

Addendum to Environmental Impact Assessment Report

For Development at Ardarostig, Bishopstown, Cork.
on behalf of Bridgewater Homes Ltd.

AN COIMISIÚN PLEANÁLA

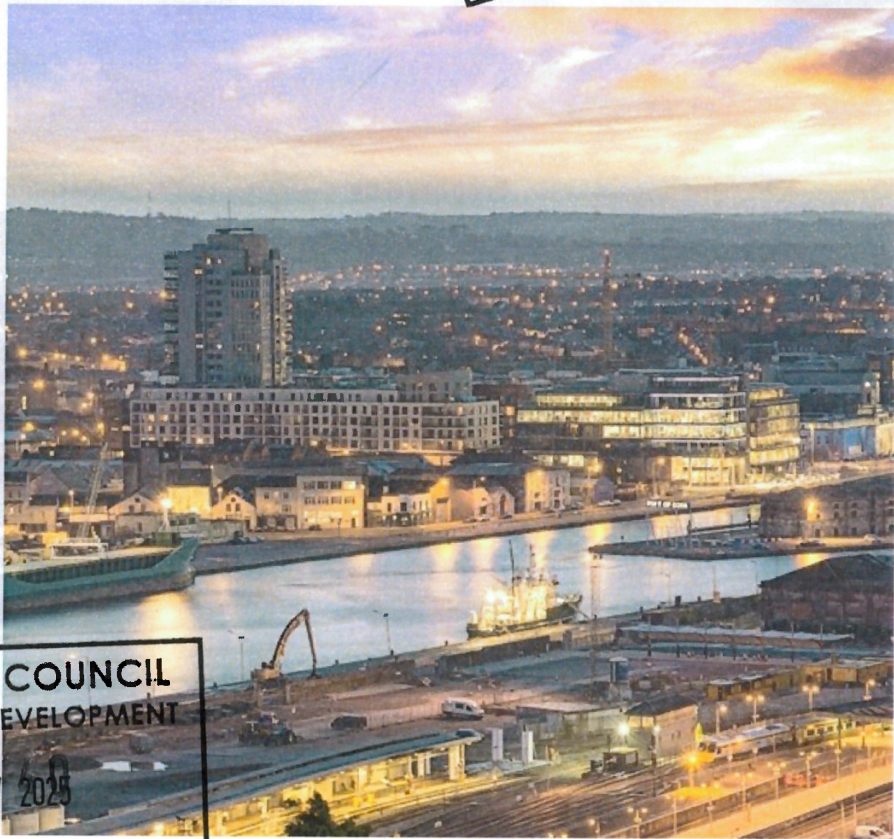
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McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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Contents

1.	Introduction	3
2.	Review of EIAR Chapters – Volume 2 Main Statement	4
2.1	Chapter 1 - Introduction	4
2.2	Chapter 2 - Project Description	4
2.3	Chapter 3 - Alternatives Considered	4
	<i>“3.3.5.5 Layout Submitted for Request for Further Information (RFI) Response</i>	4
2.4	Chapter 4 - Population and Human Health.....	5
2.5	Chapter 5 Landscape and Visual	6
	2.5.1 Purpose of this Addendum.....	6
	2.5.2 Summary of Design Changes relevant to LVIA.....	6
	2.5.3 Effects on verified photomontages and visual receptors	7
	2.5.4 Landscape character and landscape fabric	7
	2.5.5 Mitigation and residual effects.....	8
	2.5.6 Conclusion.....	8
2.6	Chapter 6 - Material Assets: Traffic and Transport	8
2.7	Chapter 7 - Material Assets: Built Services	8
2.8	Chapter 8 - Material Assets: Waste.....	8
	8.6.2 Construction	9
2.9	Chapter 9 - Land & Soils.....	9
2.10	Chapter 10 - Water and Hydrology.....	11
2.11	Chapter 11 - Biodiversity.....	12
2.12	Chapter 12 - Noise and Vibration	12
2.13	Chapter 13 - Air Quality.....	12
2.14	Chapter 14 - Climate.....	12
2.15	Chapter 15 - Cultural Heritage	12
2.16	Chapter 16 - Risk of Major Accidents and Disasters	12
2.17	Chapter 17 - Interactions	0
2.18	Chapter 18 - Summary of Mitigation Measures.....	0
3.	Conclusion.....	0

1. Introduction

This report is an addendum to the submitted Environmental Impact Assessment Report (EIAR) that accompanied an application for permission by Bridgewater Homes Ltd., for a Large Scale Residential Development (LRD) application at Ardarostig, Bishopstown, Cork.

