

RECEIVED: 17/12/2025

CONTENTS

INTRODUCTION	1
Background	1
General Description of the Site	1
Brief Project Description	1
Purpose of this Report	2
Evidence of Technical Competence and Experience	2
Legislation and Policy	3
METHODOLOGY	4
Scope of the Chapter	4
Study Area	4
Zone of Influence	4
Baseline Data Collection	5
Limitations	7
ASSESSMENT APPROACH.....	7
Important Ecological Features.....	7
Determining Importance	7
Impact Assessment	8
Significant Effects.....	9
Cumulative Effects	9
Avoidance, Mitigation, Compensation and Enhancement.....	10
BASELINE ECOLOGICAL CONDITIONS.....	11
Zone of Influence	11
Sites Designated for Nature Conservation	11
Species	18
Summary of Important Ecological Features	26
DETAILED PROJECT DESCRIPTION.....	28
ASSESSMENT OF EFFECTS AND MITIGATION MEASURES.....	29
Do Nothing Impact.....	29
Potential Impacts.....	29
Cumulative Effects	32

CONCLUSIONS	33
REFERENCES	34
DRAWINGS.....	35
RELEVANT LEGISLATION	37
EIA Directive	37
Habitats and Birds Directive	37
National Legislation	37
RELEVANT PLANNING POLICY.....	38
Cork County Development Plan 2022-2028.....	38

TABLESFIGURE

Table 1: List of European Sites Within 15km of the Project Site	11
Table 2: List of Proposed Natural Heritage Areas Within 15 km of the Site	13
Table 3. Rare and/or Protected Species Recorded Within 2 km grid square W87F.....	19
Table 4: Summary of I-WeBS Peak Counts from Brick Island and Weir Island Sub-sites	21
Table 5: Summary of Breeding Bird Survey on 02/05/2025	23
Table 6: Summary of the Potential Roosting Features On-site	24
Table 7: Summary of the bat transect survey results.....	25
Table 8: Summary of Important Ecological Features Subject to Detailed Assessment	26

PHOTOGRAPHS

NO TABLE OF FIGURES ENTRIES FOUND.FIGURES

Figure 1: Habitat Map.....	35
Figure 2: European Sites Map.....	35
Figure 3: Natural Heritage Areas Map.....	35

APPENDICES

Appendix A. Relevant Legislation.....	36
Appendix B. Planning Applications Considered for In-Combination Effects	42

INTRODUCTION

- 5.1 SLR Consulting (Ireland) Ltd. was commissioned by Breedon Materials Ltd., trading as Breedon Ireland to prepare a Biodiversity chapter which forms part of the Environmental Impact Assessment Report (EIAR) prepared in support of the proposed quarry extension at Rossmore, Carrigtwohill, Co. Cork, hereafter referred to as “the Site”.

Background

- 5.2 Breedon Materials Ltd. intend to apply to Cork County Council for a proposed quarry extension at Rossmore, Carrigtwohill, Co. Cork. This Biodiversity Chapter forms part of the documentation to support the application for permission.

General Description of the Site

- 5.3 Rossmore Quarry is operated by Breedon Materials Ltd., trading as Breedon Ireland, and is located in the townland of Rossmore approximately 1.5 km south of the village of Carrigtwohill and 15 km east of Cork City centre.
- 5.4 The Site is a well-established and active limestone quarry centred at approximate Irish Transverse Mercator (ITM) coordinates 582396, 571125. The extension area consists of five agricultural fields located directly to the east of the already existing quarry. The surrounding landscape is characterised by Cork Harbour (Rossmore Bay) and the numerous islands, tidal estuaries, loughs and channels that make up Cork Harbour. The surrounding land use consists primarily of agricultural land but also includes a number of other quarries as well as golf courses. There is an existing quarry operated by a third party located immediately to the west of the Breedon quarry. A private road along the eastern boundary of the quarry leads to the quarry entrance in the south-eastern corner of the development. There is a settlement pond and infiltration pond system located to the south-east, across the road from the quarry. This road also leads to the East Cork Civic Amenity Site. A third-class road runs in an east-west direction north of the Site.
- 5.5 Existing site operations comprise of limestone extraction / processing, readymix concrete production and asphalt production. The site access is located to the southeast corner along with the wheelwash, weighbridge and portacabin site offices / canteen associated with the site. Crushing and screening is carried out on the quarry floor by mobile processing plant. Stockpiling of aggregate materials also takes place on the quarry floor.
- 5.6 The eastern end of Rossmore Bay is immediately adjacent to the southern boundary of the Breedon quarry. Rossmore Bay forms part of Cork Harbour Special Protected Area (SPA) 004030 and the Great Island Channel Special Area of Conservation (SAC) 001058.

Brief Project Description

- 5.7 The proposed development will consist of:
- extension of the existing quarry over an extraction area of c. 12.5 hectares to a level of minus 35mOD;
 - extraction and processing of limestone using the industry standard blasting and processing techniques in place at the existing quarry;
 - provision of overburden storage area;
 - provision of a vehicular tunnel underneath the local private road to link the extension area to the existing quarry;

- operational landscaping including perimeter screening berms around the proposed extension area;
- restoration of the quarry to natural habitat after-uses; and
- all related ancillary site works within an overall application area of c. 22.3 hectares, and all for a period of 35 years and a further 2 years to complete final restoration of the site.

