COAKLEY O'NEILL
town planning

Environmental Impact Assessment Report (EIAR)

Large-scale Residential Development at

Cloheen, Clonakilty, Co. Cork

Volume III – Appendices

Prepared in May 2025 on behalf of

HB Cloheen Developments Ltd.

Coakley O'Neill Town Planning Ltd.

NSC Campus, Mahon, Cork ☎ 021 2307000 ✉ info@coakleyoneill.ie

www.coakleyoneill.ie

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Document Control Sheet

Client	**HB Cloheen Developments Ltd.**
Project Title	**Cloheen LRD**
Job No.	**CON24038**
Document Title	**Volume III - Appendices**
Number of Pages	**130**

Revision	Status	Date of Issue	Authored	Checked	Signed
1	Draft	28th May 2025	RH, DC	DC	
4	Final	3rd June 2025	RH, DC	DC	

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CLOHEEN LRD EIAR - VOLUME III

CONTENTS

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CHAPTER 1 APPENDICES

Appendix 1.1 Prescribed Bodies EIAR Scoping Responses

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An Roinn Iompair
Department of Transport

Coakley O'Neill Town Planning Ltd.,

NSC Campus,

Mahon, Cork,

T12 H7AA.

05 March 2025

Re: LRD Clonakilty, Co. Cork

The Department of Transport makes the following comments on consultation request relating to the Scoping Report for the proposed LRD Clonakilty, Co. Cork

There are several key policies and requirements relevant to accessible, integrated, and sustainable public transport which the Department of Transport (DoT) considers should be reflected in the proposals.

- the "whole of Government" **National Disability Inclusion Strategy (NDIS) 2017-2022** included specific actions assigned to local authorities. For example, action 108 related to the 'dishing' of footpaths and action 109 related to accessible infrastructure, including bus stops. Lack of dishing is often cited as a major concern for wheelchair users. The Department of Children, Equality, Disability, Integration and Youth are currently finalising the new National Disability Strategy.
- the **United Nations Convention on the Rights of Persons with Disabilities (UNCRPD**) puts obligations on State Parties to ensure access for persons with disabilities to, for example, the physical environment and transportation in both urban and rural areas.
- making transport fully accessible for all requires a '**whole journey approach**'. This refers to all elements that constitute a journey from the starting point to destination. Developers are a key stakeholder by ensuring a universal design approach to the built environment'. This including footpaths, tactile paving, cycle paths, roads, pedestrian crossing points.
- the **Sustainable Mobility Policy** contains a number of specific actions and commitments underpinning this approach. It sets out a strategic framework to 2030 for active travel (walking and cycling) and public transport journeys to help Ireland meet its climate obligations. It is accompanied by an action plan to 2025 which contains actions to improve and expand sustainable mobility options across the country by providing safe, green, accessible, and efficient alternatives to car journeys. It also includes demand management and behavioural change measures to

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Leeson Lane, Dublin 2, D02 TR60, Ireland
T +353 1 6707444 | info@transport.gov.ie
www.gov.ie/transport

manage daily travel demand more efficiently and to reduce the journeys taken by private car.

- the Design Manual for Urban Roads and Streets **(DMURS) Interim Advice Note – Covid-19 Pandemic Response** includes guidance that designers should ensure that measures align with the principles of universal design, consider Government policy on accessibility for people with disabilities and consult people with disabilities to further appraise measures.

Central Policy, Coordination and Reform
An Roinn Iompair
Department of Transport
Lána Líosain, Baile Átha Cliath, D02 TR60
Leeson Lane, Dublin, D02 TR60
T +353 (0)1 604 1177
gcu@transport.gov.ie www.gov.ie/transport

An Roinn Comhshaoil, Aeráide agus Cumarsáide
Department of the Environment, Climate and Communications

Geological Survey
Suirbhéireacht Gheolaíochta
Ireland | Éireann

Rory Hanrahan
Coakley O'Neill Town Planning Ltd.
NSC Campus
Mahon
Cork, T12 H7AA

11 February 2025

Re: EIA Consultation Large Scale Residential Development (LRD), Clonakilty, Co Cork
Your Ref: n/a
Our Ref: 25/25

Dear Rory,

Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and interpretation and gather various data for that purpose. Please see our website for data availability.

With reference to your email received on the 06 February 2025, concerning the EIA Consultation Large Scale Residential Development (LRD), Clonakilty, Co Cork, we recommend using our various data sets when conducting the EIAR, SEA, planning and scoping processes for developments, plans and policies. For more detailed information on how to access this data please access 'Data and Maps' Data & Maps (gsi.ie) on our 'Geoscience for planning' webpage. Use of our data or maps should be attributed correctly (please refer to each individual dataset's metadata for correct attribution).

For specific data available for Environmental Assessment and Planning topics please follow this link [Data by Environmental Assessment and Planning Topic (gsi.ie)], where you will find our data arranged by environmental assessment topic as illustrated below:

Land and soils
Soil • Subsoils (Quaternary Geology) • Tellus Geochemistry • Geotechnical *Geology* • Bedrock • Geophysics • Bedrock & Quaternary 3D

Water
Groundwater • Aquifers GW vulnerability, GWPSs (GWPPs) *Surface water* • Tellus Geochemistry *Estuarine & marine waters* • Marine and coastal *Flooding* • GWClimate • Karst

Climate Change
Carbon accounting / Carbon balance • Geothermal • Carbon capture and storage *Climate change trends* • National coastal change assessment

Cultural Heritage
Archaeology • Cherish *Underwater Archaeology* • Shipwrecks

Material Assets
Built Services • Natural resources (Minerals & Aggregates) • Active quarries

The Landscape
Landscape Appearance & Character • Physiographic units *Historical landscapes* • Historic mines

Other Relevant Data		
Natural (Geo) hazards • Landslide Susceptibility Mapping • Groundwater flooding • Coastal vulnerability • Subsidence • Radon	*Natural heritage* • Geoheritage (County Geological Sites) • Dimension Stone/Stone Built Ireland	

Other Comments

Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. The data would be redacted for confidentiality and added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at mailto:GeologicalMappingInfo@gsi.ie.

If we can be of any further help, please do not hesitate to contact me Clare Glanville, or my colleague Trish Smullen at GSIPlanning@gsi.ie.

Yours sincerely,

Dr. Clare Glanville
Senior Geologist
Geoheritage and Planning Programme
Geological Survey Ireland

Trish Smullen
Geologist
Geoheritage and Planning Programme
Geological Survey Ireland

The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data are made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases these data are a baseline or starting point for further site specific assessments.

NATIONAL ENVIRONMENTAL HEALTH SERVICE,
Health Service Executive South West,
Elmwood House,
Lurriga,
Skibbereen,
Co. Cork P81 FC83
Tel:028-51456

7 March 2025

Rory Hanrahan,
Assistant Planner,
Coakley O'Neill Town Planning Ltd.,
Mahon,
Cork

National Environmental Health Service Submission Report
(as a Statutory Consultee under the Planning and Development Acts 2000 (as amended)& Regulations made thereunder)

Type of consultation: EIAR – Scoping
EHIS Reference number: 4615

Application Reference Number: N/A
Applicant: HB Cloheen Developments
Proposed Development: EIAR scoping for a Large Residential Development at Cloheen, Clonakilty, Co Cork

Dear Sir/Madam

Please find below the HSE submission report in relation to the above proposal.
The following HSE departments were made aware of the consultation request for the proposed development:

- National Environmental Health Service
- HSE South Emergency Management (Response Attached below)
- National Capital Estates Office – Regional AND
- Director of National Health Protection
- REO South West

Introduction
The National Environmental Health Service submission report is based on an assessment of documentation submitted to this office on 6 February 2025.

All commitments to future actions including mitigation and further testing have been taken as read and all data results have been accepted as accurate.

- No additional investigations/measurements were undertaken.
- This report refers only to those sections of the application documents that are relevant to the HSE which have an Environmental Health Impact.

Description of the Project
The applicant intends to apply for planning permission for a large scale residential development consisting of 245 no. units, 160 no. houses and 85 no. apartments of varying sizes and an early childcare facility to cater for 65 no. children at Cloheen, Clonakilty, Co Cork. The preliminary project development includes the following: car parking; EV charging points; bicycle parking; motorcycle parking; private, communal and public open spaces; internal roads; pathways; pedestrian and cycle routes; hard and soft landscaping; waste storage; access to the local hotel road incorporating a bridge over a stream; public lighting and all associated site works.

General Scoping
The following documents should be taken into consideration when preparing the Environmental Impact Assessment Report:
• Guidelines on the information to be contained in EIS (2002),
• Advice Notes on Current Practice in the preparation of EIS (2003),
• Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment
https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_planning_authorities_and_an_bord_pleanála_on_carrying_out_eia_-_august_2018.pdf

EU publication: Environmental Impact Assessment of Projects - Guidance on the preparation of the Environmental Impact Assessment Report, EU, 2017
http://ec.europa.eu/environment/eia/pdf/EIA_guidance_EIA_report_final.pdf
Adoption of the Directive (2014/52/EU) in April 2014 initiated a review of the above guidelines. The draft new guidelines can be seen at:
http://www.epa.ie/pubs/consultation/reviewofdrafteisguidelinesadvicenotes

Generally the Environmental Impact Assessment should examine all likely significant impacts and provide the following information for each:
a) Description of the receiving environment
b) The nature and scale of the impact
c) An assessment of the significance of the impact
d) Proposed mitigation measures
e) Residual impacts

Directive 2014/52/EU has an enhanced requirement to assess likely significant impacts on Population and Human Health. The impacts on human health must be fully assessed in the EIAR, it is recommended that the wider determinants of health and wellbeing are considered. Guidance on wider determinants of health can be found at www.publichealth.ie

In addition to any likely significant negative impacts from the proposed development, any positive likely significant impacts should also be assessed.

The National Environmental Health Service (NEHS) recommends that the following matters are included and assessed in the EIAR:

- Public Consultation
- Population and Human Health
- Water (Hydrology and Hydrogeology)
- Land and Soils
- Air, Dust and Odour
- Climate Change and Opportunity for Health Gain
- Noise and Vibration
- Waste Management
- Ancillary Facilities
- Cumulative Impacts

Public Consultation

Public consultation, where the local community is fully informed of the proposed development must be undertaken. Members of the public should be given sufficient opportunities to express their views on the proposed development.

Early and meaningful public consultation with the local community should be carried out to ensure all potentially significant impacts have been adequately addressed. All parties affected by the proposed development must be fully informed of what the proposal entails especially with regard to potential impacts on surrounding areas. The Environmental Impact Assessment Report (EIAR) should clearly demonstrate the link between public consultations and how those consultations have influenced the decision-making process in the EIAR.

To assist with the consultation and planning process it is recommended that the applicant develops a dedicated website for the proposed development. All correspondence, maps, project updates and documentation including the EIAR should be uploaded to the website. A good relationship between the contractor and local residents who may be impacted by the construction of the proposed development is crucial. The NEHS recommends that a community liaison officer is appointed by the contractor, their details should be provided to local residents.

Assessment of Consideration of Alternatives

The EIAR should include a consideration of alternatives as part of the EIAR.

Noise and Vibration

The potential impacts for noise and vibration during the construction phase of the proposed development on all noise sensitive locations must be considered in the EIAR. The EIAR should outline all proposed mitigation measures to minimise noise and vibration during the construction phase of the development.

The NEHS recommends that operating times during the construction phase are limited close to residential areas as follows in order to minimise the impact of noise on residents.

Monday to Friday	08:00 – 18:00
Saturday	09:00 – 13:00
Sundays and Public Holidays - No noisy operations on site.	

Noise can give rise to a nuisance for residents and may impact negatively on public health. The applicant should consider Good Acoustic Design measures in the design of the buildings to protect the residential amenity of future residents. The consideration of acoustic design at this stage should be beneficial to the health and wellbeing of future residents.

Air Quality

Due to the nature of the proposed construction works, generation of airborne dust has the potential to have significant impacts on sensitive receptors.

A Construction Environmental Management Plan (CEMP) should be included in the EIAR which details dust control and mitigation measures. Measures should include:

- Sweeping of hard road surfaces
- Provision of a water bowser on site, regular spraying of haul roads
- Wheel washing facilities at site exit
- Restrict speed on site
- Provide covers to all delivery trucks to minimise dust generation
- Inspect and clean public roads in the vicinity if necessary
- Material stockpiling provided with adequate protection from the wind
- Dust monitoring at the site boundary
- Truck inspection and maintenance plan
- Details of a road maintenance agreement between the operator and the Local Roads Authority to clarify responsibility for the upkeep and repair of access roads during the construction phase of the project.

Surface and Ground Water Quality

The applicant should consider the impact of the proposed development on surrounding surface water and hydrogeological environments including flood risk and surface water drainage.

The design of the surface water management system for the development should consider the changing precipitation patterns as a result of climate change.

Public and Group Water Scheme sources and supplies should be identified in addition to any private wells supplying potable water to houses in the vicinity of the proposed development. Measures to ensure that all sources and supplies are protected should be described in the EIAR.

Climate Change

In light of the current climate emergency declared by the Government it is essential that all buildings implement energy efficient and green technologies in order to reduce the carbon footprint of the development and to minimise greenhouse gas emissions.

The applicant should outline specific details of climate initiatives and fuel and energy conservation measures which are to be implemented with regard to the design, procurement, construction and operation of the houses and apartments in the proposed development site.

Proposed Childcare Facility
The applicant must take full cognisance of the requirements of the Child Care Act 1991 (Early Years Services) (Amendment) Regulations 2016 to ensure that adequate facilities are provided for pre-school children in the proposed creche.

Open Space and Recreation – Healthy Ireland Framework
The proposed housing development should be explored for any opportunity to promote physical activity and any potential for health gain should be exploited.
Recreational green spaces are fundamental to high density development as they will promote health and well being of residents who will occupy the accommodation. It is well established that there is a need to reconnect urban society with nature in order to promote health. Adequately sized public and private open space must be provided within the development. Playgrounds are proposed for younger children, the applicant should consider providing recreational facilities to cater for adolescents e.g. playing courts, graffiti walls, meeting areas etc. All recreational areas should be designed to be age friendly with adequate street lighting and footpaths, public seating etc.

The pedestrian and cycle ways associated with the proposed development should contribute towards meeting the objectives of the Healthy Ireland Framework 2013 - 2025 as they provide an opportunity for health gain. These pathways should connect to the local road network and nearby town. The NEHS recommends that pedestrian areas are accessible to wheelchairs, pushchairs and mobility vehicles in order that all ages and all levels of mobility can access recreational amenities
The applicant should ensure that all internal roads within the housing development are designed in accordance with Design Manual for Urban Roads and Streets (DMURS) Manual.

Universal Design
The applicant should incorporate the principles of universal design when designing the buildings in the proposed development to ensure housing can meet the needs of the occupants regardless of their age, size, ability or disability. This will also ensure that housing will meet their changing needs over time so that people can continue living in their own homes and communities as they get older or become disabled.

Sustainable Development
The significance of the impact the proposed LRD will have on the existing facilities should be examined and assessed in the EIAR. It is imperative that the key infrastructure facilities and amenities currently within the catchment areas are examined to ensure that it can sustainably accommodate the proposed increase in

residential development. The cumulative impacts of any other proposed housing developments in the vicinity should also be assessed.

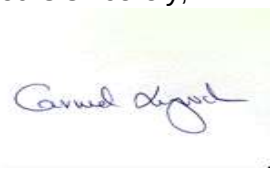
Waste Management
The NEHS recommends that the EIAR include a Waste Management Plan for both construction and operational phases with a view to minimising the generation of waste and delivering a Circular Economy in accordance with the Circular Economy and Miscellaneous Provisions Act 2022.

Ancillary Facilities
The EIAR should include details of the location of all site office, construction compound, fuel storage depot, sanitary accommodation and canteen, First Aid facilities, disposal of wastewater and the provision of a potable water supply to the site canteen.

Pest Control
The disturbance of ground during construction may give rise to increased rodent activity. The NEHS recommend that the applicant implements appropriate pest control measures during the construction phase in order to prevent a nuisance and protect public health.

If you have any queries regarding any of this report, the initial contact is Adrian O'Sullivan ,Principal Environmental Health Officer who will refer your query to the appropriate person.

Yours sincerely,



_____
Environmental Health Officer
Environment & Climate Change
Network Support Unit

_____
Principal Environmental Health Officer

Seirbhís Sláinte Níos Fearr á Forbairt | Building a Better Health Service

EMH EMERGENCY MANAGEMENT HEALTH

HSE South Emergency Management Consultation Report			
Report to	**Adrian O'Sullivan PEHO South Lee (West Cork)**	**Date**	**13th Feb., 2025**
Type of consultation: EIS □ Scoping □ Screening □ EIAR X EPA □ Other (please specify):			
Authority	**Cork County Council**		
Reference Number	**EHIS No. 4615**		
EM Reference Number	**EMENV 230**		
Applicant / Consultants	**Coakley O'Neill Town Planning Ltd., Mahon, Cork**		
Proposal	**Proposed development of 245 no. dwellings and an early childcare facility at lands at Cloheen, Clonakilty, Co. Cork.**		

HSE South Emergency Management Observations: Please be advised that the HSE South Emergency Management function does not have any specific observations to make with respect to this application. However, please note the following recommendations within the context of site operations:

1. Should an incident occur at the site and the site operator requires the assistance of the emergency services, the incident information should be provided in the `ETHANE` format (please see attached).
2. Emergency Services access to the site should be clearly identified. This should be undertaken via appropriate high visibility signage, i.e.; a green sign with a yellow border and white lettering citing the abbreviation RVP
3. The site should have a mechanism in place to account for personnel during an evacuation in order to provide the responding emergency services with an estimate of the number of people accounted and unaccounted for.
4. The site should identify any critical / vulnerable facilities within the geographical catchment area, such as hospitals, schools, nursing homes, etc, that could be directly or indirectly affected by an incident at the site.
5. Where the `off-site` impacts of an incident at the site affects a vulnerable cohort / population such as children within crèches, schools; patients / clients / residents within nursing homes, etc; the emergency services will require assistance from the site operator in determining the impact on the local community.
6. The site operator is encouraged to develop a business continuity plan that includes a plan for severe weather. For more advice on this, please see the Department of Business, Enterprise and Innovation, *Business Continuity Planning in Severe Weather.* https://dbei.gov.ie/en/Publications/Publication-files/Business-Continuity-Planning-in-Severe-Weather-Check-List-for-Businesses.pdf

All correspondence or any queries with regard to this report should be forwarded to Ms. Maryanne Horgan, Emergency Management Office, HSE South, Eye, Ear and Throat Hospital, Western Road, Cork, T12 WP62 or maryanne.horgan@hse.ie

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Outlook

EIA Consultation LRD Clonakilty, Co. Cork

From Michael McPartland <Michael.McPartland@fisheriesireland.ie>
Date Fri 2/7/2025 3:13 PM
To Rory Hanrahan | Coakley O'Neill <Rory@coakleyoneill.ie>

A chara

Thank you for your recent email regarding the above-mentioned.

It appears it may be proposed to dispose of septic effluent from the development to the public sewer. IFI would ask that Irish Water signifies there is sufficient capacity in existence so that it does not overload either hydraulically or organically existing treatment facilities or result in polluting matter entering waters. Should this not be the case then please forward proposals for alternative treatment and disposal options.

IFI would ask that there be no interference with, bridging, draining, or culverting of any watercourse its banks or bankside vegetation to facilitate this development, without the prior approval of IFI and that full cognisance is given to IFI "Guidelines on protection of fisheries during construction works in and adjacent to waters"

https://www.fisheriesireland.ie/media/guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacent-to-waters

Furthermore, there should be no loss of flood plain as a result of the proposed development.

Michael Mc Partland
Senior Fisheries Environmental Officer.

