testing was carried out under an extension to Licence 22E0218EXT (Purcell, 2025). This phase focused on a dark soil spread observed in aerial imagery (2011–2013) in the southern section of the site, which had not been tested in 2022.

Four trenches (Trenches 14–17) were excavated to investigate the potential for a levelled fulacht fia. No archaeological features or finds were recorded. Stone concentrations likely corresponded to a former field boundary and a removed 20th-century drain, both shown on OS historic maps.

Across both testing phases, no archaeological features or material of significance were identified.

There are no registered archaeological monuments within the proposed development site; therefore, no significant direct or indirect impacts on known archaeological sites are expected during construction.

Although Ireland's archaeological landscape includes many unrecorded subsurface sites, a geophysical survey (2020) and two phases of licensed archaeological testing (conducted in 2022 and 2025) revealed no archaeological features within the development site. While three anomalies (Responses 34, 35, and 36) were investigated, no archaeological material was identified.

The archaeological potential of the site is thus considered low, with the potential effect assessed as imperceptible to slight negative, reflecting a minimal risk of encountering unknown subsurface remains during construction.

There are no Protected Structures (PS) or NIAH-listed buildings within the proposed development boundary. Therefore, no significant effects on architectural heritage are anticipated.

Licensed archaeological monitoring will be carried out during construction in the previously untested southern portion of the development site. If archaeological features or deposits are discovered, the National Monuments Service and the Planning Authority will be consulted.

Any newly identified archaeological material will be addressed by either:

- Preservation in situ, requiring design modifications to avoid the area; or
- Preservation by record, involving full archaeological excavation and documentation in accordance with professional archaeological standards (as outlined in the Policy Guidelines on Archaeological Excavation by the Department of Arts, Heritage, Gaeltacht, and the Islands).

All mitigation works will be funded by the developer.

Following a comprehensive assessment, the residual effects of the proposed development on cultural heritage are considered not significant.

- There are no registered archaeological monuments or architectural structures within the development site.
- The findings from the geophysical survey (Licence 20R0083) and archaeological testing (Licences 22E0218 and 22E0218Ext) confirmed the site's low archaeological potential.
- As such, the potential impact is considered imperceptible to slight negative.

There will be no impact on any Protected Structures, NIAH-listed buildings, or Architectural Conservation Areas (ACAs). Due to the lack of visual connection, owing to distance, intervening development, and vegetation - no significant visual impacts are expected on nearby heritage assets.

To further reduce risk, licensed archaeological monitoring during construction will ensure that any unexpected finds are appropriately managed.

14.0 Landscape and Visual Impact

Chapter 12 – Landscape and Visual Impact comprises of a landscape and visual impact assessment (LVIA) was carried to ascertain the impact of the development on external public views and resultant impact on landscape character. The assessment of Visual Impact is based on what is visible to the standard human eye. The result is *visibility* and it is influenced by terrain, vegetation and physical structures. The assessment of Landscape Character involves the attempt to measure community perceptions of the site and its environs using impartial data. It assesses any change in the landscape that might be *perceived* by the community and the consequential effect of such change.

Chapter 12 was prepared by Mike Waldvogel of Forestbird Design. Mike holds a BSLA in Landscape Architecture, from California Polytechnic, San Luis Obispo, USA, and Graduate Design Degree, Royal Academy of Architecture, Copenhagen, Denmark. Mike is Corporate Member of the Irish Landscape Institute (MILI), since 2009.

The site is located on zoned land southwest of Clonakilty town. It is currently under agricultural use (barley and sugar beets) and has been for decades. It is a north facing slope with the ground rising at generally a 1:18 gradient. There are no significant trees on site. Vegetation is primarily scrub and limited to the northern boundary. Being regularly tilled, there are no long-standing grasslands or meadows. At the northwest corner, the site bounds the Lady's Cross housing estate, where there is an existing block wall.

At the northeast corner, the proposed access road crosses a local watercourse (refer Biodiversity chapter 10). South of the site is a publicly accessible boreen (dirt track) referred to as The Bog Road, used for farm access and amenity use. The site does not have a distinct local character, but is perceived as rural land sitting at the periphery of the town.