This Addendum should be read in conjunction with the original EIAR document, Volumes, 1, 2 and 3 submitted with the application.

This Addendum has been completed to address the further information requested issued by Cork City Council on the 29th October 2025.

As part of the response to the further information request, each consultant reviewed the EIAR chapters they completed and advised of any material changes to the content, conclusions, or mitigation measures associated with the chapter.

The completed EIAR included 18 no. chapters, completed by various relevant consultants as listed in the table below.

	Chapter	Consultant
1.	Introduction	McCutcheon Halley
2.	Project Description	McCutcheon Halley
3.	Alternatives Considered	McCutcheon Halley
4.	Population and Human Health	McCutcheon Halley
5.	Landscape and Visual	JBA Consulting Engineers
6.	Material Assets: Traffic and Transport	MHL Consulting Engineers
7.	Material Assets: Built Services	OSL Butler Consulting Engineers
8.	Material Assets: Waste	AWN Consulting Engineers
9.	Land & Soils	JBA Consulting Engineers
10.	Water and Hydrology	AWN Consulting Engineers
11.	Biodiversity	DNV
12.	Noise and Vibration	AWN Consulting Engineers
13.	Air Quality	AWN Consulting Engineers
14.	Climate	AWN Consulting Engineers
15.	Cultural Heritage	Lane Purcell Archaeology
16.	Risk of Major Accidents and Disasters	McCutcheon Halley
17.	Interactions	McCutcheon Halley
18.	Summary of Mitigation Measures	McCutcheon Halley

2. Review of EIAR Chapters – Volume 2 Main Statement

2.1 Chapter 1 - Introduction

There is no material change to this chapter resulting from the further information response.

2.2 Chapter 2 - Project Description

There is no material change to this chapter resulting from the further information response. Minor amendments were made to the proposed site plan by Deady Gahan Architects. Details of changes to the site plan are outlined in Section 2.3 of this Addendum.

2.3 Chapter 3 - Alternatives Considered

Deady Gahan Architects have prepared a revised site layout plan which is enclosed with this response under Dwg. No. 23161/P/003.

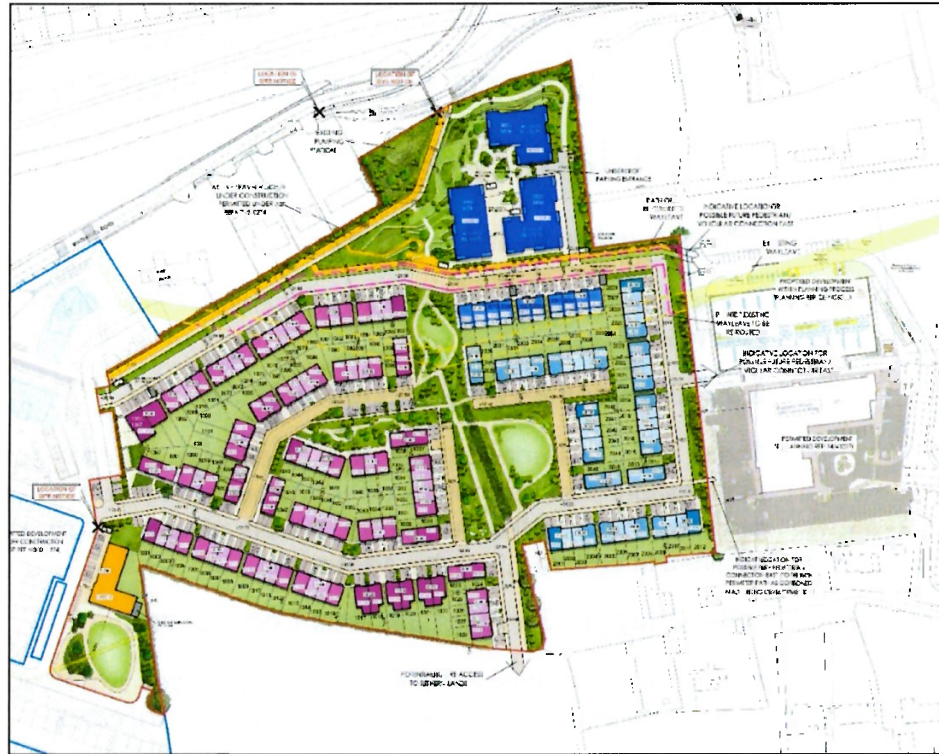
In light of the further information request received from the Council, minor amendments have been made to the site layout. Key site information and statistics remain unchanged from that submitted as part of the application, however, the below information is provided as an addendum to Chapter 3 of the EIAR. Section 3.3.5.5 is provided as a follow on from the initial EIAR submitted, with all new information provided in **blue**.

