

Appendix 10.1

NRA Guidelines

NRA Guidelines

A1 NRA 2009 Guidelines

Examples of valuation at different geographical scales

Ecological valuation: Examples

International Importance:

- 'European Site' including Special Area of Conservation (SAC), Site of Community Importance (SCI), Special Protection Area (SPA) or proposed Special Area of Conservation and Proposed Special Protection Area (pSPA).
- Site that fulfils the criteria for designation as a 'European Site' (see Annex III of the Habitats Directive, as amended).
- Features essential to maintaining the coherence of the Natura 2000 Network.¹
- Site containing 'best examples' of the habitat types listed in Annex I of the Habitats Directive.
- Resident or regularly occurring populations (assessed to be important at the national level)² of the following:
 - Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; and/or
 - Species of animal and plants listed in Annex II and/or IV of the Habitats Directive.
- Ramsar Site (Convention on Wetlands of International Importance Especially Waterfowl Habitat 1971).
- World Heritage Site (Convention for the Protection of World Cultural & Natural Heritage, 1972).
- Biosphere Reserve (UNESCO Man & The Biosphere Programme).
- Site hosting significant species populations under the Bonn Convention (Convention on the Conservation of Migratory Species of Wild Animals, 1979).
- Site hosting significant populations under the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats, 1979).
- Biogenetic Reserve under the Council of Europe.
- European Diploma Site under the Council of Europe.
- Salmonid water designated pursuant to the European Communities (Quality of Salmonid Waters) Regulations, 1988, (S.I. No. 293 of 1988).³

National Importance:

- Site designated or proposed as a Natural Heritage Area (NHA).
- Statutory Nature Reserve.
- Refuge for Fauna and Flora protected under the Wildlife Acts.
- National Park.
- Undesignated site fulfilling the criteria for designation as a Natural Heritage Area (NHA); Statutory Nature Reserve; Refuge for Fauna and Flora protected under the Wildlife Act; and/or a National Park.
- Resident or regularly occurring populations (assessed to be important at the national level)⁴ of the following:
 - Species protected under the Wildlife Acts; and/or
 - Species listed on the relevant Red Data list.
- Site containing 'viable areas'⁵ of the habitat types listed in Annex I of the Habitats Directive.

County Importance:

- Area of Special Amenity.⁶
- Area subject to a Tree Preservation Order.
- Area of High Amenity, or equivalent, designated under the County Development Plan.
- Resident or regularly occurring populations (assessed to be important at the County level)⁷ of the following:

<ul style="list-style-type: none"> ○ Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; ○ Species of animal and plants listed in Annex II and/or IV of the Habitats Directive; ○ Species protected under the Wildlife Acts; and/or ○ Species listed on the relevant Red Data list. • Site containing area or areas of the habitat types listed in Annex I of the Habitats Directive that do not fulfil the criteria for valuation as of International or National importance. • County important populations of species, or viable areas of semi-natural habitats or natural heritage features identified in the National or Local BAP, ⁸ if this has been prepared. • Sites containing semi-natural habitat types with high biodiversity in a county context and a high degree of naturalness, or populations of species that are uncommon within the county. • Sites containing habitats and species that are rare or are undergoing a decline in quality or extent at a national level.
<p>Local Importance (higher value):</p> <ul style="list-style-type: none"> • Locally important populations of priority species or habitats or natural heritage features identified in the Local BAP, if this has been prepared; • Resident or regularly occurring populations (assessed to be important at the Local level)⁹ of the following: <ul style="list-style-type: none"> ○ Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; ○ Species of animal and plants listed in Annex II and/or IV of the Habitats Directive; ○ Species protected under the Wildlife Acts; and/or ○ Species listed on the relevant Red Data list. • Sites containing semi-natural habitat types with high biodiversity in a local context and a high degree of naturalness, or populations of species that are uncommon in the locality; • Sites or features containing common or lower value habitats, including naturalised species that are nevertheless essential in maintaining links and ecological corridors between features of higher ecological value.
<p>Local Importance (lower value):</p> <ul style="list-style-type: none"> • Sites containing small areas of semi-natural habitat that are of some local importance for wildlife; • Sites or features containing non-native species that are of some importance in maintaining habitat links.