Iascach Intíre Éireann
Inland Fisheries Ireland

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Sunnyside House, Macroom, Co. Cork, Ireland. P12 X602

Help Protect Ireland's Inland Fisheries

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Outlook

TII Ref: TII25-130304 - EIA Consultation LRD Clonakilty, Co. Cork

From INFO <Information@tii.ie>
Date Wed 2/12/2025 9:17 AM
To Rory Hanrahan | Coakley O'Neill <Rory@coakleyoneill.ie>

Dear Mr. Hanrahan,

Thank you for your correspondence of 6 February 2025 regarding the above. Transport Infrastructure Ireland's (TII's) position in relation to your enquiry is as follows.

TII wishes to advise that it is not in a position to engage directly with planning applicants with respect to proposed developments. TII will endeavour to consider and respond to planning applications referred to it, given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official policy and guidelines, as outlined in the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) and TII publications. Regard should also be had to other relevant guidance available at www.TII.ie.

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals, following the examination of any valid planning application referred.

For clarity TII advises, it will entertain no future claims in respect of impacts (e.g., noise, air, dust, drainage, light, visual etc.) from the proposed development or future occupants, if approved, due to the presence of the existing national road. TII advises that regard needs to be had to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities in the preparation of a future planning application.

With respect to EIAR Scoping issues, the recommendations indicated below provide only general guidance for the preparation of an EIAR, which may affect the national road network. No part of this submission shall be construed as TII giving consent to access or alter any national road infrastructure assets including drainage regimes, structures, safety, etc. In the event that any damage is caused by any development works to the national road or associated assets, overground or underground, costs arising to fully remediate all impacted infrastructure assets to TII Publications standards and requirements will be pursued.

The project promoter should have regard, inter alia, to the following:

Having regard to the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022 it is recommended as appropriate that the national road and light rail networks are recognised as strategic transport assets under "material assets". EIAR assessment and mitigation should have regard to the following:

- **National Roads**: Official policy for development at or near national roads is set out in in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012) available at https://www.gov.ie/en/collection/85b83-planning-guidelines-standards/

- **TII Publications**: In addition, as part of TII's responsibilities for managing and improving the Country's national road and light rail networks, TII sets development guidance and standards for traffic and road assessments and construction, which may be necessary by reason of proposed development location, scale or typology, to be prepared to accompany applications for developments or works. Technical guidance and standards are contained in TII Publications, available at https://www.tiipublications.ie/.

In addition, the EIAR should have regard to, *inter alia*, to the following:

National Road Network:

- TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads), in the proximity of the proposed development.

- Consultations should be had with the relevant Local Authority/National Roads Design Office, with regard to the locations of existing and future national road schemes.

- The EIAR should have regard to any prior Environmental Impact Statement or Assessment Report and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should, in particular, have regard to any potential cumulative impacts.

- The EIAR should have regard to the provisions of Chapter 3 of the DoECLG 's 'Spatial Planning and National Roads Guidelines for Planning Authorities', in the assessment, in particular, the EIAR and associated design. With respect to the extent of the lands, it should be noted that national road surface water drainage regimes are constructed with the objective of disposing of national road surface water only. It is important that capacity in the national roads surface water drainage regime is retained to address this essential function. TII advises it would not support any private development application accessing the national road drainage regime and the Council should ensure that this does not occur. TII expects that this will be demonstrated by the future applicant.

TII Publications:

- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment (TTA) be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site, with reference to impacts on the national road network and junctions of lower category roads with national roads. In relation to national roads, TII's 'Traffic and Transport Assessment Guidelines' (2014) should be referred to in relation to proposed development, with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of TII's TTA Guidelines, which addresses requirements for sub-threshold TTA.

- The designers are asked to consult TII Publications to determine whether a Road Safety Audit is required.

TII environmental assessment guidance:

- The EIAR should have regard to TII's Environmental Assessment and Construction Guidelines, including the 'Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes' (National Road Authority (NRA), 2014).
- The EIAR should consider the European Communities '(Environmental Noise) Regulations 2018' (S.I. No. 549 of 2018)) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see 'Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes' (NRA, 2014)).

Notwithstanding any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practice.

I hope that this information is of assistance to you.

Yours sincerely,

_____

Suzanne Cahill
Regulatory & Administration Executive

From: Rory Hanrahan | Coakley O'Neill
Sent: Thursday 6 February 2025 11:34
To: Landuse Planning
Subject: EIA Consultation LRD Clonakilty, Co. Cork

A Chara,

I hope this email finds you well.

Coakley O'Neill Town Planning Ltd. are currently in the process of compiling an Environmental Impact Assessment Report (EIAR) and providing planning services for the development of 245no. dwellings and an early years childcare facility, which is the subject of a proposed Large Scale Residential Development (LRD) planning application to be lodged to Cork County Council.

As part of the application we are undertaking now undertaking EIA Scoping Consultations. I have attached here a cover letter, detailing the proposed development with this email.

We would greatly appreciate it if you could provide any comments you may have at your earliest convenience to myself, Rory Hanrahan by either email to rory@coakleyoneill.ie or by post to the offices of Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork, T12 H7AA.

Regards

Rory Hanrahan
Assistant Planner
Coakley O'Neill Town Planning Ltd
NSC Campus
Mahon
Cork
T12 H7AA

T: +353 (0)21 2307026
E: rory@coakleyoneill.ie
W: www.coakleyoneill.ie

hours unless it is clearly noted as requiring urgent attention.

De réir pholasaí BIÉ An Ceart gan a bheith Ceangailte, má tá an ríomhphost seo á fháil agat lasmuigh de na gnáthuaireanta oibre, nílim ag súil le freagra ná le gníomh uait lasmuigh de do ghnáthuaireanta oibre féin mura bhfuil sé ráite go soiléir go bhfuil gá gníomhú go práinneach.

TII processes personal data provided to it in accordance with its Data Protection Notice available at https://www.tii.ie/about/about-tii/Data-Protection/

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag https://www.tii.ie/about/about-tii/Data-Protection/?set-lang=ga

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Uisce Éireann Ref: PN25000018372

Coakley O'Neill Town Planning Ltd.,
NSC Campus,
Mahon,
Cork.
T12 H7AA

Attention: Rory Hanrahan
Email: rory@coakleyoneill.ie

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
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Éire

Uisce Éireann
PO Box 6000
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www.water.ie

4th March, 2025

Re: EIAR Scoping Request – Proposed Large Scale Residential Development at Cloheen, Clonakilty, Co. Cork

A Chara,

Uisce Éireann has received your Environmental Impact Assessment (EIA) scoping request relating to a proposed Large Scale Residential Development consisting of c.245 no. residential units at Cloheen, Clonakilty, Co. Cork.

It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and that no development that will impact Drinking Water Source. Uisce Éireann must be satisfied that the proposed development has no impact on drinking water quality and that water sources are adequately protected. It is a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected so as to avoid deterioration in quality.

The following aspects of Water Services should also be considered in the scope of an EIA where relevant;

a) Where the development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of the report.

b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.

c) Mitigations should be proposed for any potential negative impacts on any water source(s) which may be in proximity and included in the environmental management plan and incident response.

d) Any and all potential impacts on the nearby public water supply water source(s) are assessed, including any impact on hydrogeology and any groundwater/ surface water interactions.

e) Impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*). This is confirmed by Uisce Éireann in the form of a Confirmation of Feasibility (COF). If a development requires a connection to either a public water supply or sewage collection system, the developer is advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network.

f) The applicant shall identify any upgrading of water services infrastructure that would be required to accommodate the proposed development.

g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.

h) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to minimise and or / stop surface waters from combined sewers.

i) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.

j) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to datarequests@water.ie

k) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.

l) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.

m) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.

n) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.

o) Uisce Éireann does not permit building over of its assets. As an applicant you are required to;

- survey the site to determine the exact location of the assets. Any trial investigations should be carried out with the agreement and in the presence of Uisce Éireann.
- Provide evidence of separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

p) Where a diversion of Public Infrastructure may be required subject to layout proposal of the development and separation distances, the applicant is required to submit a Diversions Enquiry to diversions@water.ie

q) Mitigation measures in relation to any of the above ensuring a zero risk to any Uisce Éireann drinking water sources (Surface and Ground water).

This is not an exhaustive list.

Please note;

- Where connection(s) to the public network is required as part of the development proposal, applicants are advised to complete the Pre-Connection Enquiry process and have received a Confirmation of Feasibility letter from Uisce Éireann ahead of any planning application.

- Uisce Éireann will not accept new surface water discharges to combined sewer networks.

Queries relating to the terms and observations above should be directed to planning@water.ie

Signed on behalf of Dermot Phelan
Connections and Developer Services

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CHAPTER 9 APPENDICES

Appendix 9.1 Sound Level Meter and Calibrator Calibration Certificates

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NSAI
National Metrology Laboratory

Certificate of Calibration

Issued to

CLV Consulting
The NSC Campus
Mahon
Co. Cork

Certificate Number	**244771**
Item Calibrated	Larson Davis CAL200 Acoustic Calibrator
Serial Number	18882
ID Number	None
Order Number	2410107
Date Received	22 Oct 2024
NML Procedure Number	TFAP-NM-11
Method	The above calibrator was allowed to stabilize for a suitable period in laboratory conditions. It was then calibrated by measuring the sound pressure level generated in its measuring cavity (half-inch configuration). The calibrator's operating frequency was also measured.
Calibration Standards	Norsonic 1504A Calibration System incorporating: Agilent 34401A Multimeter, No. 0736 [Cal due date: 24 Jan 2025] B & K 4180 Measuring Microphone, No. 1069 [Cal due date: 15 Sep 2025] B & K 4228 Pistonphone, No. 0741 [Cal due date: 14 Sep 2025]

Calibrated by David Fleming

Approved by Dubhaltach MacLochlainn

Date of Calibration 07 Jan 2025

Date of Issue 07 Jan 2025

CIPM MRA

This certificate is consistent with Calibration and Measurement Capabilities (CMC's) that are included in Appendix C of the Mutual Recognition Arrangement (MRA) drawn up by the International Committee for Weights and Measures. Under the MRA, all participating institutes recognize the validity of each other's calibration certificates and measurement reports for quantities, ranges and measurement uncertainties specified in Appendix C (for details see www.bipm.org)

NSAI
National Metrology Laboratory

Certificate of Calibration

Issued to

CLV Consulting
The NSC Campus
Mahon
Co. Cork

Certificate Number	**233423**
Item Calibrated	NTi Audio XL2-TA Sound Level Meter with NTi Audio MC230A Microphone
Serial Number	A2A-11070-E0 (SLM) and A14422 (Microphone)
ID Number	None
Order Number	23_0802
Date Received	10 Aug 2023
NML Procedure Number	AP-NM-09
Method	The above sound level meter was allowed to stabilise for a suitable period in laboratory conditions. It was then calibrated by carrying out the verification tests detailed in IEC 61672-3 (2006), *Periodic tests, specification for the verification of sound level meters*. This standard specifies a procedure for the periodic verification of conformance of a sound level meter or integrating-averaging meter to IEC 61672-1 (2003).
Calibration Standards	Norsonic 1504A Calibration System incorporating: SR DS360 Signal Generator, No. 0735 [Cal Due Date: 25 Aug 2023] Agilent 34401A Digital Multimeter, No. 0736 [Cal Due Date: 25 Aug 2023] B&K 4134 Measuring Microphone, No. 0744 [Cal Due Date: 30 Sep 2023] B&K 4228 Pistonphone, No. 0740 [Cal Due Date: 30 Sep 2023] B&K 4226 Acoustical Calibrator, No. 0150 [Cal Due Date: 10 Oct 2023]

Calibrated by	David Fleming	**Approved by**	Paul Hetherington
Date of Calibration	21 Aug 2023	**Date of Issue**	21 Aug 2023

CIPM MRA

This certificate is consistent with Calibration and Measurement Capabilities (CMC's) that are included in Appendix C of the Mutual Recognition Arrangement (MRA) drawn up by the International Committee for Weights and Measures. Under the MRA, all participating institutes recognize the validity of each other's calibration certificates and measurement reports for quantities, ranges and measurement uncertainties specified in Appendix C (for details see www.bipm.org)

CHAPTER 10 APPENDICES

Appendix 10.1 Bridge Construction Method Statement

Appendix 10.2 Inland Fisheries Ireland Correspondence

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Cloheen LRD: Bridge Installation Method Statement

1.1 Bridge Construction

Typical construction method for the bridge is described below. Inland Fisheries/OPW will be consulted on the proposed final bridge design. The construction works will follow current guidelines such as Inland Fisheries Ireland (IFI) publication *"Guidelines on protection of Fisheries during Construction Works in and adjacent to Waters"*

1.1.1 Bridge

A free span bridge is proposed to carry the access road over the existing watercourse and incorporates a deck supported on abutments which are in turn supported by foundations. A Section 50 application will be made to the OPW. The bridge elements will be pre-cast concrete, which are transported to the site. The road surface on the bridge deck will be a bituminous bound pavement laid on a waterproofing coat. Bridge deck waterproofing can either be a spray applied or sheet membrane system. The spray applied system comprises a solvent free methyl methacrylate resin spray and a polymer modified bituminous based hot melt adhesive tack coat. The sheet membrane system comprises a non- woven polyester reinforced, styrene-butadene-styrene (SBS) polymer modified bitumen sheet with a solvent-based bituminous primer and blown (oxidised) bitumen bonding.

1.1.2 Bridge Construction Sequence

Construction of overbridges will commence when the earthworks embankments on the adjacent sections of road are at level. Typical bridge construction procedures may be summarised as follows:

1.1.2.1 Site investigation works

Notwithstanding the need for further ground investigation the information available at this stage is sufficient to inform the selection of the proposed bridge crossing type. Ground investigations for the bridge foundations will likely include additional trial pit excavation and drilling.

1.1.2.2 Bridge Foundations

Foundations are required for the abutments. Foundations are likely to be concrete pads.

Pad footings are generally constructed as follows:

- Excavation to a depth of approximately 1.5 metres below formation level to a suitable founding soil strata.
- Laying a concrete layer, approximately 75 mm thick, at foundation formation level over the full extent of the rectangular foundation to produce a clean, flat plain surface, capable of containing the wet structural foundation concrete. The concrete layer is transported to the site in a concrete wagon.
- Fabricating cages of steel reinforcement, which is done on site, with bars protruding vertically for subsequent concrete pours.
- Placing formwork for the foundation slab. Formwork will be comprised of wooden or metal sheets supported by wooden stakes or other props.
- Transporting concrete to the site and pouring and compacting the concrete, by vibration, to required level, in formwork.

- Leaving the concrete for a period of time to enable it to cure before stripping the formwork to form foundation base.

1.1.2.3 Abutments

Abutments are concrete seats upon which the bridge beams can be supported at each end of the bridge. Construction of abutments is generally undertaken as follows:

- Fixing a grillage of steel reinforcement for abutment walls.
- Erecting vertical formwork for abutment walls.
- Erecting vertical formwork for abutment walls.
- Placing concrete in wall formwork and compacting by vibration.
- Removing shutters, curing concrete, treating exposed surfaces and applying waterproof membrane to faces retaining soil fill – the waterproof membrane can typically be a bitumen coating applied by brush or spray.
- A drain is laid behind the abutments comprising a small pipe with a granular surround.
- Placing and compacting granular fill, behind abutments and wing walls, to road formation level.
- Preparation of seatings for bridge beams.

1.1.2.4 Treatment of Land Between Abutment & Bankside

The level of the bridge deck over the c. 2.3m of land buffering the bridge abutment from the channel bankside will be c. 1m. Given the relatively low clearance height it is expected that all existing surface vegetation within this buffer area will not be sustained and the ground will become denuded. In order to prevent the occurrence of denuded cover adjacent to the bankside and to prevent wash out etc. in the future during potential flood events it is proposed to installed boulder rock armour within the buffer area under the deck between the abutment and the bankside. The rock armour will be put in place following the construction of the abutment and prior to the installation of the bridge deck.

1.1.2.5 Bridge Deck

Bridge decks can be several different forms, as follows:

- Concrete deck cast on site (in situ deck).
- Beam and slab, with beams being precast concrete or steel, and the deck being concrete cast in situ.

In situ decks are generally constructed as follows:

- Erecting formwork on staging to support the wet concrete forming the deck.
- Erecting a steel reinforcement cage within the formwork.
- Pumping concrete into the formwork and compacting by vibration.
- Preparing a finish to the top surface of the wet concrete by smoothing the concrete with a float.
- Leaving the concrete for a period of time to enable it to cure before removing the staging.

Decks supported by beams are constructed as follows:

- Taking delivery of precast concrete or steel bridge beams and erecting in position over temporary props using cranes.

- Erecting soffit formwork, between and along outer edges of bridge beams, and side forms for edge parapet beam and diaphragms / transverse beams.
- Fixing inserts for services and additional structural elements.
- Fixing grillage of steel reinforcement for in-situ concrete deck and parapet beam.
- Placing concrete for bridge deck and in-situ edge beams. This is normally done as a staged process. The first stage involves the concrete pour of the main deck sections, followed by the diaphragms / transverse beams and finally the edge beams.
- Curing deck concrete, stripping formwork, treating exposed surfaces.
- Waterproofing top of structural deck.
- Completing services.
- The deck is completed with construction of the verges/footways, and placement of the deck waterproofing system as described above. The final stages of bridge construction include erecting metal parapet elements and applying pavement markings.
- Once the bridge is installed the boulder rock armour will be placed

1.1.2.6 Plant likely to be involved in bridge construction includes:

- Excavators
- Dump trucks and lorries
- Mobile cranes
- Concrete wagons and pumps
- Hand compactors
- Paving machines and smooth rollers

1.1.2.7 Impact

The main impacts due to the bridge construction are

- impacts to water quality associated with ground investigation works. Accessing ground investigation locations with track-mounted excavator in the riparian zone. The works will

take place close to the stream. Access is available from both sides, so stream crossing will not be necessary. Excavation of trial pits will expose excavated soils to erosion from rain and potentially increase sediment loading to streams. Unmitigated, sediment loading presents a direct brief imperceptible negative impact on water quality locally; and an indirect brief imperceptible negative impact on habitats downstream of the site.

- There is less potential for direct and indirect impacts on surface water quality during the operational phase of the residential development. The site would be fully landscaped, there would be no earthworks, no concrete pours and comparably little hydrocarbons used or stored.

1.1.2.8 Mitigation

The mitigation measures to be employed during the ground investigation and construction of the bridge are

- Inland Fisheries Ireland/OPW will be consulted on the proposed bridge design for agreement. Bridge construction will follow current guidelines on work in the riparian zone, including IFI (2016) and NRA (2005).
- The bridge abutment is set back 2.3m from the stream bank therefore direct interference with the stream is avoided.
- In advance of bridge construction works a protective silt fence will be installed in the c. 2m buffer zone along the bankside between the abutment and the channel. The purpose of the silt fence will be to entrain any suspended solids that may become mobilised in surface water runoff from the footprint of bridge works flowing towards the channel bankside. The silt fence will be installed in accordance with CIRIA specifications. The silt fence will be maintained for the duration of the construction phase.
- The material excavated from trial pits will be replaced back into the excavation in reverse sequence. Trial-pits will be restored immediately after completion once all the necessary data and samples are collected. The surface vegetative layer will be placed right-way-up to restore the trial pit to original ground condition. Silt fencing/sandbags/ strawbales will be erected between the stream and excavation as required.
- It is noted that the construction of the bridge will require Section 50 consent from the OPW (a process to ensure that the structure doesn't interfere with river hydraulics).
- Plant and machinery can access both banks of the stream. Crossing of the stream with plant and machinery is therefore avoided.
- Silt fencing will be erected downgradient of all construction work.
- If temporary access roads are needed for the construction of the bridge silt fencing will be erected along the alignment of the road at the downgradient side. The access road will be constructed with permeable material, so runoff is minimised.
- Concrete pours will occur in contained areas using shuttering. Rinsing down of concrete trucks will be done at a dedicated location on site–adjacent to the

construction site compound, or at a suitable alternative location, a minimum distance of 75m from any watercourse. Signage will be erected at each concrete pour location directing drivers to the rinse down area. This rinse down area will be removed at the end of the construction phase.