The lands are zoned residential in the Cork County Development Plan, but do not have a specific landscape objective. The site is located within the *High Value Landscape* zone, but so does the entirety of Clonakilty town and its environs. It is not visible to any designated Scenic Routes or *Protected Structures*. South of the site, within 100m, lie several minor archaeological features (refer chapter 11), but they reside south of the crest of the hill and have an insignificant visual connectivity to the site. With a low degree of visibility from statutory features, the LVIA focuses the relationship to high use public spaces (road approaches, the hotel and areas of amenity use).

The scheme proposes 246 no. residential dwellings consisting of 2-storey houses and 3-storey apartments, along with a creche. There are two points of access to local roads, eventually connecting to the N71. Biodiversity links and large open spaces are prominent landscape features. A summary of the pertinent landscape elements:

- A central SuDS swale and biodiversity corridor linking the north and south ends of the site. At 2,400 sq.m. this would be one of the largest SuDS features incorporated into a housing scheme in the Clonakilty area.
- Contiguous native planting corridors to both the north (5m wide) and south (3m wide) boundaries, linking the east and west ends of the site and tying in with the biodiversity corridor. The two corridors combined measure over 900m in length.
- There are 5 amenity spaces, equally distributed throughout the site. 3 of the spaces appear to be primary parkland open spaces, measuring from 1,250 – 2,300 sq.m. in area. A playground, level playing pitch, a gazebo and public gardens form part of the amenity. 19 no. seat benches are proposed.
- There are 440 lin.m. of designated amenity paths, in addition to standard footpaths. Central cycle lanes are provided along 2 axes.
- There are 3 distinct Home Zone areas, laid out following DMURS guidelines.
- Modifications are proposed to the Clonakilty Hotel car park entrance, to facilitate the site access road. This results in the loss of 2 parking bays, but improves legibility and pedestrian safety.
- In addition to the 720 native trees planted to the corridors (north, south, SuDS corridor), the scheme proposes an additional 360 no. semi-mature trees, for more than 1,000 trees total.

The site has a general positive landscape character in that it is unbuilt open ground. The lack of statutory designation or association with other landscape amenity or distinctive landscape features, reduces the landscape sensitivity of the site. It thus has the ability to absorb a certain degree of change, which is derived from the sensitivity of the view receptor (viewpoint).

More than 20 no. potential view receptors were visited, resulting 7 no. selected viewpoints from which to create photomontages. These locations are illustrated on the map in *Figure 12.8a*. The proximity to existing development (commercial, industrial, residential) coupled with the surrounding rising terrain, limits the degree of impact. Additionally, the site has very few potential close-range views. Most are 200-

300m away, with some visibility at 1km distance. The summary of impacts can be seen in *Table 12.8.1*, outlining the visual impact from the 7 no. view receptors.

The greatest change occurs to View 5 at the entrance to the hotel. However, the impact arises from the roadway modifications, with the introduction of houses being secondary. A degree of visual impact also arises in views from the N71, particularly View 3, where housing becomes visible and background hills are partially obscured. Further away from the N71, the background hills become visible again. This is a typical visual impact for any development along the N71. Apart from the hotel entrance view, which receives a *Significant, Neutral* impact, All other view receptor impacts are *Slight* (1 *Positive*, 5 *Neutral*, 1 *Negative*). Positive impact arises from improvement to the public realm. Negative impact is really a result of the evolution from a greenfield site to a developed site, which would be unavoidable under any circumstances. Any adverse impact is not an indicator of height or density. In the context of new development, these are visually compatible elements, complemented positively with a high degree of planting. The provision of boundary buffers is visible in the photomontages (shown at an early planting stage) and will mature positively. The proposals are imperceptible from high-sensitivity statutory receptors and impact on neighbouring uses is minimal.

To minimise any adverse visual impacts from the view receptors and impact on greater landscape character, a series of mitigation measures should be incorporated into the construction process. These are as follows:

- Enhance the biodiversity of the site by introducing habitat corridors; to the benefit of the proposed development and adjacent land uses.
- Biodiversity corridors shall connect to site boundaries, for future links on adjacent lands.
- Implement a native woodland buffer along the north boundary of the site, to mitigate views from the N71.
- Implement a native woodland buffer along the south and west boundaries of the site, to mitigate views from The Bog Road.
- Enhance the watercourse with new planting, consisting solely of native species.
- Install and plant the central SuDS corridor minimum 6 months prior to use, to ensure a stable green filter basin.
- Implement a topsoil salvaging regime and retain all of it on site.
- Site furniture shall be robust and reflect town centre character.
- Roofing material to any structures should be non-reflective with a dark colour tone.