¹ See Articles 3 and 10 of the Habitats Directive.

² It is suggested that, in general, 1% of the national population of such species qualifies as an internationally important population. However, a smaller population may qualify as internationally important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle.

³ Note that such waters are designated based on these waters' capabilities of supporting salmon (*Salmo salar*), trout (*Salmo trutta*), char (*Salvelinus*) and whitefish (*Coregonus*).

⁴ It is suggested that, in general, 1% of the national population of such species qualifies as a nationally important population. However, a smaller population may qualify as nationally important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle.

⁵ A 'viable area' is defined as an area of a habitat that, given the particular characteristics of that habitat, was of a sufficient size and shape, such that its integrity (in terms of species composition, and ecological processes and function) would be maintained in the face of stochastic change (for example, as a result of climatic variation).

⁶ It should be noted that whilst areas such as Areas of Special Amenity, areas subject to a Tree Preservation Order and Areas of High Amenity are often designated on the basis of their ecological value, they may also be designated for other reasons, such as their amenity or recreational value. Therefore, it should not be automatically assumed that such sites are of County importance from an ecological perspective.

7 It is suggested that, in general, 1% of the County population of such species qualifies as a County important population. However, a smaller population may qualify as County important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle.

8 BAP: Biodiversity Action Plan

9 It is suggested that, in general, 1% of the local population of such species qualifies as a locally important population. However, a smaller population may qualify as locally important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle

Appendix 11.1

Archaeological Figures

Archaeological Figures

Archaeological, Architectural and Cultural Heritage Figures



Figure A11.1: Down Survey Parish Map (1654-1659) of Finbaris and the townland of 'Ballepheane' www.downsurvey.tcd.ie



Figure A11.2: Extract of Grand Jury map of Cork (1811) www.corkpastandpresent.ie



Figure A11.3: Indicative site boundary of the proposed development site outlined on extract of OS 6-inch map 1842 www.archaeology.ie