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Outlook

LRD development at lands to the west of the Clonakilty Park Hotel in Clonakilty

From Michael McPartland <Michael.McPartland@fisheriesireland.ie>
Date Thu 5/8/25 2:57 PM
To pdoherty@dohertyenvironmental.com <pdoherty@dohertyenvironmental.com>
Cc 'Brian O'Sullivan' <brian.osullivan@dosa.ie>; Rory Hanrahan | Coakley O'Neill <Rory@coakleyoneill.ie>; Dave Coakley <dave@coakleyoneill.ie>

Pat

Thank you for your email and attachments.

I am a bit confused as the minutes attachment refers to a culvert while the drawings refer to a span bridge.
I assume the proposal is for a span bridge and not a culvert. Please let me know if I am mistaken.
In the event of a span bridge being installed, with a footprint outside the stream bed IFI would ask a) the instream works(rock armouring) are limited to the period July -September inclusive b) instream works are carried out in the dry using overpumping or fluming c) there is no concreting of the stream bed or banks d) all necessary measures are taken to prevent solids and other potential pollutants entering waters.
Please find a link to IFI "Guidelines on protection of fisheries during construction works in and adjacent to waters"

https://www.fisheriesireland.ie/media/guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacent-to-waters

Should you require any clarification please revert.

Michael Mc Partland
Senior Fisheries Environmental Officer.

Iascach Intíre Éireann
Inland Fisheries Ireland

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Help Protect Ireland's Inland Fisheries

Michael McPartland
Senior Fisheries Environmental Officer

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From: pdoherty@dohertyenvironmental.com <pdoherty@dohertyenvironmental.com>
Sent: Tuesday 29 April 2025 13:50
To: Michael McPartland <Michael.McPartland@fisheriesireland.ie>
Cc: 'Brian O'Sullivan' <brian.osullivan@dosa.ie>; 'Rory Hanrahan | Coakley O'Neill' <Rory@coakleyoneill.ie>; 'Dave Coakley'

<dave@coakleyoneill.ie>
Subject:

Hi Michael,
I am contacting you in relation to a proposed LRD development at lands to the west of the Clonakilty Park Hotel in Clonakilty – see google link for site location.
https://maps.app.goo.gl/or4CR39VskSdXYXf9

Following the initial LRD application to the Planning Authority, Cork County Council have reverted with a request that a number of issues be addressed in the planning application documentations. One item sought by Cork County Council is that consultation take place with IFI regarding the bridge construction methodology and bridge design (see p 7 of attached Cork County Council submission – Ecology Item 1).

In order to satisfy this request I have attached a drawing of the proposed bridge design (5958-0013-E) as well as a description of the proposed method for the installation of the bridge.

Also attached by way of background information is a description of the channel to be bridged at the northeastern corner of the project site (see Figure 10.1 in the attached method statement for location).

I welcome any comments IFI may have in relation to the proposed bridge design and methodology.
Thanks for you time in advance,
Regards
Pat

DEC Ltd.
Tel: 087 9314907

CHAPTER 11 APPENDICES

Appendix 11.1 Historical and Modern Mapping

Appendix 11.2 Geophysical Survey and Findings Report

Appendix 11.3 Licenced Archaeological Testing Results

Appendix 11.4 Site Survey Photographs

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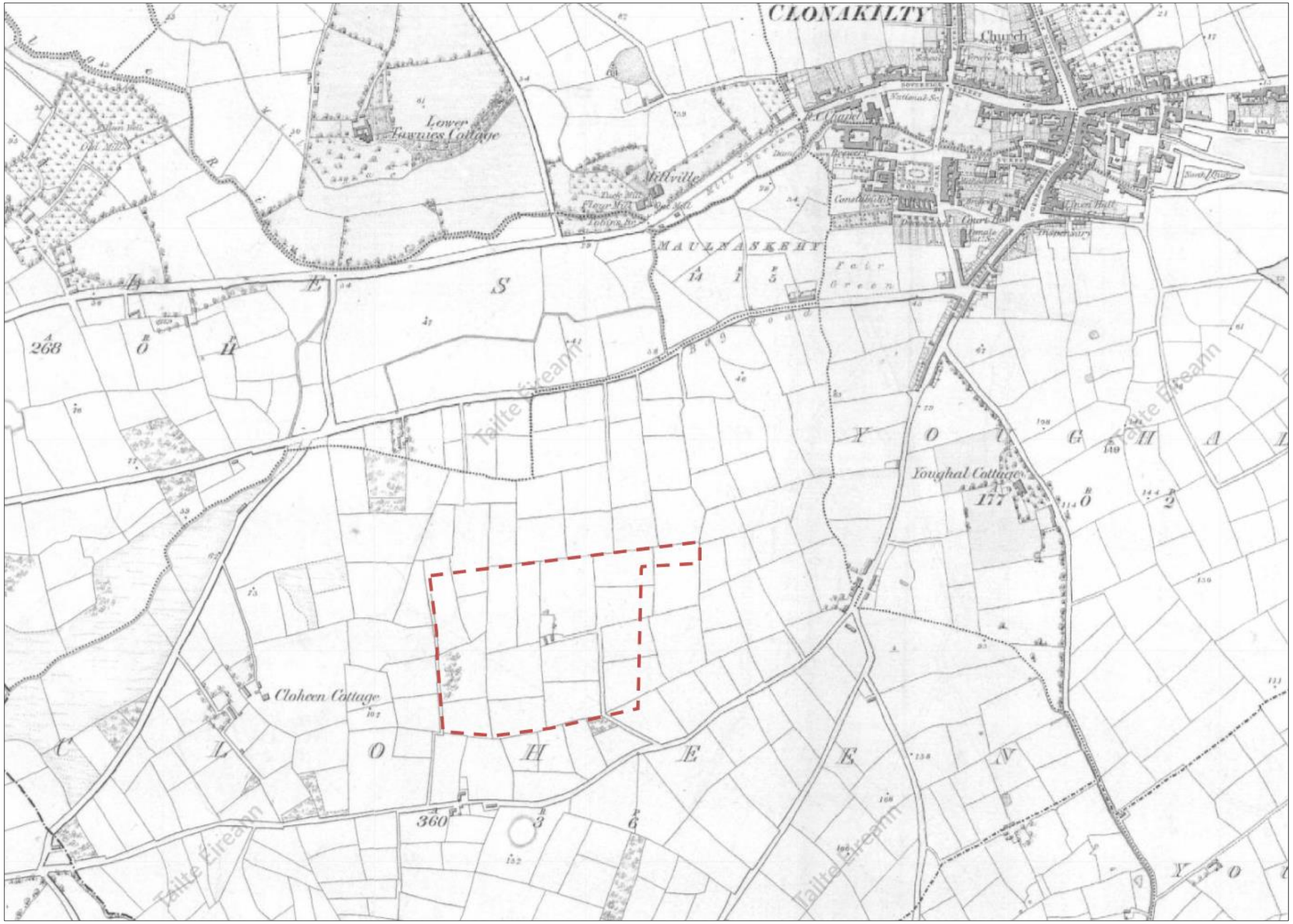

Figure 1: Proposed development site outlined in red on OS six-inch map of 1842 www.archaeology.ie

Figure 2: Extract from the 1811 Grand Jury Map showing the townland of 'Clogheen' and the town of Clonakilty to the northeast www.corkpastandpresent.ie

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Geophysical Survey Report

Geophysical Survey of Proposed Residential Development In Cloheen Townland, Clonakilty, Co. Cork

Client
HB Clogheen Developments Limited T/A Cloheen Homes

Detection License
20R0083

TAG Project
2020IE8

Date
September 2020

TARGET Archaeological Geophysics GCV

High spatial resolution archaeological prospection
State-of-the-art geophysical sensors & software

Email: survey@targetgeophysics.com
Web: www.targetgeophysics.com
Tel: +353 (0)87 858 0112 / +32 (0)483 50 42 80

Holsbeeksesteenweg 10,
3010 Kessel-Lo, Belgium
Registered business in Ireland (2004) & Belgium (2010)

TARGET REPORT 2020IE8
GEOPHYSICAL SURVEY OF PROPOSED RESIDENTIAL DEVELOPMENT IN CLOHEEN TOWNLAND, CLONAKILTY, COUNTY CORK

PROJECT BACKGROUND

Geophysical survey was undertaken in connection with a proposed residential development in Cloheen townland on the southern and south-western outskirts of Clonakilty, in Co. Cork. The proposed development, which comprises of c.40ha of agricultural land located S of the N71 and Clogheen Industrial Park, lies to the E of a minor road serving Cloheen Cottages, Carhoo and Ballyduvane, with Clonakilty Leisure Centre and modern housing to the E-NE.

This report combines the results from 2 phases of fieldwork completed at the site in May and September 2020, before maturation and after harvesting of the various root and cereal crops present within the site boundary. A total 37.5 hectares of high resolution magnetic gradiometer survey was completed at the site examining all areas accessible to the geophysical survey.

This work was conducted as part of a pre-planning archaeological assessment prior to proposed development at the site, and was commissioned by HB Clogheen Developments Limited T/A Cloheen Homes. The survey objectives were:

- to identify any geophysical anomalies of possible archaeological origin within the proposed development boundary
- accurately locate these anomalies and present the findings in graphical format
- describe the anomalies and discuss their likely provenance in a written report

ITM central coordinate: 537450 540469

Townland: Cloheen (Carbery East (E.D.) By.)

County: Cork

Landuse: Mixed arable land

Landscape, soils, geology

The site of proposed development is situated on N-NW facing agricultural land and is sub-divided into 10 adjacent arable fields. Soils of the locality are typically fine to coarse loams with siliceous stones (Association 900e, Irish National Soils Map, 1:250,000k, V1b, 2014). Bedrock geology comprises of flaser-bedded sandstone and minor mudstone (Old Head Sandstone formation) to the N, cross-bedded sandstone and minor mudstone (Toe Head formation) across site centre, and purple mudstone and siltstone (Castlehaven formation) to the S (Geological Survey of Ireland Spatial Resources, Public Data Viewer Series).

Archaeology

This geophysical survey follows a previous pre-planning geophysical investigation undertaken on behalf of the client in 2018 immediately to the W of the current site, from which remains of several former buildings and property boundaries of 19th-20th century origin were identified (detection license 18R0035, J. Nicholls 2018). Further geophysical surveys have been completed in proximity to this site of proposed development, notably in 2019 in Youghals Townland to the W-NW, which resulted in the discovery of a small and previously unidentified penannular enclosure (RMP CO135-149; Nicholls J 2018, detection license 18R0229).

One recorded monument (RMP), levelled ringfort-rath CO135-051, lies within the boundary of this proposed development, and this is located to the SE of site centre. Within c.100m to the E and NW of the site boundary fulachta fia sites CO135-144001, CO135-144002, CO135-144003, CO135-148 are also present. The following table provides summary detail of all RMPs within a c.0.75km radius of the project area:

SMR No.	Class	Townland	ITM East	ITM North
CO135-046----	Enclosure	Ballyduvane (Ibane & Barryroe By., Kilgarriff	535943	540507
CO135-048----	Standing stone	Carhoo (Ibane & Barryroe By., Kilgarriff Par.)	537085	539872
CO135-049001-	Enclosure	Miles	536788	541046
CO135-049002-	Souterrain	Miles	536950	540992
CO135-049003-	Souterrain	Miles	536781	541055
CO135-050001-	Ritual site - holy well	Miles	536924	541509
CO135-050002-	Mill - unclassified	Miles	536979	541495
CO135-051----	Ringfort - rath	Cloheen (Carbery East (E.D.) By., Kilgarriff Par.)	537609	540376
CO135-137----	Souterrain	Ballyduvane (Ibane And Barryroe By., Kilgarriff Par.)	535961	540675
CO135-145----	Fulacht fia	Miles	537170	541378
CO135-146----	Fulacht fia	Miles	537106	541380
CO135-147----	Fulacht fia	Miles	537127	541352
CO135-148----	Fulacht fia	Cloheen (Carbery East (E.D.) By.)	536919	541352
CO135-028	Country house	Cloheen (Carbery East (E.D.) By.)	537527	539722
CO135-144001	Fulacht fia	Cloheen (Carbery East (E.D.) By.)	537843	540422
CO135-144002	Fulacht fia	Cloheen (Carbery East (E.D.) By.)	537838	540433
CO135-144003	Fulacht fia	Cloheen (Carbery East (E.D.) By.)	537819	540401
CO135-128	Standing stone	Lackenagobidane	538048	539865
CO135-140	Burnt mound	Cloheen (Carbery East (E.D.) By.)	538434	540252
CO135-141	Burnt mound	Cloheen (Carbery East (E.D.) By.)	538424	540195
CO135-144002	Fulacht fia	Cloheen (Carbery East (E.D.) By.)	537838	540433
CO135-144003	Fulacht fia	Cloheen (Carbery East (E.D.) By.)	537819	540401
CO135-128	Standing stone	Lackenagobidane	538048	539865
CO135-140	Burnt mound	Cloheen (Carbery East (E.D.) By.)	538434	540252
CO135-141	Burnt mound	Cloheen (Carbery East (E.D.) By.)	538424	540195
CO135-149	Ring-ditch	Youghals	538611	540725

Fieldwork	28th-30th May 2020 & 11th-12th September
Report issue	21st September (final report combining results from phases 1 & 2)
Report author	John Nicholls MSc.
Detection License No.	20R0083
Client	HB Clogheen Developments Limited T/A Cloheen Homes
Geophysical technique	High-resolution magnetic gradiometry (magnetometry)

1 SURVEY METHODOLOGY

1.1 Methodology

1.1.1 This geophysical investigation completed a total 37.5ha of high-resolution magnetic gradiometer survey, examining 10 fields (M1-M10) situated either side of a farm trackway traverses the site roughly E-W. Areas M1-M5 and M6-M10 represent the phase 1 and phase 2 stages of fieldwork respectively.

1.1.2 The survey employed an advanced multichannel fluxgate gradiometer system combined with cm precision GPS, recording magnetic gradiometer and GPS data simultaneously at rates of 75Hz and 1Hz respectively, conducting parallel instrument traverses 4m in width throughout M1-M10, with the instrumentation installed either in 'tow configuration' for use with an ATV or in 'push' mode for survey on foot.

1.2 Instrumentation

1.2.1 Details of the geophysical instrumentation employed for this project are provided below:

Technique	Sensor spacing	Sample rate	Instrumentation	Sensitivity / precision
Magnetic gradiometry	0.3-0.5m	75Hz	Foerster Ferex CON650 fluxgate gradiometers, 15 channel data logger	<75pT / √Hz at 1Hz (650mm baseline)
GPS	3.00m	1Hz	Trimble R10 GPS (operating in VRS mode)	<0.1m (vertical & horizontal)

1.2.2 The field instrumentation and software employed for this geophysical survey were configured to apply a spatial resolution of c.60-70 magnetometer gradiometer measurements per $m.^2$ This spatial resolution meets with ease the 'Level 3 – Characterisation' EAC Guidelines recommendation for geophysical survey in archaeology (Schmidt et al, 2016).

1.3 Data processing

1.3.1 Post fieldwork magnetic gradiometer data processing was performed as follows:

Process	Description
1	Positioning of magnetic gradiometer data based on real-time GPS measurements
2	Zero median transect processing for multi-sensor magnetometer data collected along parallel transects
3	Gridding (nearest neighbor interpolation)
4	Export of georeferenced greyscale images at optimum range to project CRS (ITM)

1.3.2 To ensure integrity of the processed geophysical data, and maintain close correlation with the original raw on-site measurements, no further processing or filtering of the data was applied proceeding steps 1-4.

1.4 Data display

1.4.1 Figure 1 presents a site location diagram (scale 1:12,500), highlighting the boundary of the proposed development in Cloheen townland, known previous geophysical surveys in proximity to the site, and RMPs within a 0.75km radius.

1.4.2 Figure 2 presents the results from geophysical survey at the site, displayed in greyscale format as areas M1-M10 at a scale of 1:3000, with greyscale plots of the data also presented at a scale of 1:1500 in figures 3-6.

1.4.3 Figure 7 presents interpretations of the results from survey in M1-M10 at a scale of 1:3000, with interpretation diagrams also presented at 1:1500 in figures 8-11. Numbers included on interpretation diagrams 8-11 refer to notable anomalies recorded from this survey, and these are discussed in the results section of this report.

2 GENERAL CONSIDERATIONS

2.1 Access & ground conditions

2.1.1 The phase 1 geophysical survey of the proposed development examined 5 fields (M1-M5) recently sown with a beet crop. M1-M2 occupy the north-western portion of the proposed development, while M3-M5 form the eastern, central and south-eastern potions of the site. The phase 1 fieldwork proceeded through M1-M5 with extreme caution to limit damage to the crops in these fields. Following harvesting the phase 2 fieldwork in M6-M10 proceeded without difficulty.

2.1.2 One area of previous landscaping to the N of M9 was excluded from survey due to unsuitable terrain. No further difficulties to geophysical survey were experienced during fieldwork in either phase 1 or 2.

2.2 Modern interference

2.2.1 The results from geophysical survey in M1-M10 highlight numerous small-scale ferrous responses throughout. Ferrous responses are a common occurrence in magnetometer survey data, and in most cases represent modern metal debris contained within the topsoil.

2.2.2 Broad ferrous responses are also apparent in the data in M1-M10, mostly at the perimeter of survey and derive mainly from survey in proximity to existing boundaries, post and wire metal fencing, and modern surfaces.

2.2.3 Zones of largescale modern magnetic disturbance evident in the survey results derive from a buried service extending N-S/NE-SW through M4 and M5; the site of a former windpump and disused boundary traversing M5 to the NW and M10 to the NE; high voltage overhead power cables traversing M8 and M9 NW-SE and NE-SW; and landscaping to the N in M3 and M8-M9. Subtle magnetic responses from buried archaeological remains, where present within the site boundary, will remain undetected in proximity to broad zones of magnetic disturbance such as those mentioned above.

2.3 Recent landuse

2.3.1 Multiple responses from cultivation and former boundaries are also evident in the results from survey in M1-M10, many of the latter corresponding to past land divisions depicted on historic mapping.

2.3.2 Suspected land drains are also indicated in M4 by weakly magnetic linear responses oriented roughly N-S.

2.4 Natural soil/geological variation

2.4.1 Natural soil/geological variations are also evident in the results from M5 and M10. These are generally linear in form, weakly magnetic and of NE-SW orientation.

3 GEOPHYSICAL SURVEY RESULTS

N.B. This section of the report to be read in conjunction with the greyscale/interpretation diagrams provided.

3.1 General overview

3.1.1 Viewed in its entirety the geophysical survey data acquired from M1-M10 highlight effects from past and present landuse, including responses from disused field boundaries and cultivation, magnetic disturbance from the site of the former wind pump in M5 & M10, largescale interference from previous landscaping and high voltage overhead power cables to the N in M8-M9.

3.1.2 The survey results also highlight an abundance of natural soil/geological variations in M5 & M10, mostly visible as weakly magnetic NE-SW linear anomalies.

3.1.3 The most significant responses recorded from M1-M10 within the site boundary include:

- sub-circular remains of ringfort-rath site CO135-051 to the N in M5
- circular enclosure and outlying linear remains in M7
- vernacular/suspected vernacular sites in M4 (S-SE), M6 (SE, SW), and M7 SE of survey centre
- possible levelled enclosure at survey centre in M10
- discrete magnetic responses at survey centre in M3, and to the W and NE in M4
- probable early field system remains traversing M5-M7 and M10

3.1.4 Numerous poorly defined small-scale positives and weak trends are apparent elsewhere throughout M1-M10. Weakly magnetic and small-scale responses such as these are frequently present in magnetometer data acquired from archaeological geophysical survey. Where no clear archaeological context is apparent in the results, these anomalies are generally expected to derive from relatively recent landuse, modern ferrous debris and/or natural soil/geological variation.