"3.3.5.5 Layout Submitted for Request for Further Information (RFI) Response

The layout proposes 246 no. units with a density of 51.3 units/ha which remains unchanged from the previous proposal. Usable open space measures 15%.

The landscape has been amended to the north of Block 1 to allow the 2 no. apartments on the lower ground floor to have direct access onto a semi-private amenity space. The tiered landscaped area has also been revised to provide a higher quality open space for the apartments to utilise and is now coordinated with the new location of the attenuation tank. The tank is now located fully within the Taken in Charge area and is easily accessible for maintenance.

A low retaining wall has also been added to the central open space linked to character area 3 to accommodate an updated attenuation tank form."



"Figure 1 - Dwg. No. 23161/P/003 by Deady Gahan Architects – Layout submitted for RFI response."

2.4 Chapter 4 - Population and Human Health

There is no material change to this chapter resulting from the further information response.

In response to the RFI, a revised Resource Waste Management Plan (RWMP) has been submitted. In addition, an Asbestos Management Plan and Method Statement has been prepared and submitted in response to Item No. 5 of the RFI. These documents outline information on the potential removal of the redundant asbestos watermain on site as part of the construction phase. In light of this, during the construction phase, the below referenced section has been amended as part of Chapter 4, with changes outlined in **blue**.

4.10.2 Construction Phase Mitigation

"An Outline Construction and Environmental Management Plan (OCEMP), Resource Waste Management Plan (RWMP) and Operational Waste Management Plan (OWMP) for the proposed development are included in the planning application documentation. The OCEMP, RWMP & OWMP will be further updated by the contractor, agreed with Cork City Council prior to commencement, and implemented by the selected contractor after any consent is received. All construction personnel will be required to understand and implement the requirements of the OCEMP and RWMP and shall be required to comply with all legal requirements and best practice guidance for construction sites.

The OCEMP provides for a construction phase management structure to ensure that environmental protection and mitigation measures are put in place. The

OCEMP requires that these measures will be checked, maintained to ensure adequate environmental protection. The OCEMP also requires that records will be kept and reviewed as required to by the project team and that the records will be available on site for review by the planning authority. All construction personnel will attend induction and training classes as required to ensure that the OCEMP is effectively implemented. The OCEMP will comply with all appropriate legal and best practice guidance for construction sites.

The RWMP provides for additional measures which should be implemented for the potential removal of an asbestos pipe and any asbestos containing material on site. This includes protection measures for construction staff who may be required to carry out the removal of this pipe, and any other asbestos containing material on site.

A full summary of construction phase mitigation measures are presented in Chapter 18 of this EIAR."

2.5 Chapter 5 Landscape and Visual

In response to the RFI received from Cork City Council, minor changes have been made to the landscaping proposals as prepared by Simon Ronan Landscape Architects. Following receipt of these revised proposals, it was considered that changes in landscaping detail needed to be captured in the photomontages, prepared by Modelworks. Revised verified views have been prepared by Modelworks in respect of View 4 and View 11.

Following receipt of these revised proposed views for View 4 and View 11, JBA Consulting Engineers have assessed the impact of the landscaping changes on these viewpoints and have provided the below response in **orange**. No material changes are proposed to the initial Landscape and Visual chapter submitted as part of the EIAR, however the below response has been prepared by JBA Consulting Engineers as part of this Report

2.5.1 Purpose of this Addendum

This addendum records the implications of the post-RFI design changes for the findings of the Landscape and Visual Impact Assessment (LVIA) (Chapter 5 of the EIAR) prepared for the proposed development at Ardarostig, Bishopstown, Cork. It should be read in conjunction with the original LVIA chapter and the updated architectural and landscape drawings and photomontages.