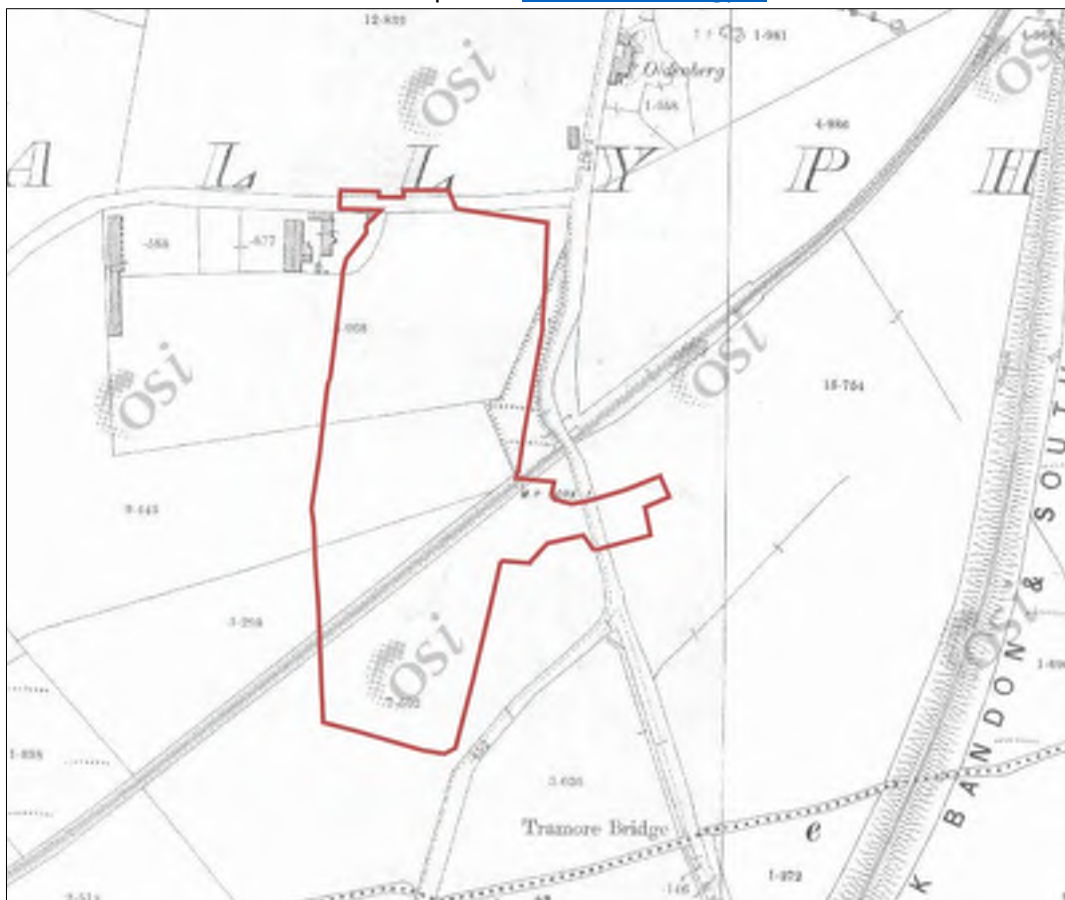


Figure A11.4: Indicative site boundary of the proposed development site outlined on extract of OS 25-inch map 1897-1904 www.archaeology.ie



Figure A11.5: Indicative site boundary of the proposed development site outlined on extract of OS 6-inch map 1950 www.archaeology.ie

Appendix 11.2

Archaeological Plates

Archaeological Plates

Archaeological, Architectural and Cultural Heritage Plates



Plate 1: Proposed development site, looking south



Plate 2: Northern end of proposed development site, looking southwest



Plate 3: Proposed development site, looking north



Plate 4: Southern end of proposed developments site, looking north



Plate 5: Proposed development site, looking northeast



Plate 6: Floor levels of former buildings in central area of proposed development site, looking south

Appendix 12.1

Photomontages

Photomontages

Title: Photomontages of proposed SHD at Creamfields, Kinsale Road, Cork City.

Client: Watfore Limited

Architects: Reddy Architecture + Urbanism

Prepared by: Pedersen Focus Ltd.

Date: 7 / 12 / 2021

Pedersen Focus Ltd.

4 Combermere,
Glounthaune,
Co. Cork,
Ireland.

Architectural Visualisation

V.A.T. No. IE9581693J

Project: Proposed SHD development at Creamfields, Kinsale Road, Cork City.

7th of December, 2021.

To whom it may concern,

The computer generated images of the proposed development were prepared by Pedersen Focus Ltd. Currently, there are no official rules that define a methodology to produce verified views. Pedersen Focus bases its methodology on the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition and the Technical Guidance Note 06/19, both by The Landscape Institute.

Data Collection.

The 3d model of the proposed development was prepared by Reddy Architecture + Urbanism. The site landscaping drawings were provided by Cunnane Stratton Reynolds. The site survey was provided by Focus Surveys Ltd.

Site photography and surveying of camera locations was carried out by Pedersen Focus Ltd. Camera locations, survey data and the 3d digital model were integrated by Pedersen Focus Ltd.

3d Model.

The 3d model of the proposed development was rendered using lighting conditions corresponding to the respective site photograph. Materials for the proposed buildings were prepared according to the Architects' specifications.

Control point verification.

Each photomontage was verified with survey control points matching consistently.

Photomontage.