The site has a moderate degree of visibility, but a low degree of sensitivity. It is imperceptible from the most sensitive statutory designations and from the historic town centre. To perceive impact, one must typically view it from the north or be within close range. Even then, the site has a degree of physical separation, so impact is muted. When visible, impact is typically *slight*, with greater impact nearest the hotel.

The proposals will have a degree of positive impact on the urban fabric of Clonakilty, particularly along the N71, by visually solidifying the built link between the town and existing development in Cloheen. The scheme should improve pedestrian and cycling footfall within the town centre, by means of increased population and improved links. The proposals will be visible from the N71, but will blend in well and have enough of an offset that it is unlikely to impact standard road users. New amenity will be available to local

residents, including play areas and improved biodiversity. The scheme is quite robust on *positive* landscape amenity.

The change in land use will inevitably result in a *perceived adverse* impact, particularly for the small number of neighbours. However, this impact has been designed out as a result of offsets and introduction of peripheral planting buffers. protection of mature trees and the addition of green buffers, which in turn mitigate the impact to a *neutral* level.

Adherence to the landscape mitigation measures will aid in creating a successful development. The architectural quality and modest height and density are welcome at this fringe development site and are not components that will result in adverse impact. When complete, the overall Visual impact will be *Slight, Neutral*, while Landscape Character impact will be *Slight, Positive*. Fully implemented, there will be no moderate, significant or profound adverse impacts.

15.0 Land, Soils, Geology and Hydrogeology

Chapter 13 - Land, Soils, Geology and Hydrogeology was prepared by David Casey, BSc MSc MCIWEM, and Justin Nangle BSc (Hons) of JBA Consulting Engineers and Scientists Ltd. David has over 10 years' experience as an environmental consultant and has worked on numerous projects involving preparation of Water and Hydrology chapters for Environmental Impact Assessments. Justin has over 2 years' experience as an environmental consultant and has worked on several projects involving preparation of Soils, Geology, Hydrology, and Hydrogeology chapters for Environmental Impact Assessments.

The potential for effects during the construction and operational phases of the proposed development on land, soils, geology, and hydrogeology is assessed in this chapter. The assessment is based on a desktop study, site investigations, and review of proposed development details. The assessment methodology follows that which is contained in the EPA's 2022 Guidelines on the Information to be Contained in Environmental Impact Assessment Reports.

The desktop study revealed that the site is underlain primarily by Cross-bedded sandstone and minor mudstone sandstone with the northern portion underlain by flaser-bedded sandstone and minor mudstone. The limestone bedrock is of local importance as an aquifer, being moderately productive in local zones.

Groundwater vulnerability at the site varies, with most of the area to be developed at high vulnerability with a small portion of the far north-eastern section moderate. At a regional level, the groundwater body in the area is at good status and is Not at Risk. The bedrock aquifer underlying the site is of local importance, being moderately productive only in local zones. There are no known groundwater extractions in the site area or immediately adjacent. There is one registered groundwater abstraction associated with the Clonakilty WWTP located 1.2km northeast of the site.

During construction and operation, several activities have potential for effects on land, soils, geology, and hydrogeology at the site. These are associated with the excavation of topsoil and potential pollution of groundwater and soils. The predicted effects range from slight to moderate.

Mitigation measures will be put in place during construction which will help to protect the sub-surface environment. These measures have been developed as a result of the assessment in this chapter and are included in the Construction Environmental Management Plan prepared by DOSA and included in the planning application. The proposals include measures for the protection of groundwater and soils from chemical pollution through accidental spills or leaks, the proper control of silt and suspended solids, and the safe import and export of soil and other materials.

With the proposed mitigation measures in place, no significant effects are anticipated on land, soils geology and hydrogeology during the construction phase.

With the proposed mitigation measures in place, the residual effects of the proposed development on land, soils, and hydrogeology will be minimised. The effects during the construction phase will be short-term, slight, negative, reducing to imperceptible over time. Overall, the long-term effects during the operational phase of the proposed development will be neutral and imperceptible.