The focus of this addendum is, in response to RFI Item 6, the effect of changes to planting associated with the surface water attenuation areas, and how these changes influence the extent to which the proposed houses are visible in key views.

2.5.2 Summary of Design Changes relevant to LVIA

Following the RFI, the drainage and landscape design for the attenuation areas has been refined. In particular:

- Trees previously shown within or immediately over the attenuation features have been removed or pulled back to avoid

- conflict with the attenuation infrastructure and associated maintenance requirements.
- The configuration of the attenuation features (tanks, basins and associated levels) and the overall pattern of open space remain broadly as originally assessed.
- The footprint, height materials and arrangement of the proposed houses and a partment blocks are unchanged.

2.5.3 Effects on verified photo montages and visual receptors:

The updated verified photo montages corresponding to Viewpoints 4 and 11 show that:

- With fewer trees in and immediately around the attenuation areas, a greater proportion of the proposed houses is visible in these views, particularly facades and rooflines in the middle distance.
- Existing vegetation and the remaining proposed planting still provide partial screening and filtering of views, but to a lesser degree than previously illustrated.

For the receptors represented by photo montages 4 and 11 (road users and nearby residents/pedestrians in the local area) the magnitude of change to the view increases slightly due to the reduced screening and greater exposure of built form.

However, this increase occurs within the same magnitude band as originally assessed and does not alter the overall level of effect or its significance rating for these viewpoints.

The proposed development continues to be perceived as a residential extension within an evolving suburban context, with the attenuation spaces functioning as open spaces containing SuDS elements.

No other viewpoints experience a materially greater degree of change than that already assessed in the IMA, as the extent, height and general disposition of built form and open space remain the same.

2.5.4 Landscape character and landscape fabric:

The removal or relocation of trees from the attenuation areas results in:

- A modest reduction in the degree to which proposed tree planting contributes to localised enclosure and structure within the SuDS corridors;
- No additional land-take beyond that already assessed;
- No change to the established pattern of development edges, open space, or SuDS features within the site; and
- No change to the retained hedgerows.

The overall effect on landscape fabric remains as previously described: loss of agricultural grassland and introduction of residential development with associated green infrastructure.

For landscape character, the development continues to form a residential extension on the edge of an urbanised landscape, with SuDS corridors, open space and street tree planting contributing to its structure. The slight reduction in tree cover around attenuation areas **does not materially change** the degree of contrast or integration with the receiving landscape and does not alter the previously assessed character effect or its significance.

2.5.5 Mitigation and residual effects

The design changes in the RFI response, do not remove or weaken any of the key mitigation measures identified in the LVIA, but they do reduce the extent of tree-based mitigation specifically associated with the attenuation areas.

Given that the footprint and height of the built development are unchanged, the pattern of open spaces and SuDS features is retained and visibility of the scheme in key views is increased only to a limited extent. The residual effects and their significance remain as reported in the original LVIA. The updated photomontages support the view that the change in visibility at Viewpoints 4 and 11 **does not** give rise to any new significant effects, **nor** does it change the level of significance previously identified for those receptors.

2.5.6 Conclusion

The main LVIA-relevant design change is the removal or relocation of trees from the attenuation areas, leading to a slightly more open view of the proposed houses in views corresponding to photomontages 4 and 11.

This results in a minor increase in the magnitude of change to those views, but not to a degree that would alter the previously assessed significance of effects for the associated receptors.

For all landscape receptors and visual receptors considered in the LVIA, the conclusions on nature, magnitude and significance of effects **remain as originally assessed**.

2.6 Chapter 6 - Material Assets: Traffic and Transport

There is no material change to this chapter resulting from the further information response.

2.7 Chapter 7 - Material Assets: Built Services

There is no material change to this chapter resulting from the further information response.

2.8 Chapter 8 - Material Assets: Waste

AWN Consulting Engineers completed the Material Assets: Waste chapter as part of the EIAR submitted at application stage. AWN Consulting Engineers have reviewed their chapter in the context of the further information response and have provided revised information as an addendum to their chapter.

The Resource Waste Management Plan (RWMP) submitted as an appendix to the submitted EIAR has been revised as part of the RFI response.