The photomontages were prepared using industry standard image handling software. The rendered 3d model was inserted between foreground and background elements. Site photographs by Pedersen Focus were cross-referenced to help estimate the amount of mitigation provided by existing trees. In addition, a schedule of retained trees/trees to be felled was cross referenced with the provided tree survey to attempt to identify individual trees impacting the visual impact. In general, Pedersen Focus have attempted to reflect all planting shown in the photomontages realistically, however, mitigation should be considered indicative only.

Views 1, 15 & 18 were photographed using a 24mm TiltShift lens. Shift was used in these views to adjust the position of the subject in the image area without moving the camera back; this is often helpful in avoiding the convergence of parallel lines. TiltShift lenses are commonly used in Architectural photography.

The photomontages are presented with their existing views for comparison. All mitigation is indicative of that shown in the landscape masterplan.

All photomontages are prepared in accordance with the guidelines set out by the Landscape Institute's "Guidelines for Landscape & Visual Impact Assessment".

The photomontages showing the Cumulative Impact of selected adjacent future developments (comprising some developments currently under Construction or Planning Permission permitted) were prepared by Pedersen Focus Ltd. Please see the viewpoint location map where the photomontages prepared as Cumulative Impact views are indicated.

Developments included in the Cumulative views are listed below and their corresponding location and site locations (approximate only) are indicated on Maps A1 & A2 on Figure A.

1. Custom's House Quay Development.
2. The Prism, Clontarf Street.
3. Albert Quay Build to Rent SHD
4. Railway Gardens Development.
5. Marina Quarter
6. Crow's Nest Development



All photomontages are prepared in accordance with the guidelines set out by the Landscape Institute's "Guidelines for Landscape & Visual Impact Assessment".

Jesper Pedersen, B. Eng.
Managing Director, Pedersen Focus Ltd.

Viewpoint	Camera / Lens	Horizontal field of view	Date	Time	Camera location. ITM Easting, Northing, (WGS84), with Malin Head elevations (OSGM15).
View 1	Canon 5DS-R / 24mmTS	73.1deg	08/12/2020	11.31am	567743.642, 569962.169, 11.01m
View 2	Canon 5DS-R / 50mm	38.7deg	08/12/2020	11.03am	567813.537, 570187.493, 9.55m
View 3	Canon 5DS-R / 50mm	38.7deg	08/12/2020	12.08pm	568351.663, 570240.055, 15.31m
View 4	Canon 5DS-R / 28mm	65.1deg	22/10/2020	12.38pm	568196.574, 569696.900, 23.85m
View 5	Canon 5DS-R / 50mm	38.7deg	18/11/2020	14.14pm	567578.514, 568903.915, 21.67m
View 6	Canon 5DS-R / 50mm	38.7deg	18/11/2020	14.24pm	567559.060, 569193.293, 12.27m
View 7	Canon 5DS-R / 28mm	65.1deg	18/11/2020	14.40pm	567600.327, 569370.631, 7.77m
View 8	Canon 5DS-R / 28mm	65.1deg	01/07/2021	14.24pm	566612.661, 569361.728, 17.67m
View 9	Canon 5DS-R / 28mm	65.1deg	18/11/2020	13.16pm	567158.814, 569621.423, 15.50m
View 10	Canon 5DS-R / 28mm	65.1deg	01/07/2021	15.00pm	567142.734, 569695.933, 16.94m
View 11	Canon 5DS-R / 50mm	38.7deg	01/07/2021	15.01pm	566882.446, 570005.900, 27.92m
View 12	Canon 5DS-R / 50mm	38.7deg	01/07/2021	17.07pm	567012.930, 570181.450, 23.29m
View 13	Canon 5DS-R / 28mm	65.1deg	01/07/2021	17.57pm	567590.982, 570174.748, 16.30m
View 14	Canon 5DS-R / 28mm	65.1deg	01/07/2021	16.10pm	567514.321, 570110.693, 14.89m
View 15	Canon 5DS-R / 24mmTS	73.1deg	01/07/2021	16.52pm	567370.937, 569995.498, 17.77m
View 16	Canon 5DS-R / 28mm	65.1deg	01/07/2021	15.24pm	567298.720, 569884.994, 16.68m
View 17	Canon 5DS-R / 24mmTS	73.1deg	01/07/2021	18.26pm	567485.879, 569866.912, 15.33m
View 18	Canon 5DS-R / 50mm	38.7deg	25/02/2021	11.14am	566516.302, 568404.288, 68.57m
View 19	Canon 5DS-R / 50mm	38.7deg	08/12/2020	12.47pm	566918.724, 568705.068, 49.87m
View 20	Canon 5DS-R / 50mm	38.7deg	22/10/2020	13.14pm	568767.870, 568913.456, 63.22m
View 21	Canon 5DS-R / 50mm	38.7deg	01/07/2021	16.38pm	566426.170, 572411.725, 69.80m
View 22	Canon 5DS-R / 50mm	38.7deg	01/07/2021	16.18pm	567237.230, 572450.646, 58.49m