3.2 M1

3.2.1 The most notable anomalies recorded from geophysical survey in M1 are detailed below:

Geophysical survey area		**Figure(s)**	**Hectares**	**Terrain & landuse**
M1		3, 8	1.2	Irregular, triangular-shaped field facing N-NW.
Response(s)	**Location from survey centre**	**Interpretation**	**Description**	
1	SW of survey centre	? Archaeology	Isolated positive of uncertain origin. The absence of any clear archaeological context in the results from M1 suggests response 1 likely derives from recent landuse and/or modern ferrous.	
2-3	S-SE of survey centre	Trend	Weakly magnetic trends corresponding roughly with former land divisions indicated on historic mapping.	

3.3 M2

3.3.1 No responses of interest are indicated by the results from geophysical survey in M2:

Geophysical survey area		Figure(s)	Hectares	Terrain & landuse
M2		4, 9	1.6	Sub-rectangular shaped field facing N.
Response(s)	**Location from survey centre**	**Interpretation**	**Description**	
The survey data from M2 highlight multiple former boundaries and cultivation trends, an abundance of small-scale ferrous debris, and low-level natural soil/geological variation to the N. No responses of interest have been recorded in this location.				

3.4 M3

3.4.1 The most notable anomalies recorded from geophysical survey in M3 are detailed below:

Geophysical survey area		Figure(s)	Hectares	Terrain & landuse
M3		5, 10	2.9	Part of large rectangular field facing N, with partially dismantled field boundary N of survey centre.
Response(s)	**Location from survey centre**	**Interpretation**	**Description**	
4	N-NW	? Archaeology Trend	Poorly defined linear response and trend of uncertain origin. Responses 4 are deemed to be of limited interest and expected to derive from former landuse and/or natural soil/geological variation.	
5	Survey centre	? Archaeology Trend	Group of strongly magnetic positives and weak linear trends suggesting possible structural or burnt-fired remains. The potential that responses 5 represent the site of a former dwelling or fulacht fia should not be ignored.	

3.5 M4

3.5.1 The most notable anomalies recorded from geophysical survey in M4 are detailed below:

Geophysical survey area		Figure(s)	Hectares	Terrain & landuse
M4		5, 10	2.8	Sub-rectangular field facing N, with dismantled field boundary to the NE.
Response(s)	**Location from survey centre**	**Interpretation**	**Description**	
6	W	? Archaeology Trend	Group of strongly magnetic positives and weak trends suggesting possible structural or burnt-fired remains. Interpretation of 6 is cautious given their location at the junction of 2 former land divisions depicted on the historic mapping. Responses 6 are similar in form to responses 5 recorded at survey centre in M3.	

7-8	S of survey centre	? Archaeology Trend	Concentration of linear and sub-rectangular anomalies immediately S of former land divisions shown on historic mapping. 7-8 are expected represent the remains of a suspected vernacular building and associated property boundaries/field system indicated on the historic mapping.
9	N	? Archaeology Trend	Group of strongly magnetic positives and weak trends suggesting possible structural or burnt fired remains. Responses 9 are similar in form to responses 5 and 6 recorded at survey centre in M3 and to the W in M4.

3.6 M5

3.6.1 The most notable anomalies recorded from geophysical survey in M5 are detailed below:

Geophysical survey area		**Figure(s)**	**Hectares**	**Terrain & landuse**
M5		6, 11	6.13	Large, irregular-shaped field facing N.
Response(s)	**Location from survey centre**	**Interpretation**	**Description**	
10	N	Archaeology ? Archaeology Trend	Sub-circular pattern of weakly magnetic ditch type responses highlighting enclosure remains associated with ringfort–rath site CO135-051. Combined responses 10 suggest CO135-051 may have been 50-60m in diameter. Interpretation of weakly magnetic small-scale positives/potential pit remains in proximity to CO135-051 is cautious given the natural variation and modern disturbance also evident in the results.	
11	NW	? Archaeology Trend	Linear and sub-circular responses roughly corresponding with the location of a vernacular building and associated boundaries/field system indicated on historic mapping.	
12-14	Survey centre & W-SE	? Early field system	Faint network of linear responses suggesting remnants of a probable early field system.	
15-16	S-SW	? Archaeology	Strongly magnetic sub-angular positives of uncertain origin. These anomalies are expected to be of limited archaeological potential and likely derive form natural soil/geological variation.	

3.7 M6

3.7.1 The most notable anomalies recorded from geophysical survey in M6 are detailed below:

Geophysical survey area		**Figure(s)**	**Hectares**	**Terrain & landuse**
M6		3, 8	5.19	Large roughly triangular field, rising to the S-SE
Response(s)	**Location from survey centre**	**Interpretation**	**Description**	
17	SW	? Archaeology	Site of vernacular building oriented roughly E-W indicated on historic mapping.	
18	SE	? Archaeology	Possible vernacular site defined by pair of sub-rectangular enclosures traversed by a former field boundary. Responses 18 roughly follow the alignment of former boundaries indicated elsewhere throughout M6.	

19-22	SW & NE	? Archaeology Trend	Discrete positive magnetic anomalies suggesting further potential vernacular sites/former buildings and associated activity. These responses generally respect the layout of the former boundaries indicated elsewhere throughout M6.
23	SE	? Early field system	Faint network of linear responses suggesting remnants of a probable early field system.

3.8 M7

3.8.1 The most notable anomalies recorded from geophysical survey in M7 are detailed below:

Geophysical survey area		**Figure(s)**	**Hectares**	**Terrain & landuse**
M7		4, 9	3.41	Large sub-rectangular field facing roughly N-NE
Response(s)	**Location from survey centre**	**Interpretation**	**Description**	
24	Centre	Archaeology	Circular enclosure c.32m in diameter with internal ditch and pit remains	
25, 26, 27	Centre	Archaeology ? Archaeology	Outlying linear ditch remains associated with enclosure 24 likely forming part of an associated field system. The potential that a number of these linear responses relate to later land divisions/property boundaries should not be dismissed.	
28, 29	SW & NE	? Archaeology Trend	Discrete positive magnetic anomalies suggesting further potential vernacular sites/former buildings and associated activity. These responses generally respect the layout of the former boundaries indicated elsewhere throughout M7.	
30, 31	E, NW	? Archaeology	Generally small-scale positive responses of potential interest. The possibility that responses 29-30 may represent pit/linear features contemporary with enclosure 23 should not be ignored.	

3.9 M8

3.9.1 The most notable anomalies recorded from geophysical survey in M8 are detailed below:

Geophysical survey area		**Figure(s)**	**Hectares**	**Terrain & landuse**
M8		4, 9	3.27	Sub-rectangular field facing roughly N
Response(s)	**Location from survey centre**	**Interpretation**	**Description**	
32, 33	Centre, S	? Archaeology	Small-scale positives of uncertain origin. An archaeological potential for these anomalies should not be ignored.	

3.10 M9

3.10.1 The most notable anomalies recorded from geophysical survey in M9 are detailed below:

Geophysical survey area		Figure(s)	Hectares	Terrain & landuse
M9		5, 10	6.85	Part of large rectangular field facing N
Response(s)	**Location from survey centre**	**Interpretation**	**Description**	
34, 35, 36	NW & NE	? Archaeology	Clusters of small-scale positives of uncertain origin. An archaeological interpretation for these anomalies is highly tentative given previous landscaping in this location, and interference from high voltage overhead power cables. The possibility that the majority of 34-36 derive from modern ferrous debris should not be dismissed.	

3.11 M10

3.11.1 The most notable anomalies recorded from geophysical survey in M10 are detailed below:

Geophysical survey area		Figure(s)	Hectares	Terrain & landuse
M10		4, 9	3.99	Large irregular shaped field facing N
Response(s)	**Location from survey centre**	**Interpretation**	**Description**	
37	Centre	? Archaeology Trend	Group of weakly magnetic linear responses and trends potentially forming shallow remains of a levelled enclosure. Interpretation is highly tentative, and a natural soil/geological, modern ferrous or recent landuse origin for responses 37 should also be considered.	
38, 39, 40	W, NE, E	? Archaeology	Discrete positives of uncertain origin. Given the degree of natural soil/geological variation across M5 & M10 responses 38-40 are expected to be of limited archaeological potential.	

4 CONCLUSIONS

4.1 The geophysical survey within the site of proposed development in M1-M10 has successfully recorded the location of ringfort-rath site CO135-051 to the N in M5, and it is estimated this enclosure originally measured 50-60m in diameter. The geophysical survey has also recorded the remains of a further enclosure within the proposed development boundary c.220m to the NW in M7. This second enclosure measures c.32m in diameter and a number of outlying linear ditch/pit type responses have been recorded in proximity.

4.2 The results from this geophysical survey also highlight the locations of several vernacular/suspected vernacular sites, some of which correspond to former buildings illustrated on historic mapping. These vernacular/suspected sites have been identified in M4, M5, M6 and M7, and mostly correspond to the pattern of former boundaries depicted on historic mapping.

4.3 Further responses of potential interest include discrete magnetic responses at survey centre in M3, and to the W and NE in M4; and a sub-circular pattern of weakly magnetic linear responses and trends/potential shallow enclosure remains in M10.

4.3 Elsewhere, the results from this geophysical survey of the proposed development highlight remnants of past land divisions and cultivation, land drains and buried services, the site of a former windpump, with regions of natural soil/geological variation and modern disturbance also recorded.

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LIST OF FIGURES

APPENDICES

MAGNETOMETRY

Introduction

Magnetometry represents one of a suite of geophysical techniques employed in archaeological prospection to inform invasive investigations such as trial trenching and excavation.

Frequently used to determine the often non-visible boundaries of archaeological remains, magnetometer surveys enable archaeologists to identify the location, form and extent of a diverse array of archaeological features no longer visible at the surface.

1. Advanced multi-channel magnetometer survey mapping the buried foundation of a 14th century castle (towed configuration with ATV).

Buried archaeological remains successfully identified using magnetometry include sites such as enclosure systems and deserted villages, hillforts and military encampments, henges and tumuli, villa/castle foundations, and ecclesiastical settlements.

Background to application

The basis for use of magnetometry in archaeological prospection derives from the abundance of natural iron oxides in most soils, and our ability to measure subtle variations in the magnetic properties of these iron oxides caused by human activity. Discrete variations in soil magnetism associated with buried archaeological remains derive typically from in situ burning and organic enrichment of the soil, through activities such as cooking and heating; pottery manufacture and metal working; as well as use of fired building materials such as ceramic tiles and brick. These burnt, fired and organic rich deposits create subtle magnetic contrasts visible as discrete magnetic anomalies superimposed on the earth's geomagnetic field.

2. Results from magnetometer survey presented in greyscale format highlighting pit remains bordering an enclosure site and Roman villa.

3. Burnt & fired debris revealed following excavation of pit remains bordering an enclosure site and Roman villa.

Magnetometer surveys conducted in both commercial and research archaeological investigations enable determination of the location, form and extent of buried archaeological remains. Data acquired from these surveys can be quickly generated into georeferenced images and interpretation layers to inform subsequent trial trenching and excavation.

Technology

TARGET provides precise mapping and characterization of buried archaeological remains by employing an array of highly stable and sensitive fluxgate gradiometers, combined with an advanced data logging system and cm precision GPS. This state-of-the-art geophysical instrumentation, which is capable of collecting extremely dense data sets, permits detailed high resolution survey of archaeological sites from as small as 1ha in size, to larger scale investigation of sites up to 150ha or more.

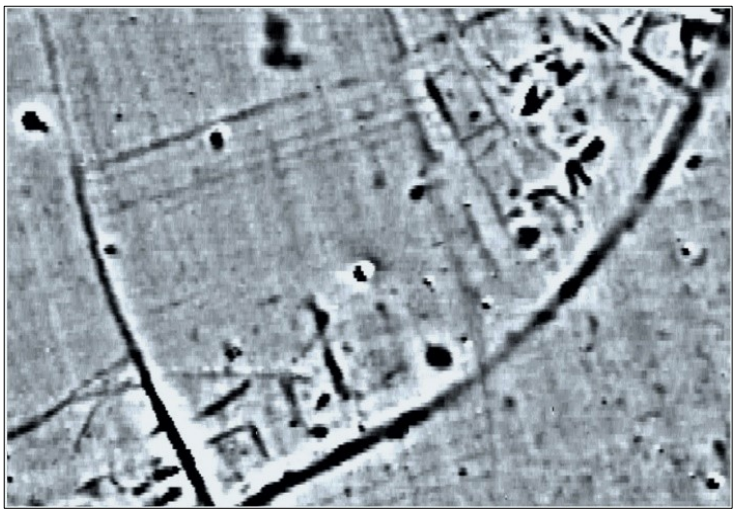
4. Advanced multi-channel gradiometer system for magnetometer survey (manual configuration).

5. GPS tracks (red) highlighting lines of data collection & results from magnetometer fieldwork at a suspected burial ground.

TARGET undertakes high resolution magnetometer surveys as standard, recording data at c.5cm intervals with probe separations of 0.25m for precise measurement and characterization of buried archaeological remains.

Data Display

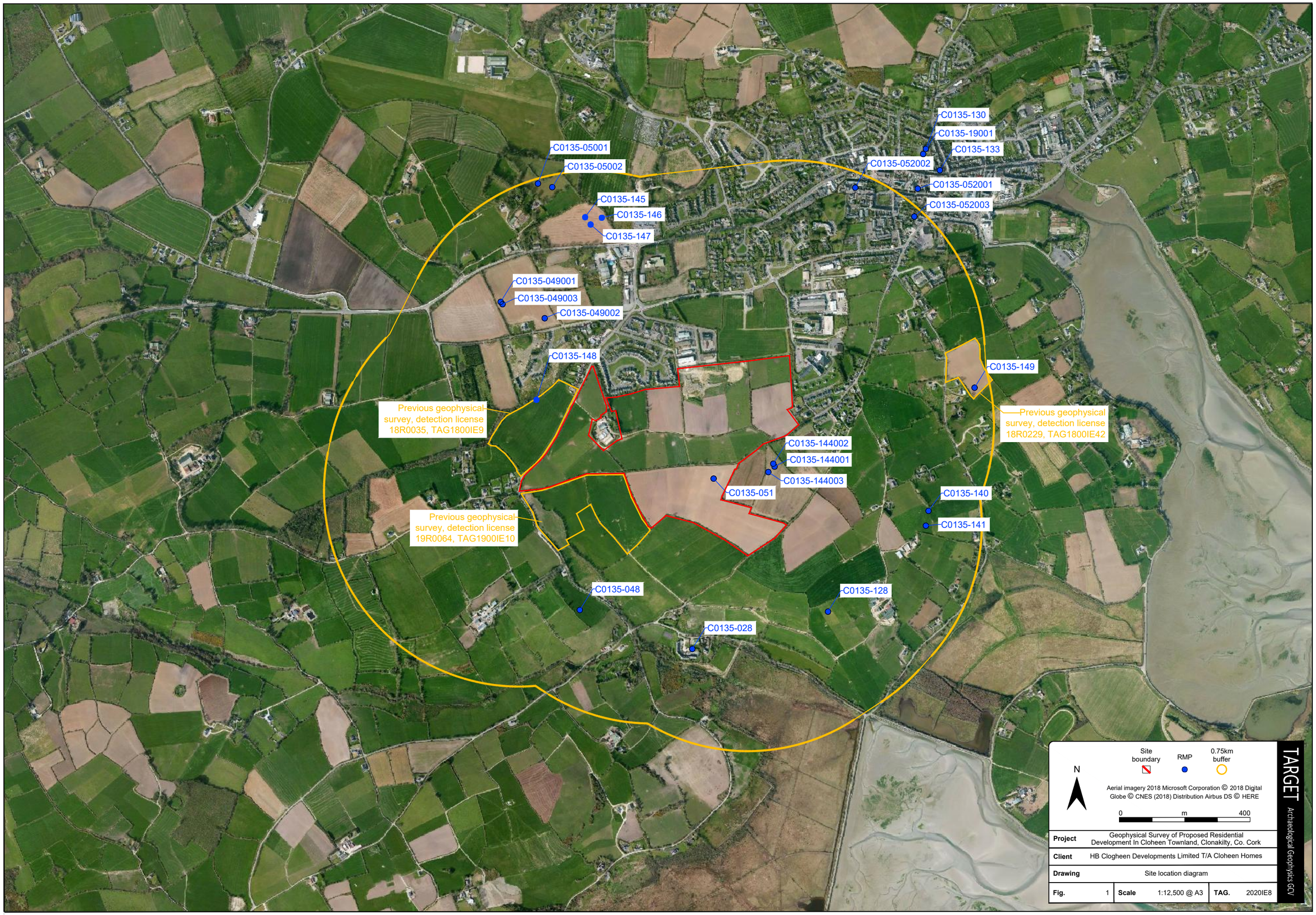
Greyscale plots are the most common format for displaying magnetometer data. This display format assigns a cell to each datum according to its location on the grid. The display of each data point is conducted at very fine increments, allowing the full range of values to be displayed within a given data set. This display method also enables the identification of discrete responses barely visible above natural 'background' magnetic variation on site.



6. Greyscale from survey at the site of a deserted medieval village.

XY trace plots provide a near-perspective representation of measurements along individual lines of data recorded from each of the magnetometer sensors. The XY trace format is used as a conventional method for identifying responses which derive from modern ferrous debris. The XY trace display is particularly when identifying magnetically strong anomalies indicative of buried hearths, kilns and furnaces.