Consequently, the RWMP has been appended to this EIAR Addendum and should be read in conjunction with the below changes to Chapter 8. Changes made to the relevant sections of Chapter 8 are highlighted in **blue**

8.6.2 Construction

“During the construction phase, waste will be produced from surplus materials such as broken or off-cuts of timber, plasterboard, concrete, tiles, bricks, etc. Waste from packaging (cardboard, plastic, timber) and oversupply of materials may also be generated.

There will be soil and stones excavated to facilitate construction of new foundations and landscaping. The project engineers (OSL) have estimated that c. 15,665.48 m³ of material will need to be excavated to do so. It is currently envisaged that there will be an opportunity to reuse c. 2,210.52 m³ of clean excavated soil on site for use in landscaping and fill. In the case that any excavated soil is tested and deemed contaminated and unfit for reuse on-site, it will need to be removed offsite. There will be c. 13,454.96 m³ of excavated material that will be unable to be reused on site. This will be taken for appropriate offsite reuse, recovery, recycling and / or disposal.

There will be asbestos and Asbestos Containing Materials (ACM) from the asbestos pipe which will need to be removed off site during the excavation works. The removal works of the asbestos pipe is discussed in further detail in the RWMP (Appendix 8.1) and the Asbestos Management Plan and Method Statement (Appendix 8.2) prepared by OSL Butler.”

8.9.3 Construction Phase Mitigation

“A quantity of topsoil and sub soil will need to be excavated to facilitate the proposed development. The project design team have estimated that all clean excavated soil can be reused on-site. In the event that any excavated soil is found to be contaminated it will need to be removed off-site. Correct classification and segregation of the excavated material is required to ensure that any potentially contaminated materials are identified and handled in a way that will not impact negatively on workers as well as on water and soil environments, both on and off-site.

There will be a quantity of asbestos and ACM produced from the removal of the c. 330m long asbestos pipe on site. The mitigation measures to be implemented in the removal works of the asbestos pipe are included in the RWMP (Appendix 8.1) and in the Asbestos Management Plan and Method Statement (Appendix 8.2) prepared by OSL Butler.”

2.9 Chapter 9 - Land & Soils

JBA Consulting Engineers completed the Land & Soils Chapter as part of the EIAR submitted at application stage. JBA Consulting Engineers have reviewed their chapter in the context of the further information response and have provided revised information as an addendum to their chapter.

Changes made to the relevant sections of Chapter 8 are highlighted in **blue**.

“9.6.10.4 Site Environment

Site Investigations were carried out by IGSL in June 2025. The site investigation identified that generally, topsoil is 500mm thick and overlays mixed glacial deposits. The following section contains; Landfill Waste Acceptance Criteria (WAC) analysis (Table 9-1).

Landfill Waste Acceptance Criteria (WAC) analysis was carried out by Eurofins (UK) on soil samples taken by Priority Geotechnical. No elevated levels of contaminants were found in the test samples, and all samples were classified for inert waste landfill. A summary of the single stage WAC results is shown in Table 9-1 below and the full factual report is shown in Appendix 9.1 of this EIAR.

Soil analysis testing was also carried out, the results of which are contained in Appendix 9.1. The testing showed that no asbestos was detected in the samples taken.

Uisce Eireann ARCGIS records show that there is an existing watermain traversing part of the site in an east west direction, and that the pipe material is asbestos¹. This asset is redundant and as part of the proposed development, slit trenches will be used to establish the precise line of the watermain and it will be removed. OSL Butler Consulting Engineers have prepared an accompanying Asbestos Management Plan and Method Statement for the removal of the asbestos, and the works will be carried out by a licensed Asbestos Removal Contractor."

Following the RFI request issued by the Council and the identification of an asbestos pipe within the development boundary, JBA Consulting Engineers have prepared an additional section to be added to Chapter 9. This section would be listed under Section 9.8.1.4 Asbestos, as follows;

9.8.1.4 Asbestos

*During construction, a disused asbestos watermain pipe will be removed. It is possible that parts of the soil surrounding this pipe contain asbestos material. If disposed of incorrectly, this soil could lead to contamination on this site or another site. The potential effect of this with no mitigation measures in place would be **significant, negative, long-term.**"*

In light of the updated information in relation to asbestos, Section 9.9.1.3 has been updated. For clarity, the below highlights the existing text submitted as part of Chapter 10 of the EIAR, with **strikethroughs** identifying altered text as part of this EIAR addendum and new text highlighted in **blue**.