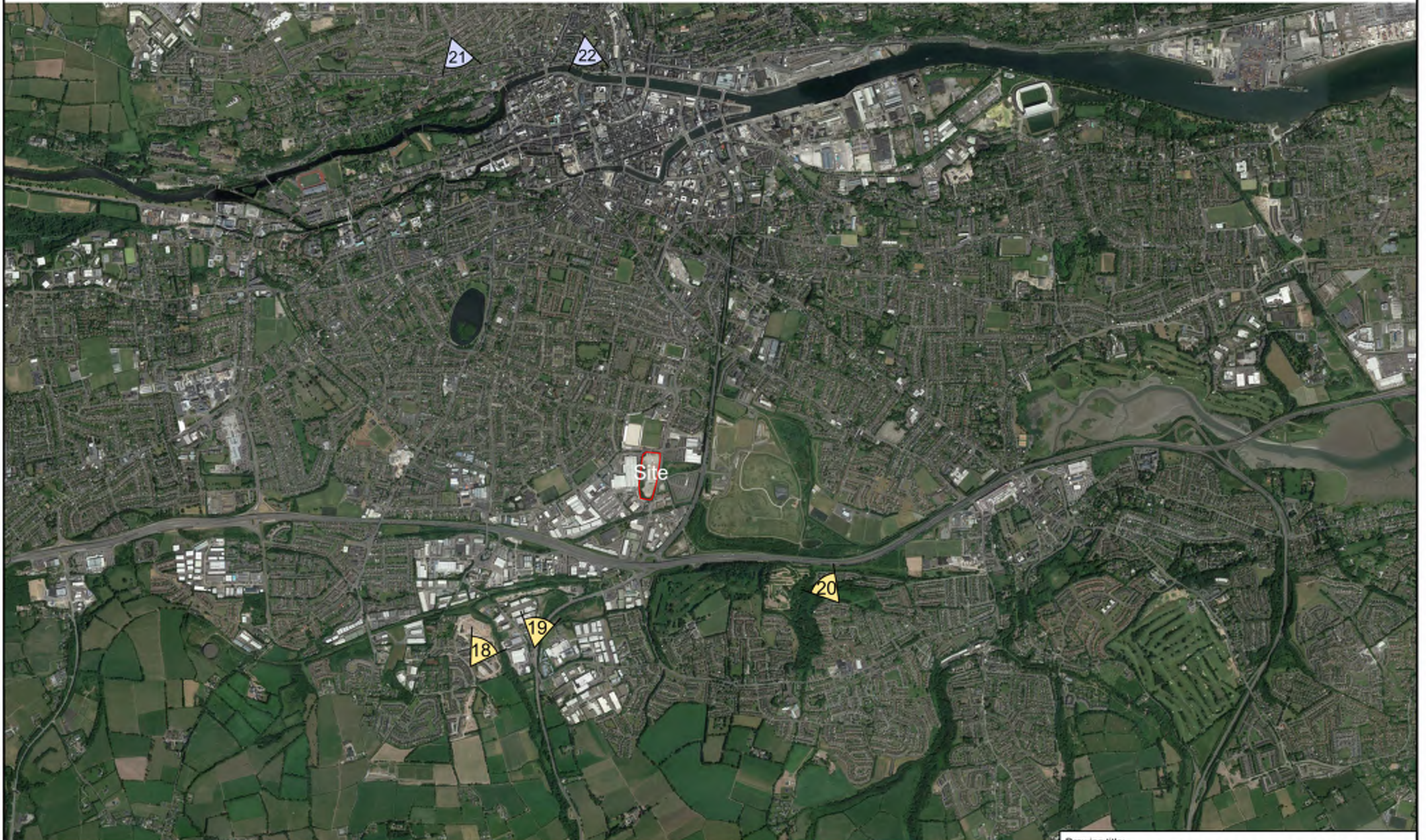
Project:	Creamfields, Kinsale Road, Cork City	
Client:	Watfore Limited	
Drawing title:	Photo data sheet	
Date:	Nov. 2021	Scale: NTS
Drawn by:	JP	
Prepared by:	Pedersen Focus Ltd.	