16.0 Water

Chapter 14 - Water was prepared by David Casey, BSc MSc MCIWEM, and Conor O'Neill, BA (Mod) MSc Adv Dip, of JBA Consulting Engineers and Scientists Ltd. David has over 10 years' experience as an environmental consultant and has worked on numerous projects involving preparation of Water and Hydrology chapters for Environmental Impact Assessments. Conor has over 5 years' experience as an environmental consultant and has worked on numerous projects involving preparation of Water and Hydrology chapters for Environmental Impact Assessments.

The potential for effects during the construction and operational phases of the proposed development on hydrology (surface and groundwater) is assessed in this chapter. The assessment is based on a desktop study, site investigations, and review of proposed development details. The assessment methodology follows that which is contained in the EPA's 2022 Guidelines on the Information to be Contained in Environmental Impact Assessment Reports.

The site is in use as agriculture for tillage farming. A small portion of the northwest corner of the site was previously in use as a compound, with several mounds of made ground material which has since been partially vegetated. The topography is higher at the south and generally sloping down towards the north of the site. The site is bounded by agricultural lands to the north, south, and the majority of the west, with residential areas to the east and north-west. The Park Road (N71) is c. 259m north of the site with Cloheen Cottages located c. 375m to the west and Cloheen Road c. 349m to the east.

The Clonakilty Stream is approximately 314m northwest of the proposed development site, moving west to east. the Clonakilty Stream is also called the Fealge River on EPA maps. In addition to the Clonakilty Stream, an unnamed stream runs from south to north just to the east of the site boundary. This stream enters a culvert further downstream and eventually flows into the Clonakilty Stream. The Clonakilty Stream and the unnamed stream to the east are part of the same Water Framework Directive waterbody, and are at Moderate Status and At Risk of not achieving their Water Framework Directive objectives.

Construction activities have the potential to negatively affect surface waterbodies via increased silt and sediment runoff, and pollution from chemicals such as hydrocarbons and lubricants. These pollutants could reach the Clonakilty Stream or unnamed Stream via overland drainage or surface water drainage, and travel onwards to Clonakilty Harbour further downstream. Changes to runoff and flow pathways could also occur due to excavation activities during construction. Construction activities also have the potential to affect hydrogeology by removing the protective cover for groundwater or through spills infiltrating to the groundwater layer.

Construction works will be carried out in accordance with the Construction Environmental Management Plan (CEMP) prepared by DOSA and submitted as part of the planning application. The CEMP includes standard best practice guidance for the protection of water quality, and specific mitigation measures such as the control, treatment and monitoring of surface water runoff, and pollution prevention measures for both surface and groundwater, such as bunding, spill management and inspection procedures. The mitigation measures are developed as a result of the assessment in this EIAR.

The proposed development includes an operational drainage design which includes on-site treatment and filtration of surface and stormwater, including a combination of measures such as swales, tree pits, filter drains, and attenuation. and petrol interceptors. The proposed development, when occupied, will not have a significant effect on water and is not anticipated to cause an adverse impact on the surface water regime given the remedial and reductive measures outlined. No mitigation measures are proposed, except regular visual inspection and clean out of silt traps and hydrocarbon interceptors. Any spillages onsite will be acted upon immediately.

With the proposed mitigation measures in place during construction, and the proposed drainage design during operation, the residual effects of the proposed development on water are long-term, imperceptible, neutral.

17.0 Resource & Waste Management

Chapter 15 – Resource and Waste Management has been prepared by Denis O'Sullivan & Associates Consulting Engineers Ltd. (DOSA). The chapter describes the likely impact of the waste generated by proposed development in both construction and operational stages, and additionally identifies mitigation measures to minimise any impacts.

A sites-specific Outline Construction and Environmental Management Plan (CEMP) has been prepared by DOSA to deal with waste generation during the demolition and construction phases of the project and is included in the Planning Application.

The consideration of waste during the operational stage is based on the Operational Waste Management Plan prepared by DOSA and is included in the Planning Application.

The bulk excavation works on site is estimated to be approximately 68,000 m^3 of soil to be excavated. From this total volume, about 26,000 m^3 is expected to be top soil, which will be suitable for re-using on site for landscaping. A further 21,000m^3 will be reused onsite as structural/non-structural fill. The remaining volume is proposed to be removed from the site and disposed to an appropriately licenced

facility or, wherever suitable, removal as by-products that meet the legislative requirements of Article 27 of the European Communities (Waste Directive) Regulations, 2011 (S.I. No 126 of 2011).