9.9.1.3 Import and Export of Soil

Fill material will be tested and imported from a licensed facility to ensure no external contamination is introduced to the soil and geological environment.

~~*The contractor will be required to carry out a waste characterisation of the material that will be taken off site for disposal. A waste acceptance criteria (WAC) analysis and asbestos levels should be determined on any material that will be taken off site for disposal. WAC analysis and asbestos testing was carried out during Site Investigations by Priority Geotechnical; no asbestos was detected, and*~~

¹ OSLButler (2025) Asbestos Management Plan and Method Statement, 24066-OSL-00-RP-C-0004 (November 2025)

~~the samples were classified as being suitable for inert landfill disposal. The acceptance of material at a licenced soil recovery facility will be subject to the approval of the facility operator.~~

The contractor will be required to carry out a waste characterisation of the material that will be taken off site for disposal. A waste acceptance criteria (WAC) analysis and asbestos levels should be determined on any material that will be taken off site for disposal. WAC analysis and asbestos testing was carried out during Site Investigations by Priority Geotechnical; no asbestos was detected, and the samples were classified as being suitable for inert landfill disposal. However, it is likely that asbestos materials are present in the soil around the existing asbestos watermain to be removed. The works in this area must follow the Asbestos Management Plan and Method Statement prepared by OSL Butler and submitted with this EIA.

2.10 Chapter 10- Water and Hydrology

There is no material change to this chapter resulting from the further information response. However, in light of changes to the SuDS strategy as proposed as part of the RFI response, Section 10.10.2.1 and 10.12.2.1 has been amended to take account of the minor change in the SuDS strategy. For clarity, the below highlights the existing text submitted as part of Chapter 10 of the EIA, with **strikethroughs** identifying altered text as part of this EIA addendum and new text highlighted in **blue**.

10.10.2.1 Surface Water Infrastructure

"To ensure appropriate water quality treatment, a range of Sustainable Drainage System (SuDS) measures will be implemented across the site. These will include Attenuation Tanks, Basins, ~~Permeable Paving~~, Soakaways, Swales and Rainwater Harvesting. Filtration units will be installed on both the inlet and outlet pipework associated with the underground attenuation tanks to serve as a final stage of treatment, reducing levels of total suspended solids, hydrocarbons, and heavy metals in the surface water runoff."

Amended text to Section 10.10.2.1 is as follows;

"To ensure appropriate water quality treatment, a range of Sustainable Drainage System (SuDS) measures will be implemented across the site. These will include Attenuation Tanks, Basins, Soakaways, Swales and Rainwater Harvesting. Filtration units will be installed on both the inlet and outlet pipework associated with the underground attenuation tanks to serve as a final stage of treatment, reducing levels of total suspended solids, hydrocarbons, and heavy metals in the surface water runoff."

10.12.2.1 Surface Water and Groundwater and Quantity

"The surface water drainage strategy integrates various measures, including attenuation ponds, rainwater harvesting, ~~permeable paving~~ and downstream defenders. These features will effectively manage surface water flows, directing them to an underground attenuation pond and infiltration tanks to maximize their storage potential. Flow control devices will be installed downstream of the

pond outlet pipes to ensure that surface water runoff is stored efficiently before entering the receiving environment"

Amended text to Section 10.12.2.1 is as follows;

"The surface water drainage strategy integrates various measures, including attenuation ponds, rainwater harvesting and downstream defenders. These features will effectively manage surface water flows, directing them to an underground attenuation pond and infiltration tanks to maximize their storage potential. Flow control devices will be installed downstream of the pond outlet pipes to ensure that surface water runoff is stored efficiently before entering the receiving environment."

2.11 Chapter 11 - Biodiversity

There is no material change to this chapter resulting from the further information response.

2.12 Chapter 12 - Noise and Vibration

There is no material change to this chapter resulting from the further information response.

2.13 Chapter 13 - Air Quality

There is no material change to this chapter resulting from the further information response.

2.14 Chapter 14 - Climate

There is no material change to this chapter resulting from the further information response.

2.15 Chapter 15 - Cultural Heritage

There is no material change to this chapter resulting from the further information response.

2.16 Chapter 16 - Risk of Major Accidents and Disasters

There is no material change to this chapter resulting from the further information response.