-  Denotes viewpoint location for photomontage
-  Denotes viewpoint location for photomontage and Cumulative impact view

Site red-line shown is indicative only

Drawing title: Viewpoint location map 1 of 2		
Date: Nov. 2021	Scale: NTS	Drawn by: JP
Prepared by: Pedersen Focus Ltd.		



-  Denotes viewpoint location for photomontage
-  Denotes viewpoint location for photomontage and Cumulative impact view

Site red-line shown is indicative only

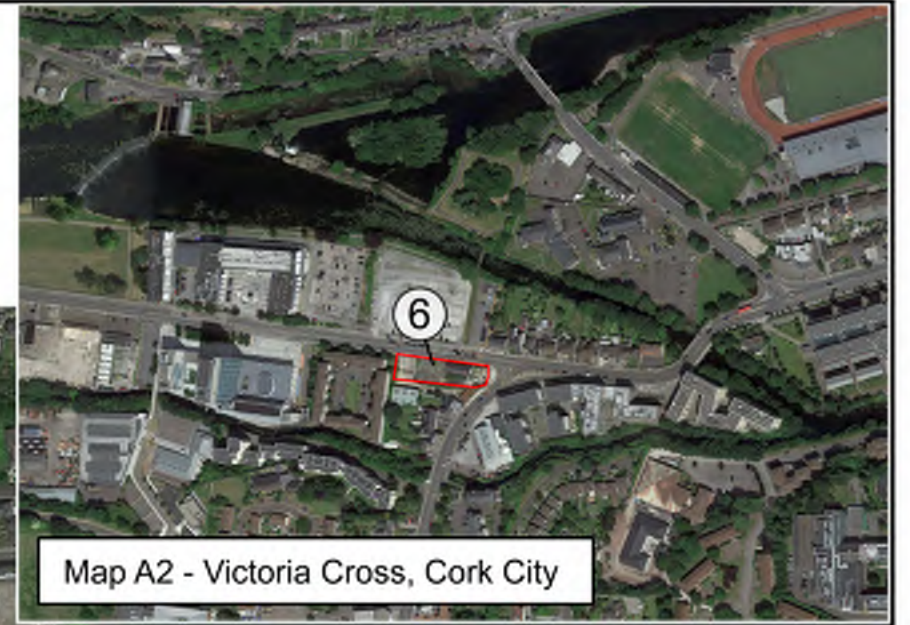
Drawing title: Viewpoint location map 2 of 2		
Date: Nov. 2021	Scale: NTS	Drawn by: JP
Prepared by: Pedersen Focus Ltd.		