7. XY trace from survey at the site of a deserted medieval village.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Client	HB Clogheen Developments Limited T/A Cloheen Homes				
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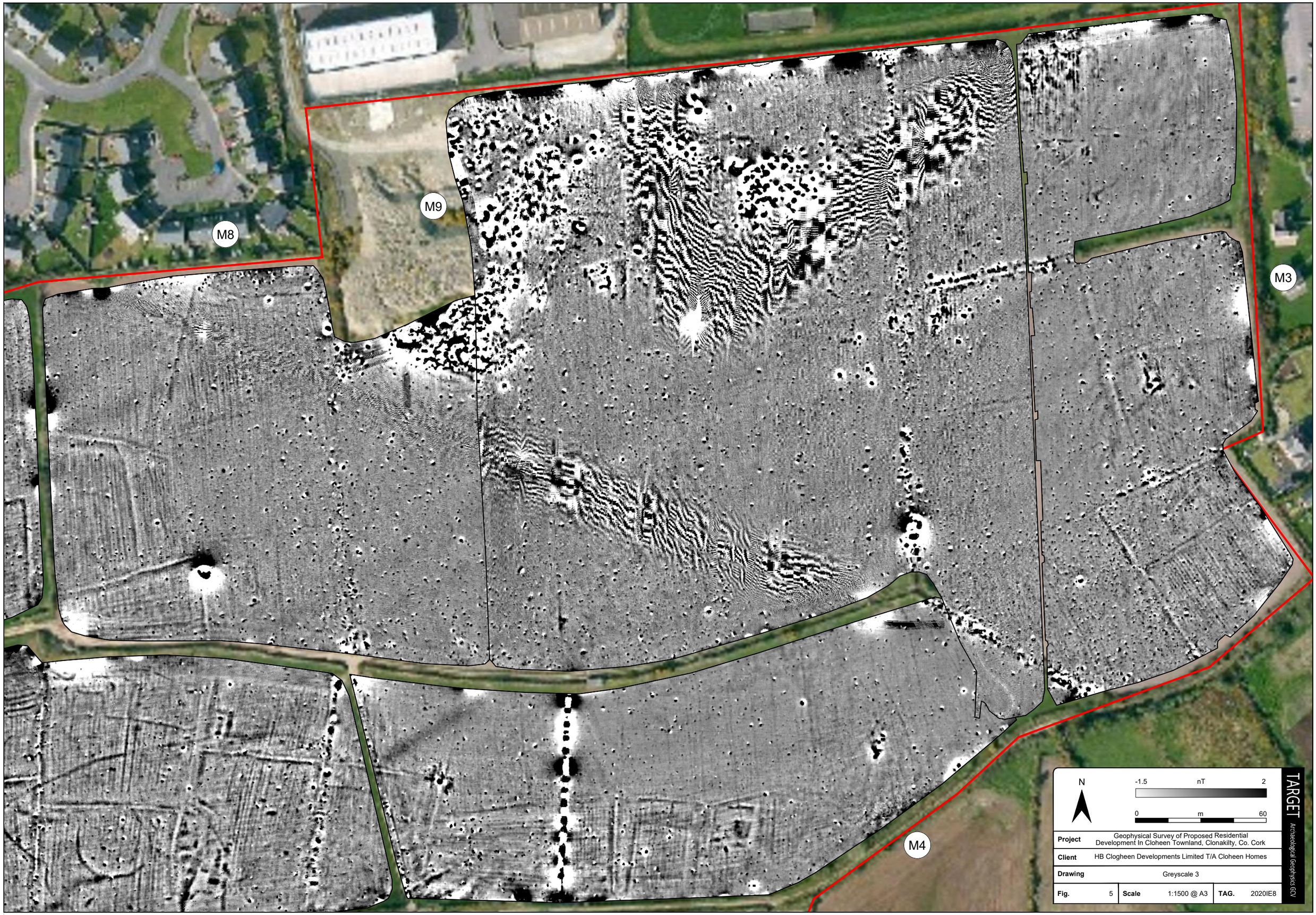

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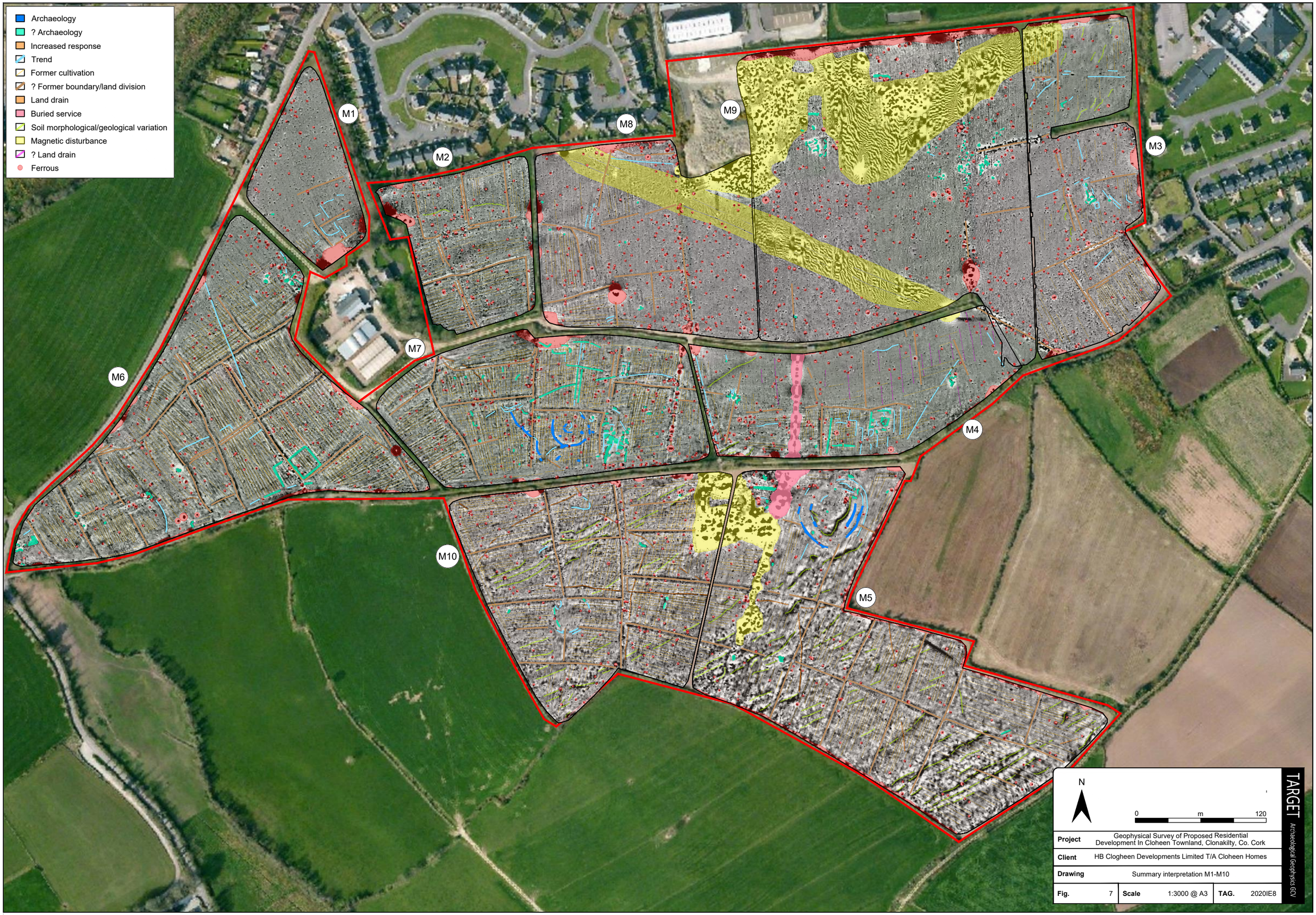
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Project	Geophysical Survey of Proposed Residential Development In Cloheen Townland, Clonakilty, Co. Cork
Client	HB Clogheen Developments Limited T/A Cloheen Homes
Drawing	Interpretation 2
Fig. 9	**Scale** 1:1500 @ A3 **TAG.** 2020IE8

TARGET Archaeological Geophysics GCV

- Archaeology
- ? Archaeology
- Increased response
- Trend
- Former cultivation
- ? Former boundary/land division
- Land drain
- Buried service
- Soil morphological/geological variation
- Magnetic disturbance
- ? Land drain
- Ferrous

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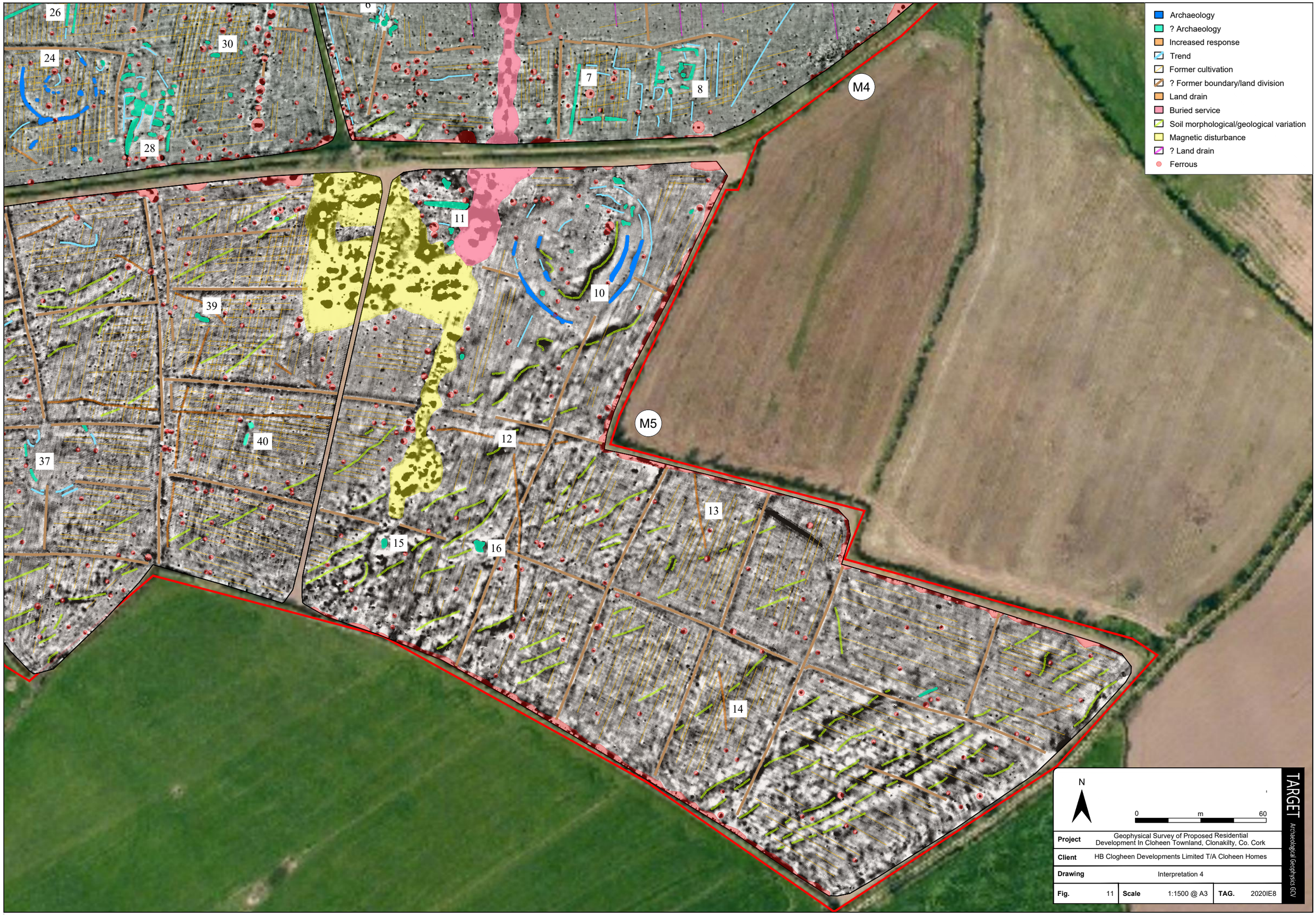
Project	Geophysical Survey of Proposed Residential Development In Cloheen Townland, Clonakilty, Co. Cork				
Client	HB Clogheen Developments Limited T/A Cloheen Homes				
Drawing	Interpretation 3				
Fig.	10	**Scale**	1:1500 @ A3	**TAG.**	2020IE8

TARGET Archaeological Geophysics GCV


Archaeology
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TARGET
Archaeological Geophysics GCV

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Archaeological Assessment

Cloheen, Clonakilty, Co Cork

Licence Number 22E0218

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July 2022

Lane Purcell Archaeology,
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Turner's Cross,
Cork

Job Ref. LPA1107

on behalf of
Hebert Buttimer,
Cloheen
Clonakilty,
Co Cork

Abstract

The proposed development site is in Cloheen, south of the town of Clonakilty in west County Cork. It lies within a larger landholding which was subject to a masterplan study in 2020. Archaeological testing has been carried out at this site as part of a planning application for a residential development.

There are no recorded archaeological monuments within the proposed development site. The closest are three fulachtaí fia (CO135-144001-, CO135-144002- and CO135-144003-), approximately 180m to the southeast and a ringfort (CO135-051) approximately 205m to the south.

Three anomalies, identified in a geophysical survey of the proposed development site in 2020 (Nicholls 2020), were thought to be derived from modern ferrous debris (*ibid.*).

Archaeological testing was carried out on the proposed development site in April 2022 under licence 22E0218. Thirteen trenches were mechanically excavated across the proposed development site and on the geophysical anomalies. No features or finds of archaeological significance were identified.

No further archaeological interventions are recommended in advance of development for this area. All recommendations are subject to the approval of the National Monuments Service and Cork County Archaeologist.

1 Introduction

1.1 The proposed development site is in Cloheen townland to the south of Clonakilty town in west County Cork (ITM 537679 540668) (Fig. 1). It lies within a larger landholding which was the subject of a masterplan study in 2020. This included a desktop assessment of the archaeological potential of the landholding, a field survey by walkover and visual inspection (carried out by the author) and a geophysical survey (carried out by Target Archaeological Geophysics). The proposed development site comprises the northeastern portion of the masterplan study area where it is proposed to construct a residential development. This report will form part of the planning application for this proposed development.

Figure 1: Ordnance Survey of Ireland (OSI) location map showing proposed development site in red

1.2 There are no recorded archaeological monuments within the proposed development site. The closest are three fulachtaí fia (CO135-144001-, CO135-144002- and CO135-144003-) approximately 180m to the southeast and a ringfort (CO135-051) approximately 205m to the south.

1.3 As part of the masterplan assessment a geophysical survey was carried out on the landholding in May and September 2020 under licence 20R0083 (Nicholls 2020). A small number of anomalies were detected within the Phase 1 area (Responses 34, 35, and 36). The origin of these anomalies was considered uncertain given the landuse and the presence of overhead power cables. It was suggested that they may be derived from modern ferrous debris (*ibid.*).

1.4 Following consultation with the Cork County Council Archaeologist, archaeological testing was carried out over two days in April 2022 under licence 22E0218. Thirteen trenches were mechanically excavated across the area to assess the subsurface archaeological potential of the site including the geophysical anomalies. No features or finds of archaeological significance were identified.

1.5 This report was compiled by Avril Purcell, Lane Purcell Archaeology, 64 Fr Mathew Road, Turner's Cross, Cork on behalf of Herbert Buttimer, Cloheen, Clonakilty, Co Cork.

2 Archaeological and Historic Background

2.1 The proposed development site lies in Cloheen townland, in the parish of Kilgarriff and in the barony of East Carberry. It comprises the northeastern corner of a single landholding (parts of Fields 3 and 9 in the masterplan area) which has been under arable cultivation for some decades. The proposed development site comprises most of Field 9 and the northern part of Field 3 within the masterplan study which is now a single open area with a low earthen ridge and rough track defining the boundary between the fields (Fig. 2). There are no recorded archaeological sites listed in the Record of Monuments and Places (RMP) for County Cork or the Sites and Monuments Record (SMR) database of the Archaeological Survey of Ireland (ASI) within the proposed development site. The closest are three fulachtaí fia (CO135-144001-, CO135-144002- and CO135-144003-) 180m to the southeast and a ringfort (CO135-051) 205m to the south.

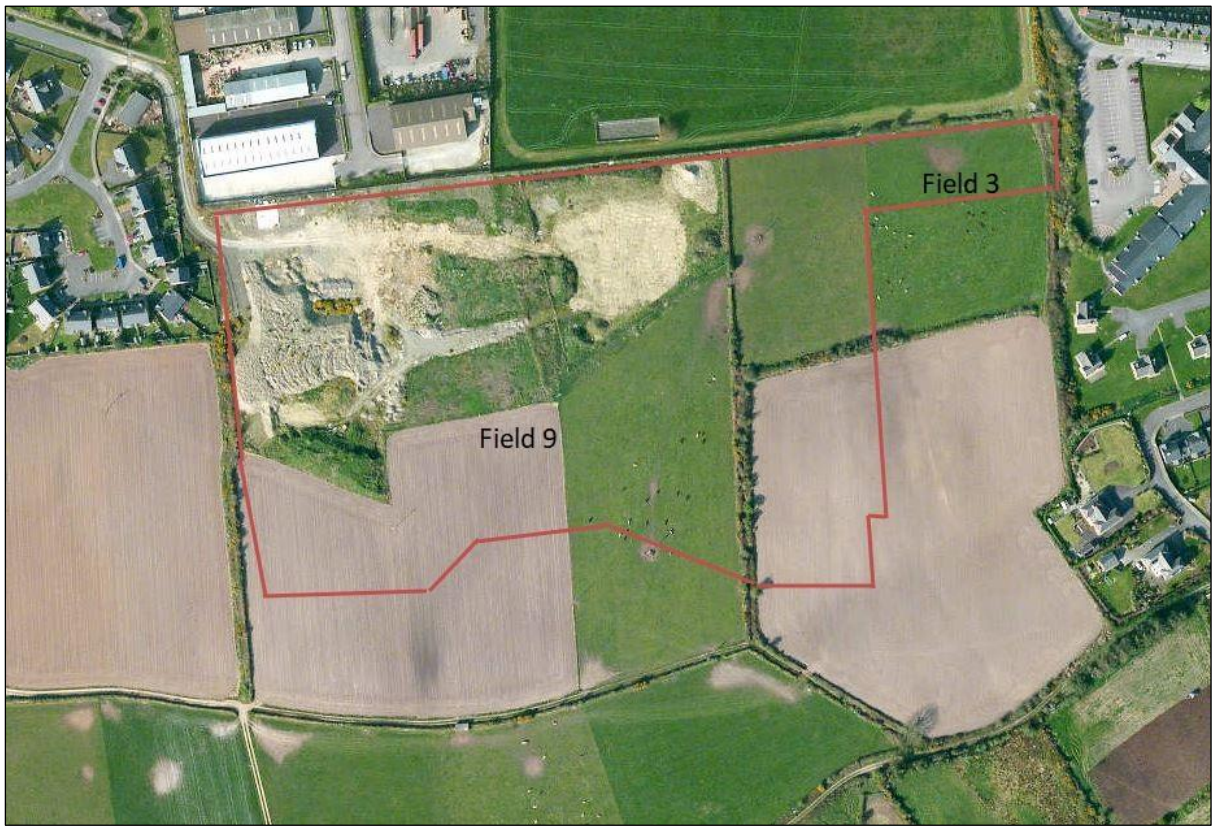

Figure 2: OSI aerial image of proposed development site showing Fields 3 and 9 (2011-13)

There are 28 recorded archaeological sites within a 1km radius of the proposed development site listed in the RMP and the SMR database (Table 1 and Fig. 3). These provide evidence for human settlement and activity in the area dating from as early as the Neolithic period (*circa* 4000BC – 2400BC) although the majority of known monuments in the vicinity date from the Bronze Age (*circa* 2400BC – 500BC) to the post medieval period (post 17th century). The RMP lists all archaeological monuments and places known to be of archaeological importance in the county and affords them statutory protection under the National Monuments Act 1930 to 2004 (1994 amendment). The SMR database is a working database of all known archaeological monuments in the state and is continually updated.

SMR/RMP No.	Site Type	Townland	Distance from site
CO135-144002-	Fulacht fia	Cloheen	180m to S
CO135-144001-	Fulacht fia	Cloheen	190m to S
CO135-144003-	Fulacht fia	Cloheen	205m to S
CO135-051	Ringfort	Cloheen	205m to S
CO135-048	Standing stone	Carhoo	850m to S
CO135-028	Country house	Cloheen	885m to S

CO135-128	Standing stone	Lackenagobidane	770m to S
CO135-141	Burnt mound	Cloheen	835m to SE
CO135-140	Burnt mound	Cloheen	825m to SE
CO135-149	Ring ditch	Youghals	810m to E
CO135-052003-	Prison	Youghals	730m to NE
CO135-052001-	Historic town	Scartagh, Tawnies Upper & Youghals	825m to NE
CO135-133	Market house	Tawnies Upper	940m to NE
CO135-019001-	Graveyard	Tawnies Upper	970m to NE
CO135-019002-	Church	Tawnies Upper	970m to NE
CO135-130	Church	Tawnies Upper	970m to NE
CO135-052002-	Brewery	Youghals	705m to N
CO135-131	Standing stone	Tawnies Upper	860m to N
CO135-136	Mass rock	Tawnies Lower	915m to N
CO135-050001-	Holy well	Miles	920m to NW
CO135-050002-	Mill	Miles	900m to NW
CO135-146	Fulacht fia	Miles	715m to NW
CO135-145	Fulacht fia	Miles	685m to NW
CO135-147	Fulacht fia	Miles	685m to NW
CO135-049003-	Souterrain	Miles	765m to NW
CO135-049001-	Enclosure	Miles	765m to NW
CO135-049002-	Souterrin	Miles	560m to W
CO135-148	Fulacht fia	Cloheen	555m to W

Table 1: SMR/RMP sites within 1km radius of the proposed development site

2.2 The earliest known monument in the area is a ring-ditch (CO135-149) 810m to the east in Youghals which dates to the Neolithic. The files of the SMR detail that the monument was identified in a geophysical survey in 2018 as a penannular shaped enclosure measuring 6.4m north-south. It was subsequently investigated by archaeological testing which verified the presence of an earth-cut U-shaped ditch in which a single sherd of Neolithic pottery was found. No further information is available about the monument. Ring-ditches are quite rare in west Cork and are part of the broader ring-barrow tradition of burial monuments dating from the Neolithic to the Iron Age (Power *et al.* 1992 and Ronan . 2009). They are generally small circular areas defined by a broad ditch.