The Operational Stage Waste Management Plan indicates that the typical non-hazardous and hazardous wastes that will be generated at the development will include the following:

- Dry Mixed Recyclables (DMR) - includes wastepaper (including newspapers, magazines, brochures, catalogues, leaflets), cardboard and plastic packaging, metal cans, plastic bottles, aluminium cans, tins and Tetra Pak cartons;
- Organic waste - food waste and green waste generated from internal plants/flowers;
- Glass; and
- Mixed Non-Recyclable (MNR)/General Waste.

In addition to the typical waste materials that will be generated at the development on a daily basis, there will be some additional waste types generated in small quantities which will need to be managed separately including:

- Green/garden waste may be generated from internal plants/flowers and external landscaping;
- Batteries (both hazardous and non-hazardous);
- Waste electrical and electronic equipment (WEEE) (both hazardous and non-hazardous);
- Printer cartridges/toners;
- Chemicals (paints, adhesives, resins, detergents, etc.);
- Lightbulbs;
- Textiles (rags);
- Waste cooking oil (if any generated by residents or commercial tenants);
- Furniture (and from time to time other bulky wastes);

The estimated quantum/volume of waste that will be generated from the residential units has been determined based on the number of bedrooms, while waste generation estimates for the, creche is based on the maximum occupancy.

All waste generated must be managed in accordance with the relevant local, regional and national waste guidance and legislation and taken to suitably registered and licenced waste facilities for processing, segregation, reuse, recycling, recovery or disposal, as deemed appropriate.

18.0 Material Assets

Chapter 16 -Material Assets has been prepared By Denis O'Sullivan & Associates Consulting Engineers Ltd. (DOSA).

The effects of the proposed development on the existing utility network are considered in this chapter, which includes effects on the following infrastructure:

- Surface Water Drainage;
- Foul Water Infrastructure;
- Water Supply Infrastructure;
- Electricity Infrastructure;
- Telecommunications;

- Gas.

There are two stormwater catchment within the subject land, which outfalls towards the north east and north-west. An existing unnamed watercourse is located to the east of the site which can serve the lands. This watercourse travels under the N71 Park Road and through Park View residential estate before it discharges to the Fealge River downstream of the bridge between the Western Road and Michael Collins Road. The existing storm network in the adjoining Lady's Cross residential estate will serve the remainder of the catchment.

The surface drainage proposal includes the use of green roofs, bioretention/ rain gardens, petrol interceptors and underground tanks.

There are no records or evidence indication the presence of any foul water drainage infrastructure within the site. For the western section of the site, there is an existing 225mm foul sewer located within the Lady's Cross Estate road. This sewer runs westward towards the L4007 Cloheen Road and then continues northwards to the N71. For the eastern section of the site, there the foul sewer travels through the Clonakilty Enterprise Park and out to the N71. The road and sewer are not yet in public ownership, so permission will need to be obtained and capacity will need to be confirmed in the network as part of the arterial route application with Uisce Éireann.

The foul drainage system for the proposed development has been designed using a similar two-catchment approach as the stormwater system, reflecting the natural topography and drainage divides across the site. Within the development, a network of foul sewers will collect wastewater discharges from all residential units, including houses and apartments. The internal network is designed to convey flows by gravity, directing them towards two main outfall locations:

- Foul flows from the western portion of the site will connect to the existing foul sewer network within the Lady's Cross Estate. Capacity verification of the receiving network has been undertaken in consultation with Irish Water.
- Foul flows from the eastern portion of the site will connect to the existing foul sewer along the N71 road, adjacent to the Clonakilty Enterprise Park.

The existing watermain to the west, located in the Lady's Cross Estate, is identified as a 100mm HDPE pipe, which connects to a 250mm uPVC main along the L4007 Cloheen Road. On the eastern side, the existing watermain comprises a 100mm uPVC pipe that traverses the Clonakilty Enterprise Park and connects to a 300mm ductile iron main on the N71. The development will be serviced by two connection points to the existing public water supply network, one to the existing watermain within the Lady's Cross Estate to the north-west of the site and a second connection is proposed along the N71 road to the north-east.