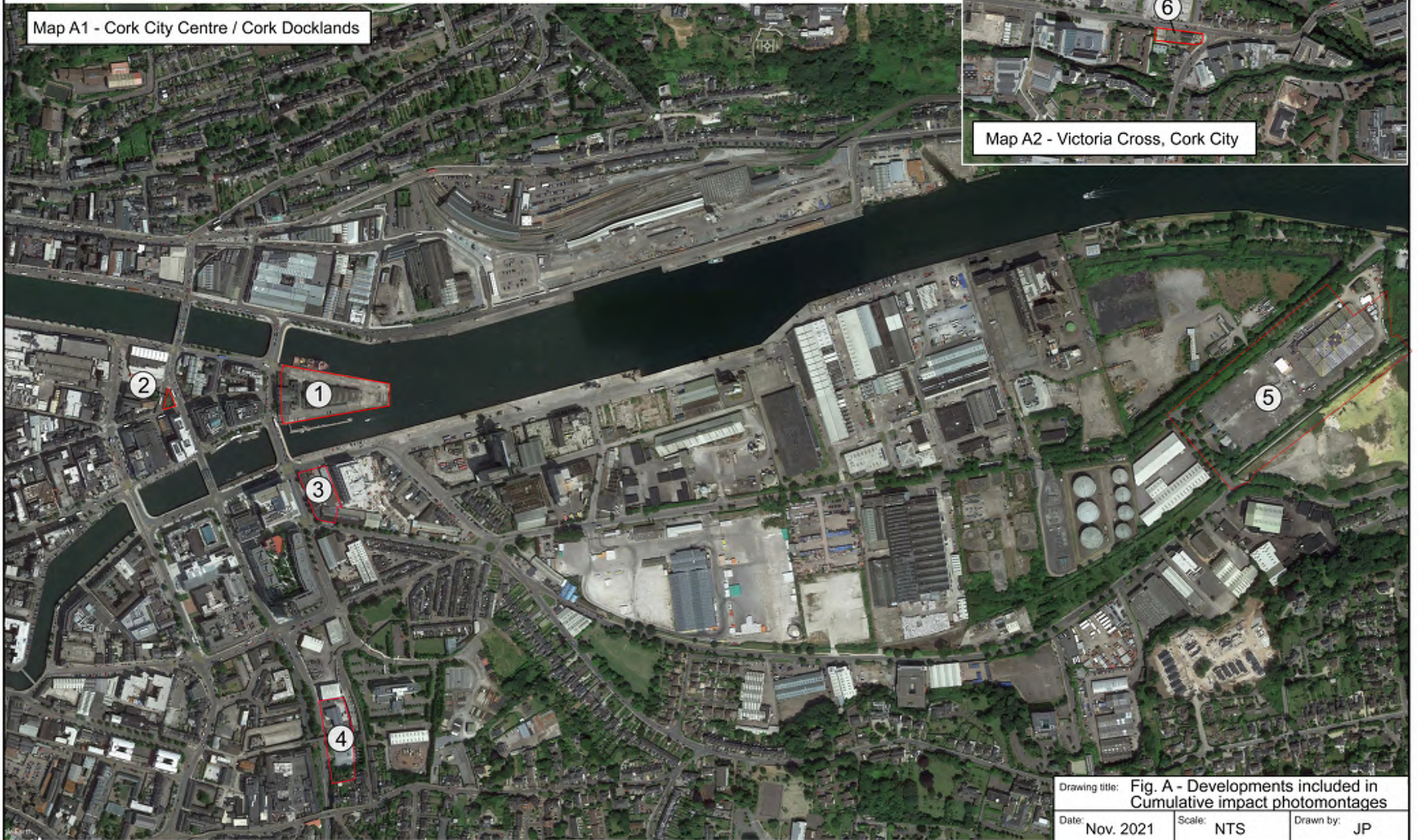
Permitted developments included in Cumulative impact photomontages:

- 1. Custom House Quay Development
- 2. The Prism Building, Clontarf Street
- 3. Albert Quay Build to Rent SHD
- 4. Railway Gardens
- 5. Marina Quarter
- 6. Crow's Nest Development (See inset Map A2)

Map A1 - Cork City Centre / Cork Docklands



Map A2 - Victoria Cross, Cork City



Site red-lines shown are indicative only

Drawing title: Fig. A - Developments included in Cumulative impact photomontages		
Date: Nov. 2021	Scale: NTS	Drawn by: JP
Prepared by: Pedersen Focus Ltd.		



View 1 - Existing



Pedersen Focus

View 1 - Proposed.



View 1 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 2 - Existing



Pedersen Focus

View 2 - Proposed.



View 2 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 3 - Existing



Pedersen Focus

View 3 - Proposed.



Pedersen Focus

View 3 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 4 - Existing



Pedersen Focus

View 4 - Proposed.



Pedersen Focus

View 4 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 5 - Existing



View 5 - Proposed.

Pedersen Focus



Pedersen Focus

View 5 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



Pedersen Focus

View 5 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre and cumulative impact of permitted developments*.

(* see Fig A)



View 6 - Existing



Pedersen Focus

View 6 - Proposed.



Pedersen Focus

View 6 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



Pedersen Focus

View 6 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre and cumulative impact of permitted developments*.

(* see Fig A)



View 7 - Existing



Pedersen Focus

View 7 - Proposed.



Pedersen Focus

View 7 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 7 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre and cumulative impact of permitted developments*.

(* see Fig A)



View 8 - Existing



Pedersen Focus

View 8 - Proposed. Showing outline of proposed development in white.



View 8 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre. Showing outline of proposed developments in white.



View 9 - Existing



Pedersen Focus

View 9 - Proposed.



Pedersen Focus

View 9 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 10 - Existing



Pedersen Focus

View 10 - Proposed.



Pedersen Focus

View 10 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 11 - Existing



Pedersen Focus

View 11 - Proposed.



View 11 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre. Showing outline of proposed Primary Care Centre in white.



View 12 - Existing



Pedersen Focus

View 12 - Proposed.



View 12 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre. Showing outline of proposed Primary Care Centre in white.



View 13 - Existing



View 13 - Proposed.



View 13 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 14 - Existing



Pedersen Focus

View 14 - Proposed.



Pedersen Focus

View 14 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 15 - Existing



Pedersen Focus

View 15 - Proposed.



Pedersen Focus

View 15 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre. Showing outline of proposed Primary Care Centre in white.



View 16 - Existing



Pedersen Focus

View 16 - Proposed. Showing outline of proposed development in white.



View 16 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre. Showing outline of proposed developments in white.



View 17 - Existing



Pedersen Focus

View 17 - Proposed.



Pedersen Focus

View 17 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 18 - Existing



View 18 - Proposed.

Pedersen Focus



Pedersen Focus

View 18 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 18 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre and cumulative impact of permitted developments*.

(* see Fig A)



View 19 - Existing



View 19 - Proposed.



Pedersen Focus

View 19 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre. Showing outline of proposed Primary Care Centre in white.



Pedersen Focus

View 19 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre (outline shown in white) and cumulative impact of permitted developments*.

(* see Fig A)



View 20 - Existing



Pedersen Focus

View 20 - Proposed.



Pedersen Focus

View 20 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 20 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre and cumulative impact of permitted developments*.

(* see Fig A)



View 21 - Existing



Pedersen Focus

View 21 - Proposed.



Pedersen Focus

View 21 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.



View 22 - Existing



View 22 - Proposed.



View 22 - Proposed. Showing proposed SHD with adjacent proposed Primary Care Centre.