2.3 There are a large number of monuments dating to the Bronze Age and later prehistoric period including the many nearby fualchtaí fia (CO135-144001-, CO135-144002-, CO135-144003-, CO135-145, CO135-046, CO135-047 and CO135-048) and burnt mounds (CO135-140 and CO135-041) as well as the three standing stones (CO135-048, CO135-128 and CO135-131). Fulachtaí fia are generally interpreted as ancient cooking sites, but could have been used for any purpose that required large quantities of hot or boiling water. They usually survive as a spread, or mound, of heat-shattered and burnt stone. The burnt stone generally fills and covers one or more troughs or pits cut into the ground. The trough, which was sometimes lined with timber, wattle or stone, would have been excavated below the water table, in order to hold water and was usually located near a spring or stream. A fire was set adjacent to the trough to heat the stones which were immersed in the water once hot; thus heating the water and bringing it to the boil. The temperature was maintained by the continuous addition of hot stones. Experiments have shown that large quantities of water can be boiled in this way in about twenty minutes and joints of meat wrapped in straw can be cooked over several hours. After each use the burnt and heat-shattered stones would have to be removed from the trough. Over time this material accumulated to form a crescent shaped mound of burnt material around the trough. Fulachtaí fia are usually dated to the Bronze Age; the majority of investigated examples were constructed during the mid to late Bronze Age (*c.*1500- *c.* 500 BC) but a small minority of excavated examples have been dated to the Iron Age. While they are generally interpreted as cooking sites they were

also used for bathing, processing textiles, tanning, brewing, extraction of fats from meat, and soap making, or even a combination of these functions (Ó Drisceoil, 1988; Monk 2007; Quinn & Moore 2007).

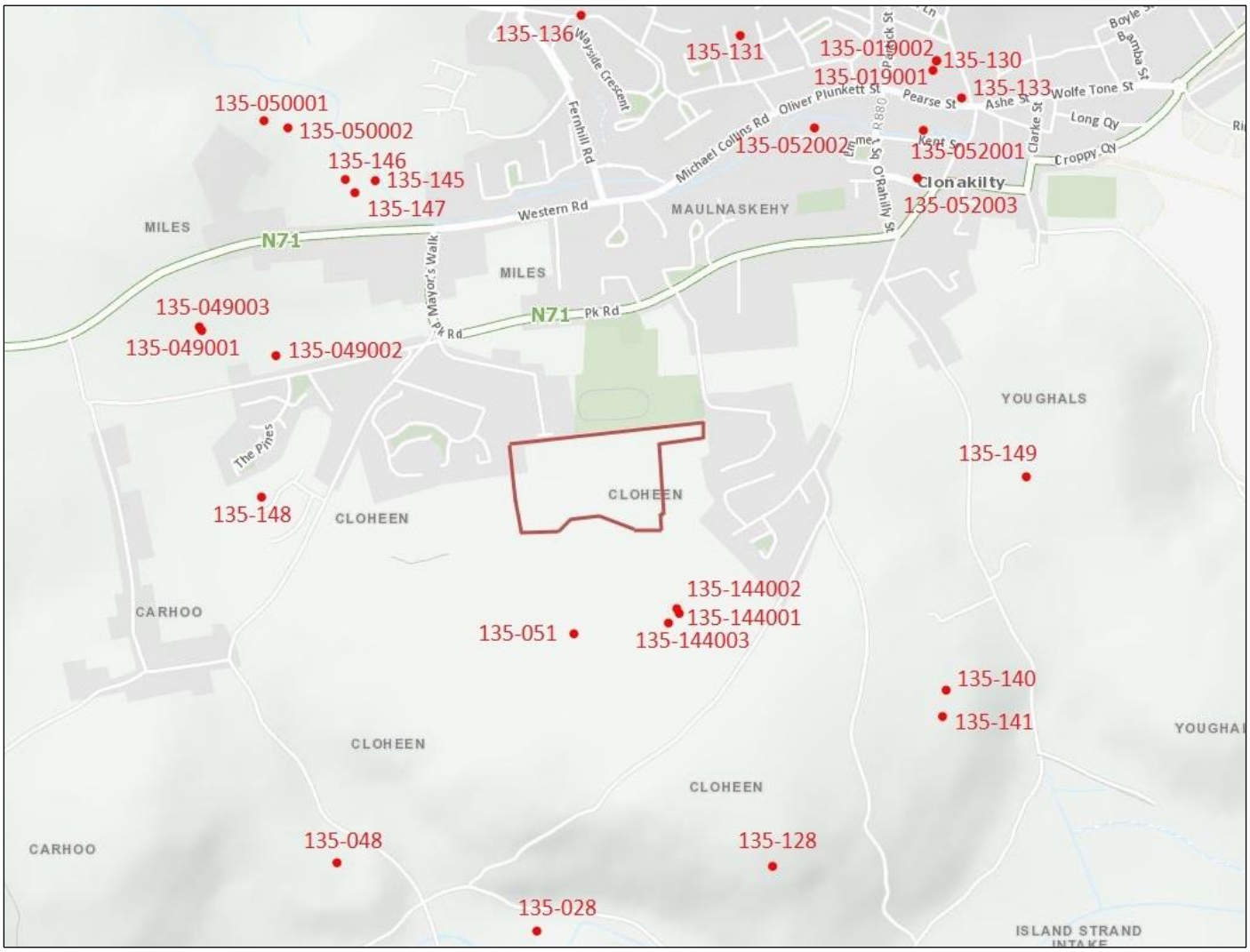

Fig. 3: Proposed development site outlined in red showing archaeological monuments within a 1km radius (www.archaeology.ie)

2.4 Standing stones were erected from the Bronze Age up to more recent centuries, however, those erected in the prehistoric period tend to have a SW-NE orientation, which is not the case for the three in the vicinity. The stone in Lackenagobidane (CO135-128) is inscribed with some letters (RIP) and has a number of perforations (Power *et al.* 1992). It is locally known as "Clogh-Cinn" - the stone of the headland. Standing stones were often erected in prominent locations and may have marked routeways or tribal boundaries but others may have marked burials or had a ceremonial or ritual purpose. More recent examples may have been erected as scratching posts for animals.

2.5 There are a number of early medieval monuments in the area including a ringfort (CO135-051), two souterrains (CO135-049003- and CO135-049002-) and a possible enclosure (CO135-049001-). The ringfort lies within the Masterplan area, to the south of the proposed development site. Depicted as an oval enclosure on the first edition of the OS 6-inch map of 1842, it is not shown on subsequent OS maps suggesting it was levelled in the second half of the 19th century. Ringforts date to the historic, early medieval period, also known as the Early Christian period (5th to the 12th century AD) as Christianity is introduced during this period. Ringforts (also known by the names rath, lios, cathair or caiseal/cashel) are defended farmsteads and are the most characteristic monument of this period. Their main phase of construction and occupation dates from the beginning of the 7th century AD to the end of the 9th century. They are generally circular or oval in plan, defined by an earthen bank with an external ditch or fosse. Larger ringforts with

double defences (bi-vallate) and triple defences (tri-vallate) are generally interpreted as higher status sites and these can be particularly associated with specialised craft working. The sub-surface remains of circular dwelling houses and associated outbuildings are frequently revealed within ringforts during excavation. Some ringforts have associated souterrains (underground chambers connected by narrow creep-ways) used as defensive features which may have also been used for storage. There are two souterrains in the vicinity.

2.6 There is a holy well (CO135-050001-) to the north in Miles townland. Like most holy wells in Ireland it may have pre-Christian origins but many wells were incorporated into the earliest adopted Christian traditions of the country. Some wells are still maintained for holy use when at certain times of the year they would be visited in the form of a pilgrimage often referred to as a 'round' or 'pattern' (Logan, 1992, 116). There is no tradition of holy use associated with this well (Power *et al.* 1992). Adjacent to the holy well there is a mill (CO135-050002-) which is named "Old Mill" on the 1841 OS 6-inch map. It is neither named nor depicted on the later OS maps. There is a mass rock is located in Tawnies Upper (CO135-136) to the north about which there is no information. A country house (CO135-028) in Cloheen to the south is depicted "in ruins" on the 1842 OS map and on subsequent editions a replacement house appears to occupy the site.

2.7 The historic town of Clonakilty (CO135-052001-) is located to the northeast. It was founded by the Earl of Cork and had a corporation by 1605 and a charter from James 1 in 1613. Unlike the broadly contemporary and nearby town of Bandon there is no evidence that Clonakilty was a walled town. No upstanding remains from the 17th century are known in the town (Ronan *et al.* 2009). There are a number of archaeological sites listed in the town including a prison (CO135-052003-) and a brewery (CO135-052002-) both in Youghals, a market house (CO135-133), a graveyard and two churches (CO135-019001-, CO135-130 and CO135-019002-) in Tawnies Upper.

2.8 The OS 6-inch map of 1842 (Fig. 4) depicts the area of the proposed development site as divided into numerous small, but generally regular, rectangular fields. Towards its centre there are two unnamed rectangular buildings accessed by a small lane which extends east and then south to an east-west road (outside the proposed development site). No other structures or features are depicted within the proposed development site.

The 1902 OS 25-inch map shows alterations to area of the proposed development site. The number of small fields has been significantly reduced and larger rectangular fields now dominate. The two structures in the centre of the area have been removed as well as the western end of the track from which they were accessed. The 1943 OS 6-inch maps shows no changes within the area of the proposed development site.

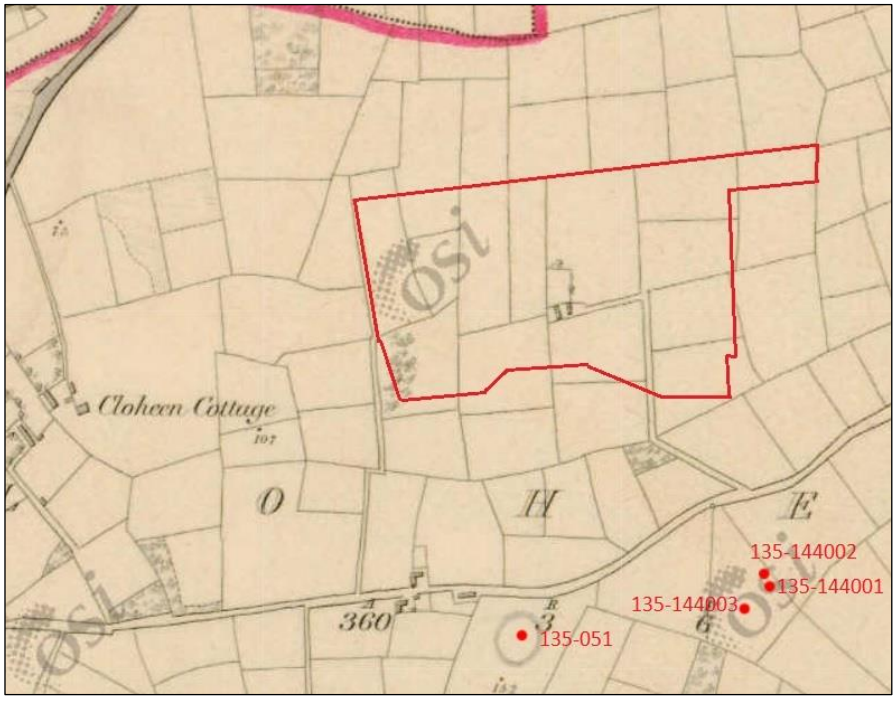

Figure 4: Extract from OS 6-inch map (1842) showing the proposed development site in red

OSI aerial images from 1995 onwards show the proposed development site largely under arable cultivation. The area lies within an area subject to LiDAR survey by TII carried out in 2010-11 (Fig. 7) which shows a similar pattern of disturbance to that visible on the aerial image of 2011-13 (Fig. 2)

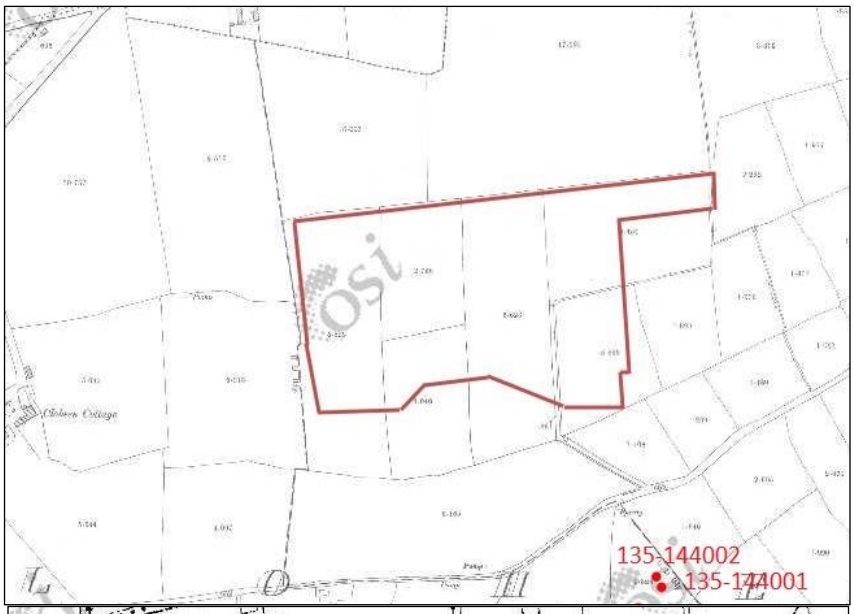

Figure 5: Extract from OS 25-inch map (1902) showing the proposed development site in red

Figure 6: Extract from OS 6-inch map (1943) showing the proposed development site in red

2.9 Archaeological investigations in land immediately to the north of the proposed development site were undertaken in 2018 in advance of development (Purcell & O'Leary 2018). No features of archaeological significance were found. A previously recorded fulacht fia (CO135-148) 555m to the west was preserved *in situ* within a green area of the development.

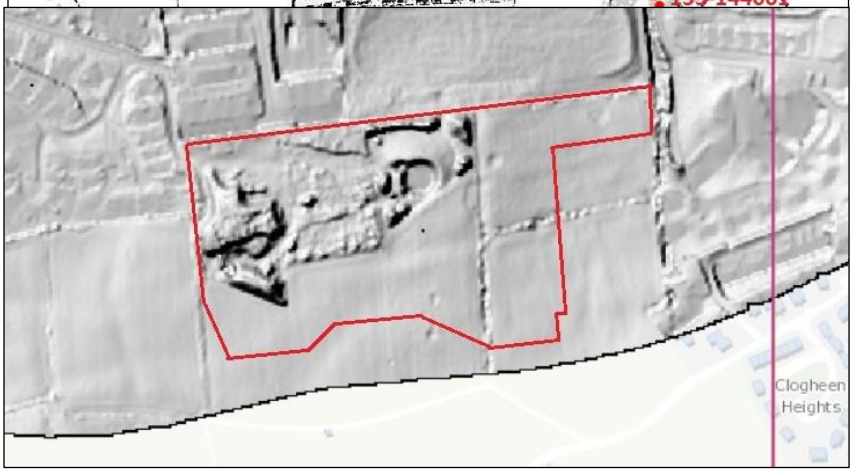

Figure 7: Extract from TII LiDAR survey showing the proposed development site in red (Open Topographic Data Viewer)

3 The Geophysical Survey

3.1 A geophysical survey was undertaken on Masterplan Area, including the proposed development site, in two phases (May and September 2020) under licence 20R0083 (Nicholls 2020). The survey comprised a high-resolution magnetic gradiometer survey across the ten fields of the landholding. Field 3 was surveyed in May when it was under an immature crop of beet and Field 9 was surveyed in September when the tillage crop had been harvested. The northern end of this field was unsuitable for survey as it was previously disturbed and had been stripped of topsoil some years previously. The survey could not be successfully completed in the vicinity of high voltage overhead power cables which traversed the southwestern end of Field 9. Two responses were recorded in Field 3 (Responses 4 and 5), neither of which lie within the proposed development site. Three responses were identified in Field 9 (Fig. 8) and are summarised in Table 2 below.

Geophysical survey area		Figure(s)	Hectares	Terrain & landuse
M9		5, 10	6.85	Part of large rectangular field facing N
Response(s)	**Location from survey centre**	**Interpretation**	**Description**	
34, 35, 36	NW & NE	? Archaeology	Clusters of small-scale positives of uncertain origin. An archaeological interpretation for these anomalies is highly tentative given previous landscaping in this location, and interference from high voltage overhead power cables. The possibility that the majority of 34-36 derive from modern ferrous debris should not be dismissed.	

Table 2: Geophysical anomalies recorded in Field 9 (ibid.)

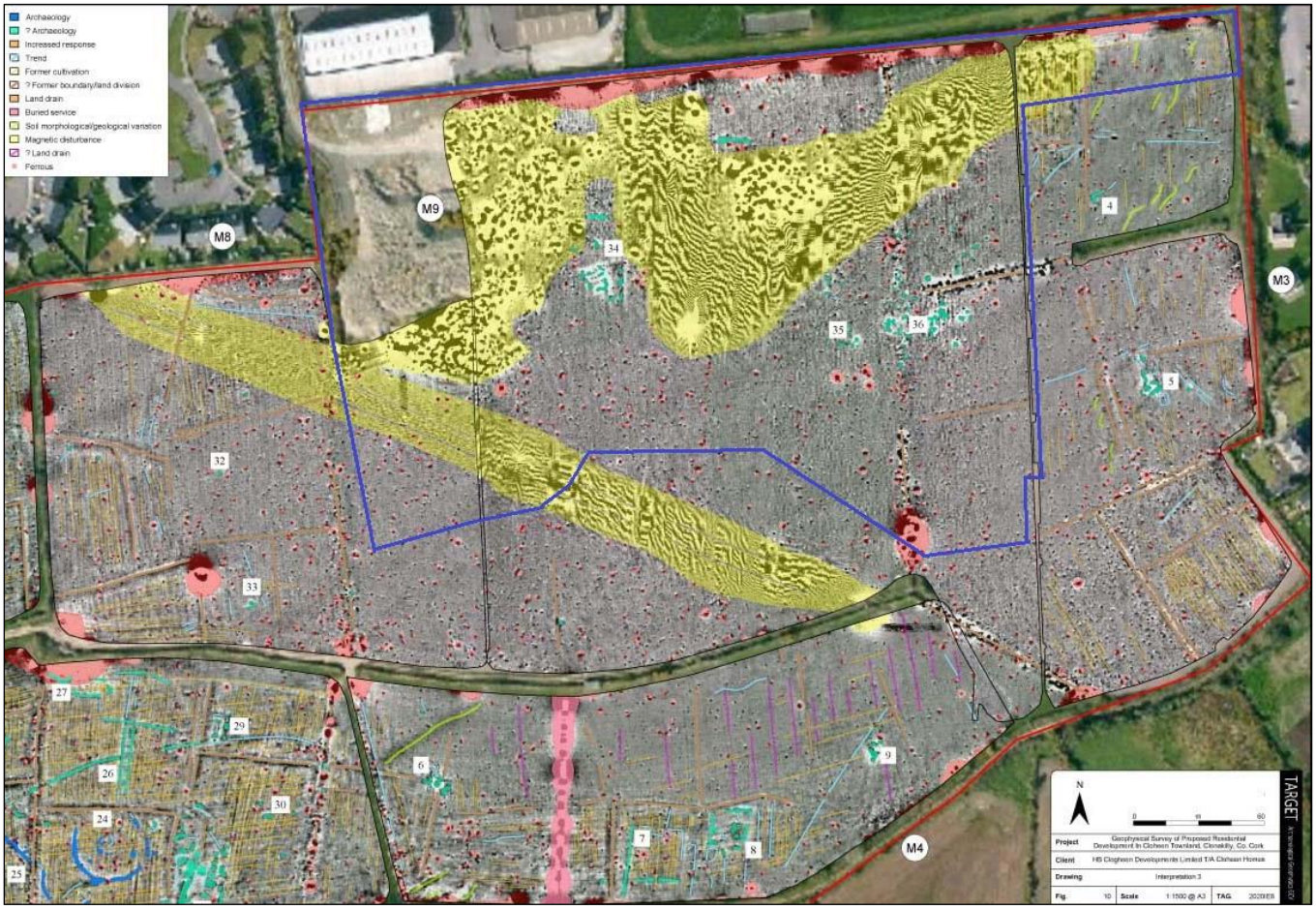

Figure 8: Extract from geophysical survey showing interpretive results from proposed development site

4 Archaeological Testing

4.1 Archaeological testing was carried on the 4th and 5th April 2022 in dry, overcast weather conditions under licence 22E0218. All trenches were mechanically excavated with a grading bucket. Trenches 1-11 were 2.1m wide and Trenches 12 and 13 were 1.8m wide (Fig. 9 and Plates 1-13). Unexcavated areas (generally 7m in length) were left directly underneath high tension power cables for safety reasons.