ESB Networks currently operates established medium voltage (MV) and low voltage (LV) distribution infrastructure surrounding the site on the northern, eastern, and western boundaries. The proposed development is to be served by the ESB via a new network connection. An underground LV network will be provided for by the developer along with the supply of mini pillars as required to serve all units within the development.

The proposed development is presently well serviced with underground telecoms to the north-east and north=west of the site. The proposed development is to be served by a new telecommunications network. This network with be constructed in a series of underground cabling and chambers. All buildings will be connected to this system with appropriate ancillary ducting.

Gas Networks Ireland (GNI) do not currently have infrastructure in the area.

19.0 Population and Human Health

Chapter 17 – Population and Human Health addresses potential effects of both the construction and the operation of the proposed residential development scheme at Cloheen, Clonakilty on population and human health. Chapter 17 was prepared by Rory Hanrahan and reviewed by Dave Coakley, both of Coakley O'Neill Town Planning.

The application area and surrounds were visited on a number of occasions for the purposes of this assessment. The purpose of the site walkovers was to identify and characterise neighbouring land uses. Ordnance Survey maps and aerial photography were also examined to assist in this survey.

In addition, a desk-based study of information on employment, education, health, tourism, amenity, and community facilities was completed.

According to the latest CSO New Dwelling Completions data (Q1 2025), there were 5,938 new dwelling completions between January, February, and March 2025, a rise of 2.0% on the same three months of 2024. In the south-west a rise of 4.8% was recorded. Scheme dwellings accounted for 50.9% of new dwelling completions, with 30.0% apartments and 19.1% single dwellings There were 30,330 new dwelling completions in the whole of 2024, a decrease of 6.7% from 2023 and below the Government's annual target of 33,000.

The Housing Commission Report (2024) estimates a deficit of between 212,500 and 256,000 homes in Ireland as of the 2022 Census and implies that a median of 55,000 to 60,000 homes per year will be required to be built.

The subject site is located within Clonakilty, and is zoned for new residential development (objective ZU 18-11). Therefore, the principle of residential development on the zoned lands is acceptable, subject to the consideration and acceptability of the site-specific matters.

Access to the proposed development is to be through lands to the east and west through sites zoned as Existing Residential/Mixed Residential and Other Uses where objective ZU 18-9 is: *to conserve and enhance the quality and character of established residential communities and protect their amenities*.

The site is located to the southeast of Clonakilty town centre.

Presented in Figure 17.1 below is the catchment area of the development site assessed for the purposes of this chapter. The defined catchment area encompasses locations within a 2km radius of the site. A distance of 2km is typically accepted as the realistic distance from home that people will travel to access

day-to-day community facilities and services, especially when travelling by sustainable modes such and public transport.

A 2km radius therefore represents the strongest zone of influence for the development in terms of social and community infrastructure.

Figure 3 SCA Catchment, outlined in yellow, as defined by a 2km radius from the site.

The population of Clonakilty town, according to Census 2022 figures, was 5,112 people in 2022. A review of the age profile of Clonakilty reveals that the town has a relatively balanced, slightly ageing profile, with 28.3% of the population of the town being aged 55 years or older, and with 26% of the population between the ages of 0-19.

Chapter 17 of this EIAR assesses the existing community and social infrastructure within the defined catchment area of the site of the proposed development under the following headings:

1.	Education/Training	5.	Social/Community Services
2.	Childcare	6.	Arts and Culture
3.	Health	7.	Faith
4.	Sports/Recreation and Open Space	8.	Other Features

Table 6. Social and Community Infrastructure

There are 4no. existing primary schools and 2no. existing secondary school within and adjoining the catchment area. There are a further 6no. primary schools in the wider catchment, in Ardfield, Rathbarry, Rossmore, Cruary, Knockskeagh and Lisavaird.

There is 1no, third level educational facility within the study area, a centre of the Cork College of Further Education and Training in Clonakilty, which provides a number of further education routes for students.

There are 5no. existing childcare facilities in Clonakilty. The Cork County Childcare Committee have advised that currently in Clonakilty there is only one facility which hosts full day services. All other services within the Town provide part time or sessional services. It is evident, therefore, that there is a deficiency in childcare spaces in the catchment area of the proposed development.

The review of the health services and facilities in the defined catchment area indicates that the town is well served in respect of medical centres and GPs, in addition to the other key medical services with a total of 30no. healthcare services within the town.