As per RFI Item No. 5 received from Cork City Council, it is possible that there is an underground redundant watermain pipe that traverses the site which may contain asbestos. As part of the response to this item raised by the Council, OSL Butler Consulting Engineers have prepared an Asbestos Management Plan and Method Statement and AWN Consulting Engineers have prepared a revised Resource Waste Management Plan (RWMP), outlining proposals for the removal of this watermain pipe, if it is discovered that it contains asbestos.

In light of the presence of asbestos and removal of same, Table 16.2 of the EIAR has been amended to take this into account. Changes to Table 16.2 are outlined in **green**.

Major Accident or Disaster	Relevant for this Proposed Development?	Why relevant?	Potential Receptor	Covered within EIAR?
Civil				
Large Crowd Event (An event with over 5,000 people)	N	Not considered vulnerable due to the nature of the Proposed Development i.e., a residential development including 246 no. units, and 1 childcare facility	N/A	N/A
Water Supply Contamination	Y	Waterborne diseases can be caused by consuming contaminated drinking water. No public health issues have been identified for the Proposed Development.	Local water users	Chapter 10 Water and Hydrology of this EIAR identifies the control measures required to avoid contamination of water supplies
Food Chain Contamination	N	Not considered vulnerable	N/A	N/A
Animal Disease	N	Not considered vulnerable	N/A	N/A
Terrorist Incident	N	Not considered vulnerable	N/A	N/A
Transportation				
Maritime Incident	N	The closest port is Cork Port which is located approximately 6km east of the site.	N/A	N/A
Air Incident	N	The closest airport is Cork airport located approximately 3.5km southeast	N/A	N/A
Transport Hub	N	The closest airport is Cork airport located approximately 3.5km southeast	N/A	N/A

(Includes Airports, Ports and Rail Stations)					
Natural					
Cultural, Archaeological and Architectural Heritage	N	There are no sites listed on the Sites and monuments Record (SMR) or the National Inventory of Architectural Heritage (NIAH) relative to the site. The site is not located in an Architectural Conservation Area.	Cultural Heritage	Chapter 15 Cultural Heritage of this EIAR assesses impact of the Proposed Development on the Archaeological and Cultural Heritage and proposes mitigation measures where required. No archaeological, architectural or cultural heritage effects are predicted as a result of major accidents and/disasters.	
Landslides	N	Geological Survey Ireland (GSI) has mapped the area as being of "Made" ground and is not located in an area with landslide susceptibility.	Residents, service users, members of the public and nearby properties	Chapter 9 Land and Soils of this EIAR assessed the vulnerability of the Proposed Development to landslides. According to the GSI map viewer (GSI, 2021), there are no geo-hazards (Landslides) at the site within the 2km study area. The closest site with event ID - GSI_LS12-0327 is located 7.1km to the southeast.	
Earthquakes	N	Earthquakes are not likely to occur in the vicinity of the site at a sufficient	N/A	N/A	

			intensity to pose a risk for the Proposed Development.			
Floods/ Storm surge/tidal flooding	Y	The site is classified as Flood Zone C, where the probability of flooding is low, and the Proposed Development does not require a justification test as it falls outside Flood Zones A and B.	Proposed Development and surrounding developments.	Chapter 10 Water and Hydrology of this EIAR identifies the vulnerability of the project to flooding. There is no identified risk of flooding at the site of the Proposed Development.		
Severe weather such as storms, blizzards, droughts, tornados, heatwaves	N	Not considered vulnerable. In the event of severe weather events, the national meteorological service, Met Éireann, provides advance notice of severe weather, usually several days in advance. When appropriate, colour-coded weather warnings are issued. The Office of Emergency Planning works with the government departments and other key public authorities in order to ensure the best possible use of resources and compatibility across different emergency planning requirements.	N/A	N/A		
Air Quality events	Y	Dust emissions during the construction phase and vehicular emissions during the construction and operational phase.	Residents/ workers	Chapter 13 (Air Quality) of this EIAR identifies the impact of the construction and operation of the development on ambient air quality.		
Wildfires	N	Not considered vulnerable to wildfires.	N/A	N/A		