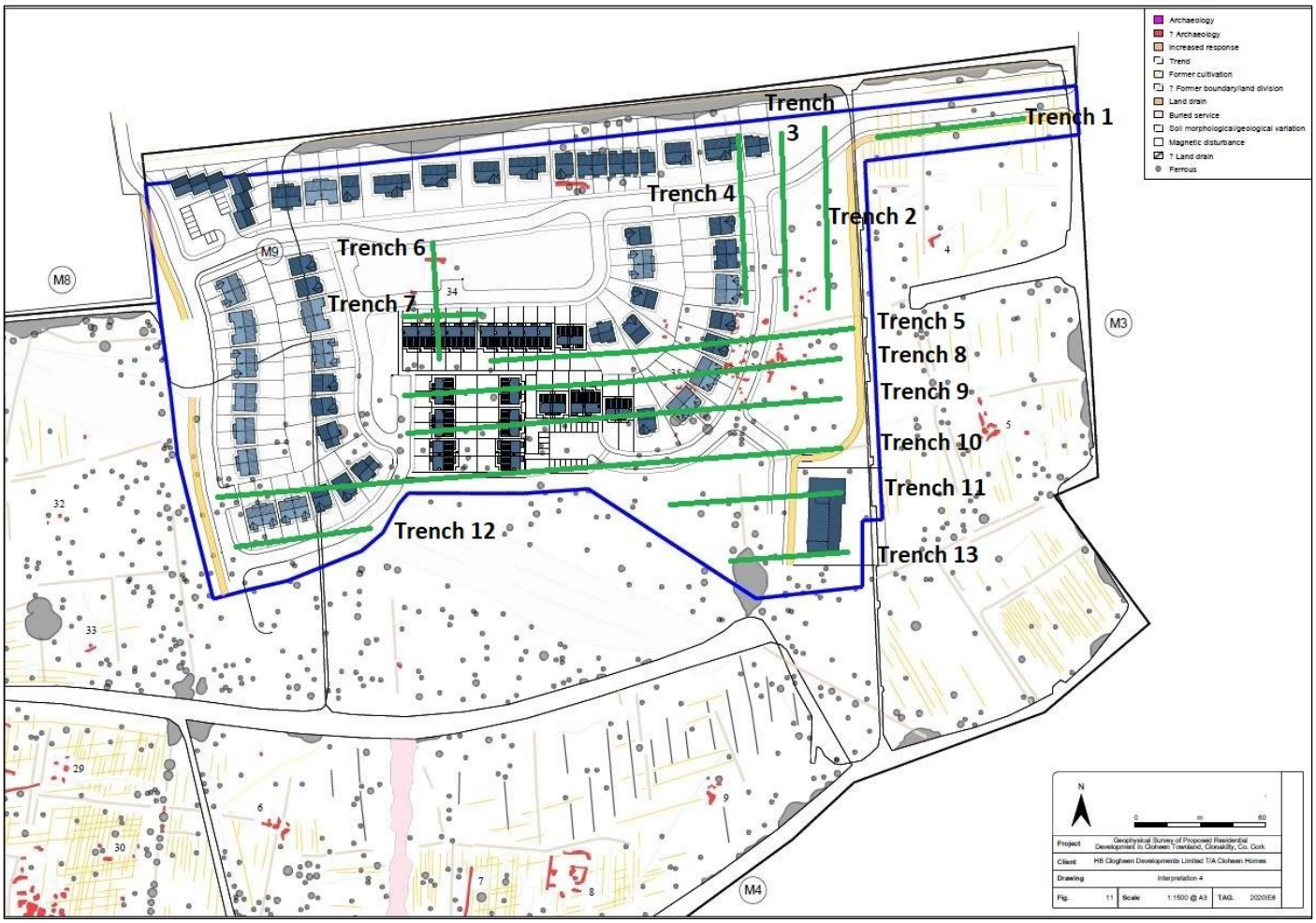

Figure 9: Proposed development layout showing test trenches excavated across the site

Trench No.	Length & Orientation	Geophysical Anomaly	Description
Trench 1	74.5m E-W		0 – 0.3m Topsoil 0.3 – 0.35m Light grey white loamy clay with inclusions of fractured bedrock
Trench 2	66.7m N-S		0 – 0.3m Topsoil 0.3 – 0.35m Light yellow-white loamy clay subsoil
Trench 3	70.2m N-S		0 – 0.3m Topsoil 0.3 – 0.36m Light yellow-white loamy clay A drain crossed the trench towards its centre. This measured 0.9m wide and was 0.2m deep. It was filled with a mix of topsoil and fine loamy clay. A modern cindery deposit was identified at the southern end of the trench.
Trench 4	73.3m N-S		0 – 0.35m Topsoil 0.35 – 0.4m Light yellow-white sandy loamy clay. A shallow drain was present at the northern end of the trench that measured 0.75m in

			width and 0.2m in depth. A furrow ran parallel to it at its northern side.
Trench 5	160m E-W	35 & 36	0 – 0.3m Topsoil 0.2 – 0.35m Light yellow-white sandy clay loam. A number of furrows extended across the trench and there were several areas of disturbance from land drains. Removed field boundaries were represented by linear bands of disturbed, rooty material. This disturbance may be the source of the geophysical anomalies.
Trench 6	50m N-S	34	0 – 0.3m Topsoil 0.3 – 0.35m Light yellow white sandy clay loam and becoming more orange and stony at the north end where Anomaly 34 was identified. The stony nature of the soil may be the source of the geophysical anomaly.
Trench 7	38.3m E-W	34	0 – 0.3m Topsoil 0.3 – 0.38m Light yellow-white clay loam at the eastern end of the trench. Elsewhere hardcore below topsoil with machine teeth marks through it. This modern disturbance may be the source of the geophysical anomalies.
Trench 8	205m E-W	35 & 36	0 – 0.3m Topsoil 0.3 – 0.35m Light yellow-white loamy clay with inclusions of stones particularly at the western end. A stone-filled drain (0.35m wide) ran NE-SW at the eastern end and there were two field drains filled with mixed topsoil, clay and some rooty material adjacent to a removed field boundary. This disturbance may be the source of the geophysical anomalies.
Trench 9	194m E-W	35 & 36	0 – 0.26m Topsoil 0.26 – 0.32m Light yellow-white loamy clay. Two stone-filled drains extended NE-SW across the trench as well as two field drains filled with mixed topsoil, clay and some rooty material associated with a removed field boundary. This disturbance may be the source of the geophysical anomalies.
Trench 10	293.4m E-W		0 – 0.3m Topsoil 0.3 – 0.35m Light yellow-white loamy clay. Several stone-filled drains extended NE-SW across the trench as well as two field drains filled with mixed topsoil, clay and some rooty material associated with a removed field boundary.
Trench 11	75.5m E-W		0 – 0.28m Topsoil 0.28 – 0.35m Light yellow white loamy clay. A 5m wide linear band of disturbed material extended across the trench. This was filled with stony rooty clay with some modern timber within it. It appears to relate to a removed field boundary.
Trench 12	62.2m E-W		0 – 0.22m Topsoil 0.22 – 0.3m Light grey-white loamy clay with occasional stone and stone patches.
Trench 13	63.6m E-W		0 – 0.2m Topsoil 0.2 – 0.3m Light yellow-white loamy clay orange-brown loamy clay becoming more stony at the northern end. The 5m wide linear band of disturbed material identified in Trench 11 also extended across this trench. It had the same stony rooty clay fill with some modern timber within it and appears to relate to a removed field boundary

4.2 Thirteen trenches were excavated across the proposed development site and the geophysical anomalies in the proposed development site. The disturbance identified on aerial photographs, the geophysical survey

and LiDAR images was evident in Trench 7, in particular. Evidence of disturbance from land clearance and drainage was apparent in a number of the trenches. No features or finds of archaeological significance were identified.

Plate 1: Trench 1, looking east

Plate 2: Trench 2, looking south

Plate 3: Trench 3, looking north

Plate 4: Trench 4, looking south

Plate 5: Trench 5, looking west

Plate 6: Trench 6, looking south

Plate 7: Trench 7, looking east

Plate 8: Trench 8, looking west

Plate 9: Trench 9, looking west

Plate 10: Trench 10, looking east

Plate 11: Trench 11, looking east

Plate 12: Trench 12, looking west

Plate 13: Trench 13, looking east

4 Conclusions

4.1 The proposed development site is in Cloheen townland to the south of the town of Clonakilty in west County Cork. It comprises the northeastern portion (Phase 1) of a larger landholding which has been subject to a Masterplan study in advance of a proposed residential development. The masterplan study included a geophysical survey (Nicholls 2020), and a desktop archaeological assessment(Purcell 2020). It is proposed to submit a planning application for a residential development for the proposed development site. Archaeological testing was carried out in April 2022 and will form part of the planning application.

4.2 There are no recorded archaeological monuments within the proposed development site. The closest are three fulachtaí fia (CO135-144001-, CO135-144002- and CO135-144003-) approximately 180m to the southeast and a ringfort (CO135-051) approximately 205m to the south of the proposed development site.

4.3 The geophysical survey detected three anomalies (responses 34, 35, and 36) within the proposed development site. The origin of these anomalies was considered uncertain given the landuse and the presence of overhead power cables in the area. It was suggested that they may be derived from modern ferrous debris (*ibid.*).

4.4 Archaeological testing was carried out on the site in April 2022 under licence 22E0218. Thirteen trenches were mechanically excavated across the proposed development site to include the geophysical anomalies. The disturbed areas identified on aerial photographs, the geophysical survey and LiDAR images was apparent in Trench 7, in particular. Evidence of disturbance from land clearance and drainage was apparent in a number of the trenches. No features or finds of archaeological significance were identified.

4.5 The geophysical survey and the archaeological testing did not identify evidence for any subsurface archaeological deposits within the proposed development site. No further archaeological interventions are recommended for this area. All recommendations are subject to the approval of the National Monuments Service and Cork County Archaeologist.

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Addendum Archaeological Testing

Cloheen, Clonakilty, Co Cork

Licence Number 22E0218 EXT

Avril Purcell MA MIAI

May 2025

Lane Purcell Archaeology,
64 Fr Mathew Road,
Turner's Cross,
Cork

Job Ref. LPA1107

on behalf of
Hebert Buttimer,
Cloheen
Clonakilty,
Co Cork

1 Introduction

1.1 The report forms an addendum to an archaeological assessment including archaeological testing carried out at Cloheen, Clonakilty, Co Cork in 2022 (Purcell 2022). Archaeological testing was carried out in advance of a proposed residential development which did not proceed at that time. As part of a new application to Cork County Council in 2025 the proposed development site was extended a short distance to the south to include an area not previously subject to archaeological testing (Fig. 1). Following consultation with Cork County Archaeologist, Annette Quinn, it was agreed that additional testing would be carried out on a dark spread of soil visible on an Ordnance Survey of Ireland (OSI) aerial photograph (2011-2013 MapGenie Digital) within the southern extension to the site (Fig. 2).

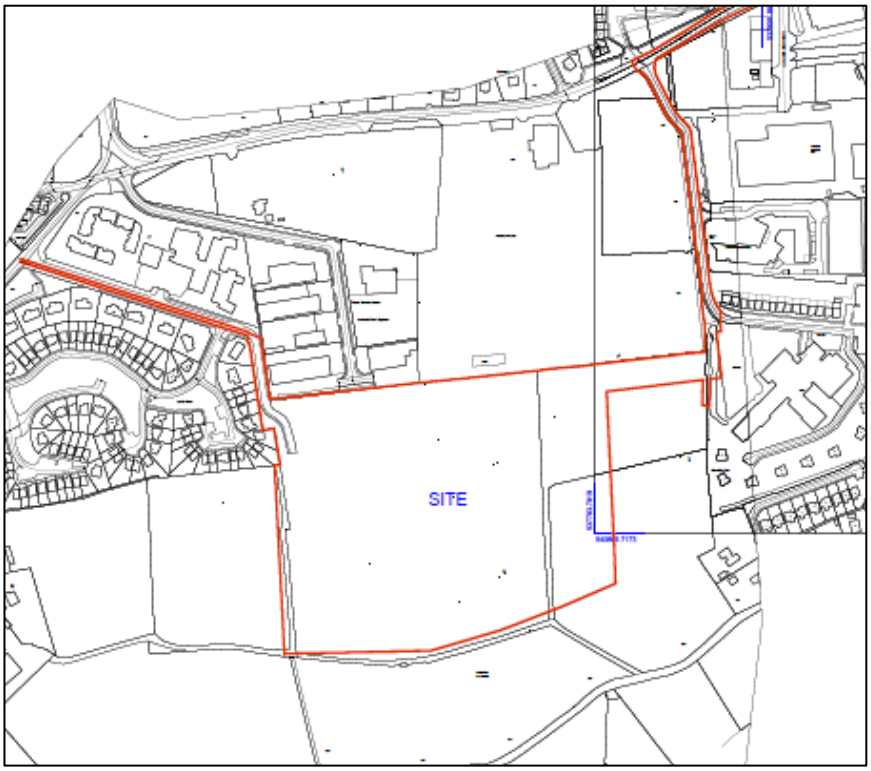

Figure 1: Site location map (1:2,500 reduced) (after Daly Barry & Associates)

Figure 2: Extract from OSI aerial image with arrow showing location of dark spread (2011-2013 MapGenie Digital www.archaeology.ie)

1.2 Historic mapping shows the line of a now removed field boundary in the general vicinity of the darker spread. The N-S field boundary is shown on the OS 6-inch map of 1842 (Fig. 3), the 1902 OS 25-inch map (Fig. 4) and the 1943 OS 6-inch map (not included). Extensive field clearance was carried out in the 20th century removing the field boundary and numerous others.

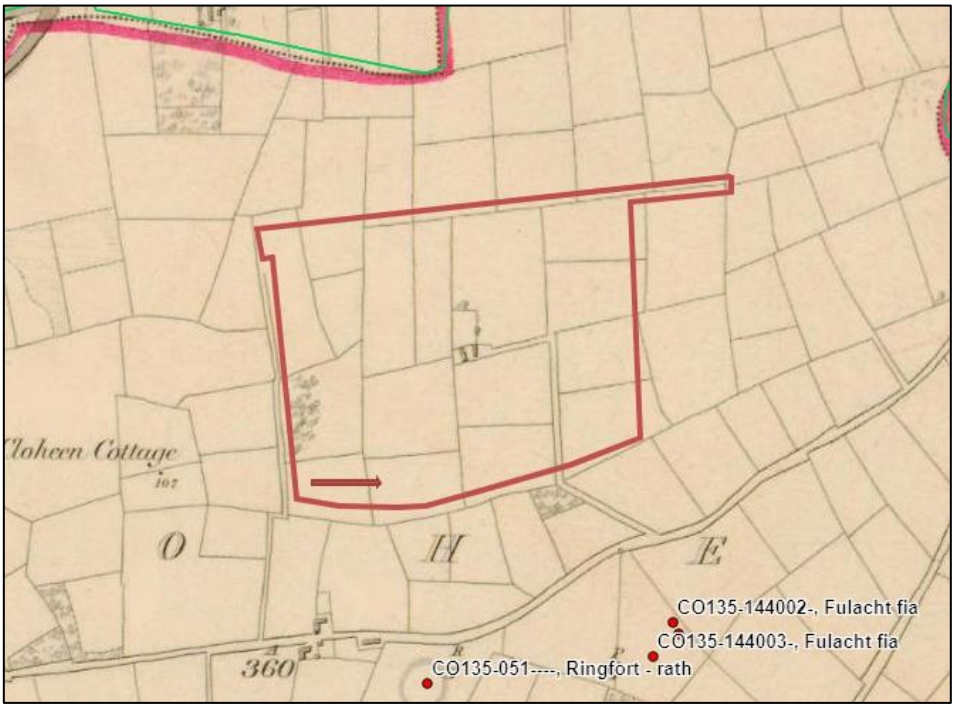

Figure 3: Extract from OS 6-inch map (1842) showing the proposed development site in red with arrow indicating the location of the dark spread

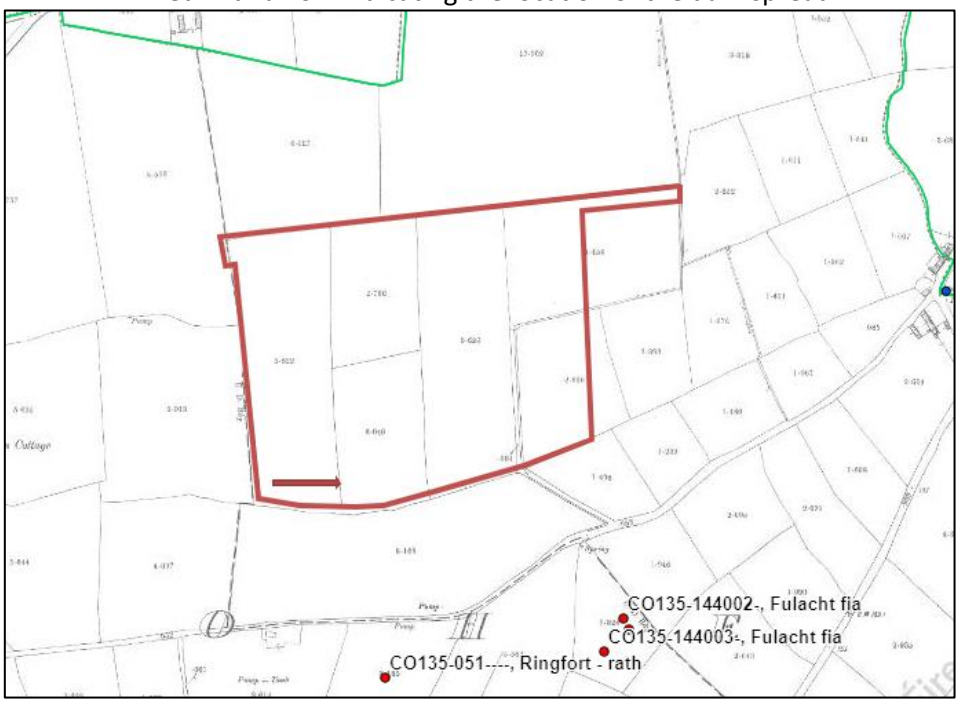

Figure 4: Extract from OS 25-inch map (1902) showing the proposed development site in red with arrow indicating the location of the dark spread

1.3 Geophysical survey was carried out on the proposed development site and adjoining lands in 2020 under licence 20R0083 (Nicholls 2020) when a masterplan was compiled for the entire landholding. No anomalies of archaeological significance were noted in the proposed development site, but, several small scale positive anomalies of uncertain origin (34, 35 and 36) were noted at the north and one small isolated positive was

noted aligned on a field drain in the area of the dark spread. This was not numbered or further described (ibid.) (Fig. 5).

1.4 This report was compiled by Avril Purcell, Lane Purcell Archaeology, 64 Fr Mathew Road, Turner's Cross, Cork on behalf of Herbert Buttimer, Cloheen, Clonakilty, Co Cork.