There are 6no. of sports, recreation and open space facilities within the defined catchment, which cater to all cohorts. These facilities comprise of 2no. playing pitches, 1no. sports club and 3no. playgrounds and parks. It is considered that the catchment area is well catered for in terms of open and recreational outdoor spaces in addition to the open space proposed on the subject site.

There is 10no. Social and Community Services identified within the catchment area. These facilities range from libraries to arts centres. While there is no national or local standard in regards to the provision of such services, it can be considered owing to the number and range of services available that the area is sufficiently well served in terms of social and community facilities.

There are 9no. Arts and Cultural facilities in the area. West Cork has a long-established reputation as being a thriving centre for the arts and culture, with multiple festivals and initiatives taking place across the region.

There are 4no. centres of religious worship located within the catchment area.

Clonakilty town centre a number of additional social and community assets including and not limited to a post office, Credit Union, 3no. banks and a social welfare branch.

Further to this, Clonakilty benefits from a significant retail presence in the town core. This includes a number of comparison retail uses such as clothes and bookstores. Additionally, the town is served by 4no. large supermarkets in the form of a Supervalu, Dunnes, Lidl and Aldi.

The town centre additionally hosts a number of hospitality uses including Cafes, restaurants and hotels.

In terms of human health, construction sites pose potential risks to the health and safety of the public. With mitigation in place, the effect is unlikely, neutral and not significant. During the operational phase, the proposed open spaces and adjacency to the Ringwood woodland will result in likely, significant positive effects on the health, both mental and physical, of residents of the scheme and those in the immediate area.

In terms of population and economic activity, the construction phase will provide a boost for the local construction sector in terms of employment generation and capital spend on materials and construction labour costs. It is expected that during peak activities, approximately 40 people will be working directly on the construction site. The staff will comprise of managerial, technical, skilled and unskilled workers. As far

as practicable local labour will be employed. It is unlikely that the proposed development will increase the population of the area as a result of the construction phase.

In addition to direct employment, there will be substantial off-site employment and economic activity associated with the supply of construction materials and provision of services such as professional firms supplying financial, architectural, engineering, legal and a range of other professional services to the project.

The economic impact of the operational phase on the immediate area would therefore be likely, permanent, slight, and positive. The provision of 246no. quality homes within the proposed development will have a likely significant permanent positive impact on the population of Cork County, and contribute to the town's growth in a compact manner.

In terms of local amenities and services, the effects of construction works and emergence of the new structures will be slight, localised, and short-term in duration. During the operational phase, the provision of amenity facilities within the development will be of benefit to future residents and existing residents in the local environs.

It is considered that there is adequate capacity within the existing schools to cater for the likely demand to be generated from the proposed development. As identified, there is a deficit in the provision of early years childcare services in the area. As the proposed development includes provision of an onsite early years childcare facility, which has been designed following consultation with the Cork County Childcare Committee, the proposed development will have capacity to accommodate the childcare space demand it is likely to generate.

No significant risks to population and human health have been identified in relation to the operational phase of the development. Accordingly, no further mitigation measures are required.

The most likely cumulative effect of the proposed development, with regard to population and human health, is the demand it will place on local infrastructure and services. With regard to this the following is found:

- *Childcare:* Given that the proposed development is for 246no. residential units and that the early years childcare facility being proposed on site is to cater for 65no. children, it is considered that the demand for childcare will be met by the proposed development.
- *Education:* There is good access from the catchment area to a wide range of high quality third level facilities in Cork City. It is anticipated that the growth of the area's population as a result of the proposed development can be catered for by these facilities. It is anticipated that this will also be the case of the increased population as a result of future development in the Cloheen area.

  Healthcare: The review of the health services and facilities in the defined catchment area indicates that the town is well served in respect of medical centres and GPs, in addition to other key medical services.

  Open Space and Recreation: The proposed development provides for 15% of the site as open space, including play areas. Future residential development in the area will be required to provide

c.15% of the site for open space uses also. The County Development Plan 2-year Progress Report notes that a series of amenity projects are being advanced in the town, the cumulative effect of the increase in Clonakilty's population regarding open space is considered significant and positive.