Fire	N	The risk of fire may lead to loss of life.	Residents, service users, members of the public and nearby properties.	A fire evacuation strategy will be put in place in advance of occupancy. Access routes serving the Proposed Development have been designed to provide adequate space for the Fire Brigade.
Invasive species	Y	There are no recorded third schedule invasives species recorded on the site	N/A	Chapter 11 (Biodiversity) of this EIA identifies the assessment of invasive species on site and any mitigation measures required.
Asbestos Containing Material (ACM)	Y	The presence of ACM is possible in light of new information that a watermain pipe traversing the site may be an asbestos pipe.	Workers/Members of the public	Chapter 8 (Waste) of this EIA identifies that there is potential for the presence of an asbestos pipe on site. If it is discovered that this pipe contains asbestos, plans for its removal are in place and outlined in the Asbestos Management Plan and Method Statement by OSL Butler Consulting Engineers, with mitigation measures identified.
<u>Technological</u>				
Structural Collapse (Building)	N	The design criteria of the buildings will be in accordance with all relevant building de-sign standards. No further assessment is required.	N/A	N/A

Structural Collapse (Dam, Bridge, Tunnel)	N	Not considered vulnerable as no dams, bridges or tunnels are proposed as part of the development.	N/A	N/A	N/A
Nuclear incident	N	Not considered vulnerable.	N/A	N/A	N/A
Cyber incident	N	Not considered vulnerable.	N/A	N/A	N/A
Disruption of energy supply (oil, gas, electricity)	N	Not considered vulnerable. ESB Networks maintain the electricity network in Ireland. Gas Networks Ireland maintain the natural gas network in Ireland.	N/A	Chapter 7 Material Assets contains information on energy supply	
Utilities failure (Water)	N	Not considered vulnerable	N/A	Chapter 10 Water and Hydrology and Chapter 7 Material Assets – Utilities contains information on water supply	
Utilities failure (Communication)	N	Not considered vulnerable. In Ireland, the fixed-line communications market is dominated by Eir, while Eir, Three, and Vodafone own Ireland's mobile telecommunications infrastructure.	N/A	Chapter 7 Material Assets – Utilities contains information on communications	
Utilities failure (wastewater, sewage)	N	Not considered vulnerable	N/A	Chapter 7 Material Assets contains information on wastewater management	
Utilities failure (solid waste)	N	Not considered vulnerable	N/A	Chapter 8 Material Assets contains information on waste management	

<p>Industrial accidents (defence, energy, oil and gas refinery, food industry, chemical industry, manufacturing, quarrying, mining)</p>	<p>Y</p>	<p>The closest Seveso site to the proposed development Irish Oxygen Company Ltd., is a lower tier site (approx. 500m south-west).</p>	<p>N/A</p>	<p>According to the latest inspection report of Oxygen Company Ltd, carried out by the HSA, in the event of an emergency, members of the public likely to be affected will be notified by the gardai or fire service.</p>
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2.17 Chapter 17 - Interactions

There is no material change to this chapter resulting from the further information response.

2.18 Chapter 18 - Summary of Mitigation Measures

The mitigation measures outlined in chapter 18 of the EIAR submitted with the application remain in situ.

However, additional mitigation measures in response to the potential removal of asbestos watermain pipe traversing the site are presented in the revised RWMP (Appendix 8.1) and the Asbestos Management Plan and Method Statement (Appendix 8.2) submitted as part of this response. In light of the preparation of these documents, and amended text outlined in Section 8.9.3, minor changes to Table 18.2 of Chapter 18 of the initial EIAR have been made. These changes are outlined in **blue**

"Material Assets: Waste

The following summarises the Construction and Operational Phase mitigation

- *The Contractor will be required to fully implement the RWMP throughout the duration of the proposed construction phase.*
- *All waste leaving the site will be recorded and copies of relevant documentation maintained*
- *All waste leaving the site will be recorded and copies of relevant documentation maintained*
- *There will be a quantity of asbestos and ACM produced from the removal of the c. 330m long asbestos pipe on site. The mitigation measures to be implemented in the removal works of the asbestos pipe are included in the RWMP (Appendix 8.1) and in the Asbestos Management Plan (Appendix 8.2) and Method Statement prepared by OSL Butler*

3. Conclusion

This report has outlined the changes to the EIAR submitted with the LRD application at Ardarostig, Bishopstown, Cork, as a result of the Council's request for further information.

Appendix Chapter 5.1 – Photomontages

Appendix 8.1 Resource Waste Management Plan