Figure 5: Extract from geophysical survey showing interpretive results from proposed development site

2 Archaeological Testing

2.1 Archaeological testing was carried out on the 14th May 2025 under licence 22E0218 in dry, sunny conditions. Four trenches were mechanically excavated across the dark spread identified on the aerial imagery from 2011-2013. Trench numbering continued sequentially from the 2022 trenching (Trenches 1-13), beginning with Trench 14. At the time of testing, the field was under a semi mature crop of barley. All trenches measured 1.9m in width. No features or finds of archaeological significance were identified.

Figure 6: Extract from OSI aerial image with arrow showing location of dark spread (2011-2013 MapGenie Digital) showing test trench locations

2.2 Trench 14

Trench 14 was 37.5m long and oriented NS (Plate 1).

0 – 0.28m Plough soil
0.28 – 0.4m Light brown-white-grey stoney loamy clay

Furrows were visible running along the trench. No features or finds of archaeological significance were identified in the trench.

2.3 Trench 15

Trench 15 was 36m long and oriented NS (Plate 2).

0 – 0.3m Plough soil
0.3 – 0.37m Light brown-white-grey stoney loamy clay

Furrows were visible running along the trench which was more stoney at the southern end. No features or finds of archaeological significance were identified in the trench.

Plates 1 & 2: Trench 14, looking south Trench 15, looking south

2.4 Trench 16

Trench 16 was 19.5m long and oriented EW (Plate 3).

0 – 0.29m Plough soil
0.29 – 0.37m Light brown-white-grey stoney loamy clay

The trench was very stoney in patches, probably where a former field boundary was located. No features or finds of archaeological significance were identified in the trench.

2.5 Trench 17

Trench 17 was 18m long and oriented EW (Plate 4).

0 – 0.29m Plough soil
0.29 – 0.4m Light brown-white-grey stoney loamy clay

The trench was very stoney in patches, probably where a former field boundary was located. No features or finds of archaeological significance were identified in the trench.

2.6 Four trenches were excavated at the southern end of the proposed development site concentrating on the dark spread visible on the 2011-2013 aerial imagery. The deposits revealed were consistent in the four trenches. Plough soil was between 0.28m - 0.3m deep and was notably dark in colour contrasting strongly with the underlying light grey loamy clay subsoil. The subsoil was quite stoney, with particular stoney concentrations probably corresponded with the location of a former field boundary and land drain removed during the 20th century. No features or finds of archaeological significance were identified.

Plates 3 & 4: Trench 16, looking west Trench 17, looking east

3 Conclusions

3.1 Four trenches were excavated across the southern end of a proposed development site in Cloheen, Clonakilty, following on from archaeological testing carried out on the remainder of the site in 2022. The four trenches extended across a dark spread of soil visible on an OSI aerial photograph (2011-2013). The dark spread corresponded with the approximate location of a former field boundary and land drain visible on historic mapping which was removed in the 20th century. The land drain was identified in the geophysical survey.

3.2 Consistent deposits were revealed in the four trenches. Plough soil approximately 0.3m deep, which was particularly dark in colour, was above light grey loamy clay subsoil. The subsoil was quite stoney, with particularly stoney concentrations probably corresponding with the location of the former field boundary and land drain. The land has been under arable cultivation for several years and subject to regular ploughing which has spread the darker concentration of plough soil, probably derived from the field boundary and land drain, across the broader area of ground visible in the aerial photograph. No features or finds of archaeological significance were identified.

Walkover Survey Photos

Plate 1: Proposed development site, looking NE

Plate 2: Proposed development site, looking east

Plate 3: Proposed development site, looking south

Plate 4: Northeastern section of the proposed development site, looking east

Plate 5: North-western section of the proposed development site, looking NW. Evidence of previous ground disturbance is clearly visible in this area.

Plate 6: North-western section of the proposed development site, looking west. Evidence of previous ground disturbance is clearly visible in this area.

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CHAPTER 12 APPENDICES

Appendix 13.1 Verified View Photomontages For Proposed Ringwood LRD

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APPENDIX 12.1

Booklet of Photomontages

Client: HB Cloheen Developments Ltd.

May 2025

Document at A3 prepared by

G-Net 3D, NSC Campus, Mahon Cork

Tel: 021-230 7043

www.gnet3d.com

Verified View Photomontage Methodology

The methodology used to develop the photomontages is based on the "Visual Representation of Development Proposals" Guidance note by the Landscape Institute, 2019.

Photography

The photography was carried out on the March 12th and April 30th, 2025, using Sony α7RIII full frame camera. Two lenses 24mm and 50mm prime lens were used for the photography.
A 24mm - wide angle lens was selected for the photography to provide more information on the context around the proposed development. The horizontal field of view of these photographs is 74°. The above-mentioned guidance suggests that 40° angle is the closest to human eye vision and is recommended for the verified photomontages. In the cases where the wide lens is used, there should be an indication of 40° field of view, which is shown on the bottom of all the views.
A recommended viewing distance of the photomontages taken using 50mm lens is around 500mm and 24mm lens - 300mm from eyes when printed on A3 paper.

Geomax Zenith 60 GPS Antennae was used to accurately record the viewpoint and reference markers' coordinates and height levels. Viewpoint locations are indicated in the viewpoint map to the right, viewpoint coordinates and information on photography is under each photo.

Modelling

Preparation of an accurate 3D model of the proposed residential development, including landscape and infrastructure.

Setup

The following information is used to accurately position the model of the proposed development into the photographs:
-Site survey,
-Photographs,
-Verified viewpoint coordinates and height levels are accurately marked on the location OSi map.
To match the 3D camera view with the photograph we take the following steps:
The camera height is taken from information gathered on the levels from where the photos are taken (table below). The height levels of the proposed development are outlined on the site. Focal length is based on the photograph EXIF info.
This data is imported into our 3D software and the 3D camera is matched with the selected photographs. To match the 3D camera accurately we use all the above data and the reference 3D models. The reference 3D models are existing structures i.e. buildings, roads, lamps, etc which are visible on the photographs. These items are modelled based on the survey information. After all the above conditions are fulfilled and we are satisfied that the camera matches correctly, we proceed to the next step.

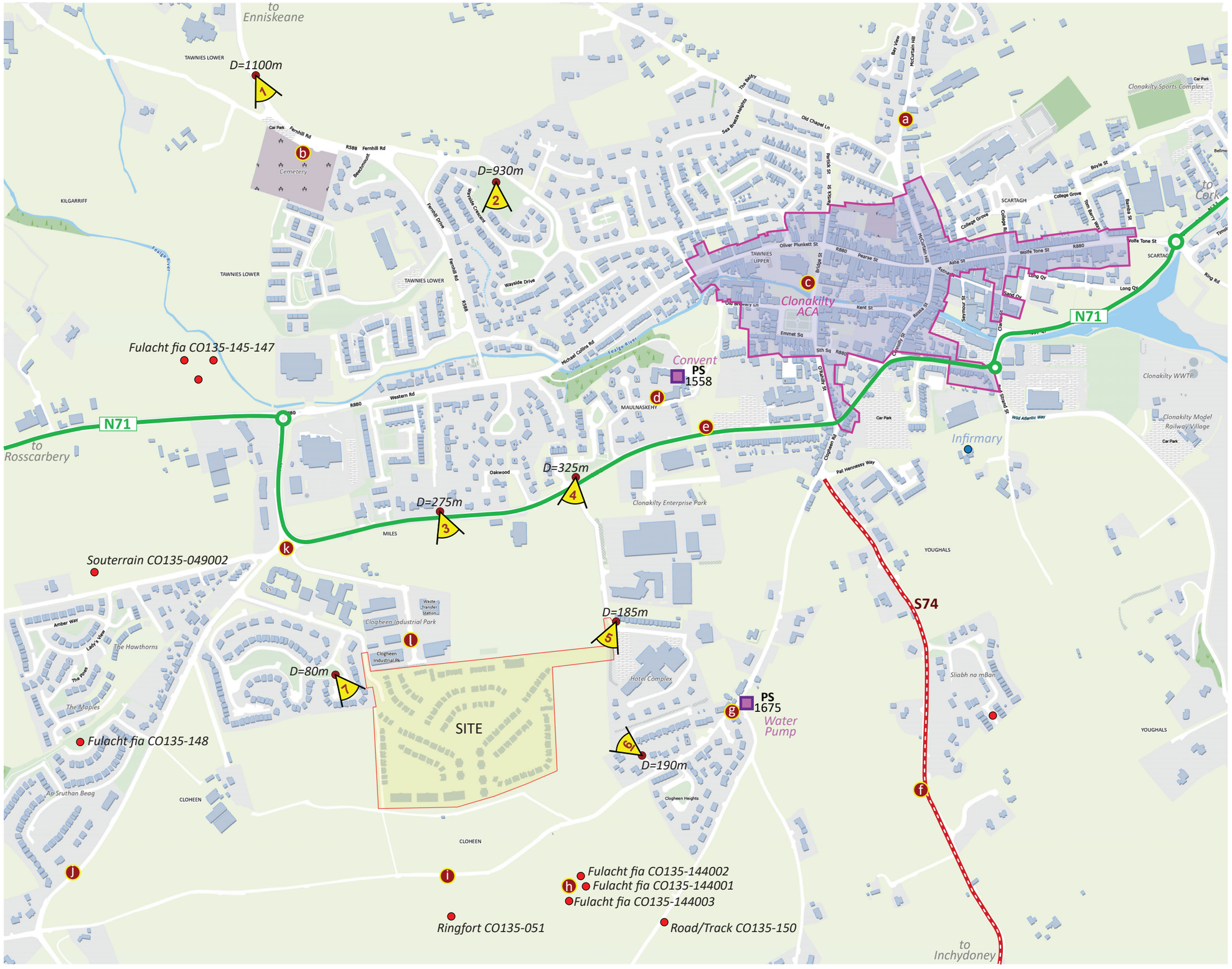
Rendering

We apply the materials and textures prior to rendering the photomontage images. Light settings are adjusted to match the brightness of the photographs and sun is positioned according to the date and time the photo was taken.

Post processing

This process means incorporating a 3D image of the proposed development into the photograph to achieve the final result.

Viewpoint Map



LEGEND

- View Receptor with photomontage (*D* = distance to nearest proposed building)
- Potential Viewpoint Locations Considered
- S no. Designated Scenic Route
- PS no. Protected Structure
- Architectural Conservation Area
- High Value Landscape Zone (entire map falls within this zone)
- Archaeological Feature (NM) (National Monuments Service)
- Architectural Feature (NIAH) (Natl Inventory of Arch. Heritage)

1:7000

north

0 50 100 150 250 500m

Forestbird Design
landscape architecture landscape planning environmental design

Alting Cottage, Ballybranagh
Cloyne, County Cork
tel: 0857410232
www.forestbird.ie

Notes

1. This A3 map forms part of the EIAR *Landscape and Visual Impact Assessment* chapter.
2. Refer *Appendix 1 - Photomontages* by G-Net 3D for verified images of proposed development.

Job no.	Drawn by	Scale	Date	Status	Revision
2219	MW	1:7000	10.MAR.2025	LRD PLANNING	B

Job Title: PROPOSED RESIDENTIAL DEVELOPMENT CLOHEEN, CLONAKILTY, CO. CORK

Drawing Set: LANDSCAPE+VISUAL IMPACT ASSESSMENT

Client: HB CLOHEEN DEVELOPMENTS LTD.

Drawing Title: **View Receptor Map**

Drawing No.: **Fig2**

View 1. As Exists

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 13:44
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537242.899;541898.722;34.123

View 1. As Proposed

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 13:44
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537242.899;541898.722;34.123

View 2. As Exists

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 10:47
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537706.013;541698.304;24.328

View 2. As Proposed

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 10:47
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537706.013;541698.304;24.328

View 3. As Exists

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 11:59
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537534.858;541082.283;13.598

View 3. As Proposed

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 11:59
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537534.858;541082.283;13.598

View 4. As Exists

Project Name:
Cloheen Developments

Photo Date: 30.04.2025
Photo Time: 12:30
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537836.405;541155.424;8.615

View 4. As Proposed

Project Name:
Cloheen Developments

Photo Date: 30.04.2025
Photo Time: 12:30
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537836.405;541155.424;8.615

View 5. As Exists

< 24mm 73.7° | <<50 mm 39.6° | 39.6° 50mm>> | 73.7° 24mm >

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 11:18
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537907.419;540891.837;13.555

View 5. As Proposed

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 11:18
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537907.419;540891.837;13.555

View 6. As Exists

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 12:25
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537987.043;540623.706;30.410

View 6. As Proposed

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 12:25
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537987.043;540623.706;30.410

View 7. As Exists

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 14:14
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537386.734;540790.271;20.785

View 7. As Proposed

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 14:14
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537386.734;540790.271;20.785

View 7. Outline of Proposed

Project Name:
Cloheen Developments

Photo Date: 12.03.2025
Photo Time: 14:14
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 537386.734;540790.271;20.785

CHAPTER 17 APPENDICES

Appendix 17.1 Cork County Childcare Committee - Childcare Needs Assessment Clonakilty Area

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Outlook

FW: Large Scale Residential Development and Creche, Clonakilty County Cork

From Aileen Carey <acarey@corkchildcare.ie>
Date Thu 5/23/2024 12:39 PM
To Rory Hanrahan | Coakley O'Neill <Rory@coakleyoneill.ie>

1 attachment (162 KB)
Proposed creche plans clonakilty May 24.pdf;

Hi Rory,
Following on from our phone conversation, the following are some observations on the proposed plans. From the perspective of a childcare provider, the childcare rooms would need to be adequate size as per the Childcare Act 1991 (Early Years Services) Regulations 2016 in order to accommodate the different age cohorts of children and ultimately to make it viable as a business.

Currently there is 1 Full Day Care (FDC) Creche service serving the town of Clonakilty. A FDC facility caters for children from 0-6 years for more than 5 hours per day. There are a number of pre school services in and around the town. These settings provide ECCE (the free pre school year), and offer 3 to 3.5 hours of ECCE for age eligible children from 2.8 years to 5 years.
There is demand for additional FDC creche(s) in Clonakilty. With the addition of over 200 residential dwellings as per your email, full day care childcare will be in high demand.

With regard the floor plans of the creche
The space requirements for children depending on their age is set out in the Childcare Act 1991 (Early Years Services) Regulations 2016. The accompanying document Tusla Early Years Inspectorate Quality and Regulatory Framework (QRF) linked below gives specific detail.

On your creche plans some observations are as follows:

- **Nursery/Baby room** the clear floor space requirements for children age 0-1 is 3.5sq/m. Tusla provide guidance on clear floor space in the QRF.

On the plans the room states 6 babies, however at 36.3sq/m the room could accommodate 10. As the adult staff ratio is 1:3 babies, the room could accommodate 9 babies but would require a minimum of **3** staff.
The sleep room would need to meet requirements for children 6/9 babies. The number of cots and space between cots, out door access and ventilation is outlined in the Tusla QRF and in addition Tusla have released updated guidelines on sleep requirements. I have provided the link to the document below.

- **Toddler room** the clear floor space requirements for children age1-2 years is 2.8sq/m. The room size on the plans is 57sq/m and would therefore accommodate 20 children. I would suggest revisiting and revising the room size. From a practical point of view, the children in this room will age into the next care room so consider the practicalities of the progression of care needs of children

The adult child ratio for a toddler room is 1:5. Again, please note the revised sleep requirements for children aged under 24 months i.e physical space required for the sleep room, cots, beds, space etc.

- **Preschool room 22 Toddlers** Going on the plans it reads that there is just this one room for children aged 2+ up to 5 years old. On this basis, it is an inadequate space. The age span is too great for 1 room.

The plans show the room is 84sq/m. The clear floor space requirements for children aged 2-3 years is 2.35 sq/m

The clear floor space requirements for children aged 3-6 years is 2.3sq/m

The adult child ratio for children in an ECCE (free pre-school year) is 1:11. For FDC ie. Time outside of ECCE the adult child ratio reverts back to 1:8 after the ECCE time.

- An observation on the plans is with regard to the amount of outdoor space is available to the pre-schoolers. There is a covered play area on the plans that does not extend the pre school room.

- I would suggest looking at accommodating the age cohort of 2-3 year old children separate the to children aged 3-5 years. The adult child ratio for children age 2-3 is 1:6 and the clear floor space requirements per child is 2.35sq/m. This room would require toilet/nappy changing facilities adjacent to the room.

- There is no room provision on the plans for School age Children, this may be a consideration for a potential investor/buyer. At this time, the recommended adult ratio for SAC children is 1:12. A suggestion is that a 2nd pre school room in the building could double up as a pre school only room in the morning and an SAC room in the pm. The room would therefore be in use and generate income for a full day between the two age cohorts. The clear floor space ratio for ECCE only is 1.8sq/m. An ECCE service operating also as PT/FDC can have additional ECCE children in the room depending on the space ratio of the room. The toilet ratio for ECCE children is 1:11. If more that 22 were to be accommodated, a 3rd toilet/hand washing sink is required.

- The regulations stipulate that there needs to be 1 adult toilet for 8 staff so if the childcare rooms are revised, please note the ratios above.
- It is recommended that there is a shower facility for staff.
- It is recommended that there is a separate toilet facility for kitchen staff
- There would need to be a laundry facility separate to the kitchen for washing e.g cot bedding, storing bedding, general clothes

- The number of children to be accommodated in the plans is 38. From a business viability perspective, this is quite low.

https://www.tusla.ie/uploads/content/4566-TUSLA_QRF_DAY_CARE_LR.pdf

https://www.tusla.ie/uploads/content/EYI-GDE12.67_Guidance_for_the_Early_Learning_and_Care_sector_on_sleep_FINAL_(1)_.pdf

If may be useful to look at the various childcare programmes, ECCE, National Childcare Scheme and Core Funding to understand maximising the potential of a FDC creche for potential buyers/investors.

If you have any queries on the above, please let me know.
Kind regards,
Aileen Carey

Childcare Development Worker
Cork County Childcare Committee
Unit 12 Underhill Commercial Park
Dunmanway,
Co. Cork
P47 E271

E-mail: acarey@corkchildcare.ie

Phone: 022 23880

Mobile: 087 7931898

Cork County Childcare Committee
Coiste Cúraim Leanaí Chontae Chorcaí Teoranta

Childcare Committees Ireland

National Childcare Scheme
Early Learning & Care

From: Info <info@corkchildcare.ie>
Sent: Wednesday, May 22, 2024 12:23 PM
To: Aileen Carey <acarey@corkchildcare.ie>
Subject: FW: Large Scale Residential Development and Creche, Clonakilty County Cork

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From: Rory Hanrahan | Coakley O'Neill <Rory@coakleyoneill.ie>
Sent: Wednesday, May 22, 2024 12:20 PM
To: Info <info@corkchildcare.ie>
Cc: Dave Coakley <dave@coakleyoneill.ie>
Subject: Large Scale Residential Development and Creche, Clonakilty County Cork

A Chara,

I hope this email finds you well.

I am reaching out to you prior to the submission of an LRD application to Cork County Council in the coming weeks. A creche is included in the application and we would like to engage with the Cork County Childcare committee to get feedback on the design being proposed as part of the application as well as to understand the existing childcare capacity in Clonakilty.

The proposed housing development being sought is 245no. of residential dwellings of which 12no. are one bed units.

We have attached the proposed creche design and layouts which is to accommodate 38no. children.

We would welcome your input on the proposal and if you could share details on the current childcare needs of Clonakilty.

Regards

Rory Hanrahan
Graduate Planner
Coakley O'Neill Town Planning Ltd
NSC Campus
Mahon
Cork
T12 H7AA

COAKLEY O'NEILL
town planning

T: +353 (0)21 2307018

E: rory@coakleyoneill.ie
W: www.coakleyoneill.ie

Please note we are currently looking for either an Assistant Planner or a Graduate Planner to join our team in Cork. See further details at www.coakleyoneill.ie Applications (CV and cover letter to info@coakleyoneill.ie) are invited by the closing date of 31st May, 2024.