- *Social and Community Facilities:* the study area is reasonably well served in terms of social and community services. Further to this, with the provision of a new childcare facility, the cumulative effect of the increase in population with regard to social and community facilities is considered not significant and positive.
- *Arts and Cultural Facilities:* No shortfall has been identified in the study area regarding the provision of arts and culture facilities. West Cork has a long-established reputation as being a thriving centre for the arts and culture, with multiple festivals and initiatives taking place across the region
- *Faith and Worship:* Faith and Worship: The existing Catholic centres of worship in the study area can accommodate an increase in the population of Clonakilty. The cumulative effect is considered to be slight and neutral.

  Other Services: With regard to the provision of retail and other services, with the cumulative effect of an increase in population of 1,240 persons, it is likely that additional retail and other services will be required in the area in the future. The Cork County Development plan advises that small-scale convenience shops are also open for consideration on lands zoned for residential uses. Future development of residentially zoned lands in the Cloheen area could therefore include a small convenience retail use. In such a case, the overall cumulative effects of the increase to the population of Clonakility would be not significant and neutral.

It is anticipated that the proposed development will realise positive overall economic and social benefits for the local community and the wider rural area.

20.0 Major Accidents and Disasters

Chapter 18 – Major Accidents and Disasters describes the likely significant negative effects arising from the vulnerability of the proposed development to risks of major accidents and/or disasters. Chapter 19 was prepared by Dave Coakley of Coakley O'Neill Town Planning.

Potential risks during the construction phase will be managed through the Construction and Environmental Management Plan (CEMP). Prior to the commencement of works the contractor will prepare and implement a detailed CEMP. This plan, which will be specific to the site and its activities, will work to ensure that potential risks of major accident and/or disaster are identified, avoided, and mitigated, as necessary.

The proposed development has been designed and will be constructed in line with best international current practice and, as such, mitigation against the risk of major accidents and/or disasters is embedded through the design. In line with building regulations and health and safety laws, appropriate fire detection and abatement systems will be installed throughout the site.

Seveso and EPA licenced sites are heavily regulated by the relevant enforcement agencies. As a result, the likelihood of major accidents and/or disasters is considered 'unlikely'. The completed risk assessment determined that all potential risks were considered 'Low Risk Scenarios'.

21.0 Cumulative and Interactive Effects

Chapter 19 – Cumulative and Interactive Effects summarises the residual effects that have been identified in Chapters 7 – 19 and determines whether they give rise to cumulative and/or interactive effects based on best scientific knowledge. Chapter 20 was prepared by Dave Coakley of Coakley O'Neill Town Planning.

Cumulative effects are changes to the environment that are caused by an action in combination with other actions. They can arise from and this EIAR will look at:

- the interaction between all of the different permitted and planned projects in the same area in combination with this proposed development; and
- the interaction between the various effects within this proposed development.

At the initial stage of preparing the EIAR for the proposed development, the potential for significant cumulative impacts were examined and any potential effects were identified. These potential effects were included in the scope and addressed in the baseline and impact assessment studies for each of the relevant environmental factors.

Potential interactions between environmental factors are set out and assessed.

The assessment specifically considers whether any of the proposed and/or recently approved schemes in the local area have a potential to exacerbate (i.e., alter the significance of) effects associated with the proposed development based on best scientific knowledge. Proposed and existing developments in close proximity to the proposed development site which are most likely to result in cumulative effects arising from the construction and operation of the proposed development are outlined.

Possible cumulative effects during construction are outlined in the individual assessment chapters of this EIAR – Chapter 7 through Chapter 18. It is concluded that should the construction of any of the developments mentioned occur concurrently, the potential cumulative construction effects are not considered significant, given the implementation of standard construction environmental measures, the Construction Environmental Management Plan for the proposed development and a Construction Traffic Management Plan.

Potential cumulative operational effects are not considered significant.

The potential significant impacts have been considered within the relevant discipline and mitigation measures outlined where required. With mitigation measures in place, no significant residual negative interactive effects are predicted.

22.0 Summary of Mitigation, Monitoring and Residual Effects

Chapter 20 – Summary of Mitigation, Monitoring and Residual Effects summarises the commitment to mitigation measures, monitoring and residual effects identified and set out in Chapters 7-18 of the EIAR. Chapter 20 was prepared by Dave Coakley of Coakley O'Neill Town Planning.

Chapter 20 is effectively a compendium which lists the relevant measures identified, for ease of reference for anyone reading and/ or assessing the EIAR.