The proposed development, in conjunction with the existing quarry permitted under planning ref. 21/6983 (ACP Ref. ABP-313-903-22), will result in a combined extraction capacity of 500,000 tonnes per annum. The permitted extraction capacity of the existing quarry area will remain unchanged.

Purpose of this Report

- 5.8 The purpose of this biodiversity chapter is to inform the Planning Application to Cork County Council by Breedon Materials Ltd. in respect of the proposed quarry extension at the Site. This chapter forms part of the EIAR that will be submitted with the application for permission to assist the competent authority, in this case Cork County Council, to carry out an Environmental Impact Assessment (EIA) of the proposed project.

Evidence of Technical Competence and Experience

- 5.9 This report was prepared by SLR Project Ecologist Victoria Molloy BSc. SLR Associate Ecologist Michael Bailey MSc. carried out the technical review for this report. Field surveys were carried out by SLR Senior Ecologist Faolan Linnane and SLR Project Ecologists Darragh Nagle, Kieran Moynihan, and Lorcan Kelly. Bat call analysis was carried out by Kieran Moynihan and Lorcan Kelly.
- 5.10 Victoria Molloy holds a BSc. in Zoology from the University of Galway (formerly National University of Ireland, Galway). Victoria has three years' experience as a consultant ecologist and has experience in terrestrial ecology, ornithological surveys, and in the preparation of Appropriate Assessments under the Habitats Regulations/Directive and in the writing of Natura Impact Statements. Victoria is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management (CIEEM).
- 5.11 Faolán Linnane - is a Senior Field Ecologist with SLR and has worked in consultancy since June 2021. Faolán holds a BSc in Environmental Science (Zoology) from University College Cork and an MSc in Marine Biology from University College Cork. Faolán gained valuable and transferable bird survey skills with the Curlew Conservation Programme on completion of his MSc. His experience in consultancy includes ECoW on a large infrastructure development, habitat surveys and a variety of bird surveys including vantage point watches, breeding wader surveys, breeding raptor surveys and goose roost surveys. He has also prepared AA screening reports/NIS and Ecological Impact Assessments (EclA) for a range of projects.
- 5.12 Darragh Nagle holds a BSc (hons) in Ecology & Environmental Biology from University College Cork, joining SLR in April 2022. Darragh is an experienced bird surveyor with over 2000 hours' worth of ornithological surveys conducted. Darragh has a wealth of experience is bat surveying including emergence, activity and PRF surveys. Darragh also has experience conducting habitat assessments and report writing, working on a variety of projects such as onshore/offshore windfarms, quarries, road works and housing developments.
- 5.13 Kieran Moynihan is an ecological consultant with over three years' experience delivering high-quality ecological assessments for projects across Ireland. Holding a BSc in Ecology

from University College Cork and a qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM), Kieran brings a strong academic and professional foundation to his work. His portfolio includes a diverse range of ecological surveys, with particular proficiency in bat monitoring and acoustic analysis. Kieran has completed the Certificate of Bat Acoustics Analysis from BatAbility Courses & Tuition, which includes over 15 hours of technical training and a graded assessment. The course covers full-spectrum acoustic analysis for all 19 bat species found in Britain and Ireland, certifying advanced competence in bat call identification and interpretation. Kieran has produced detailed impact assessment reports that support sustainable development and conservation initiatives across a range of projects.

- 5.14 Lorcan Kelly holds a BSc. in Zoology from University College Dublin and a MSc. in Applied Ecology and Wildlife Conservation from University of East Anglia. Lorcan has two years' experience as a consultant ecologist and has experience in a range of ecological surveys, particularly bat surveys and ornithological surveys. He is certified in bat call analysis with a certificate awarded in April 2024 by BatAbility having completed his Technician Level graded assessment.
- 5.15 Michael Bailey holds a BSc. in Biology and Ecology from the University of Ulster and an MSc. in Quantitative Conservation Biology from the University of the Witwatersrand in Johannesburg. He has extensive experience in ecological studies and assessments across a range of sectors in Ireland and of agricultural, mining and renewable energy projects across Africa. He is a member of the Chartered Institute of Ecology and Environmental Management (MCIEEM).

Legislation and Policy

Legislation

- 5.16 The following legislation are relevant to this report:
- The EIA Directive (2014/52/EU);
 - The Habitats Directive (92/43/EEC);
 - The Birds Directive (2009/147/EC);
 - European Communities (Birds and Natural Habitats) Regulations, 2011 - 2015.
 - The Wildlife Acts 1976 as amended;
 - Wildlife (Amendment) Act, 2000, 2010, 2012;
 - The Flora (Protection) Order 2015.
 - The Planning and Development Acts 2000 to 2020 - PART XAB.
- 5.17 The details of these legislation are summarised in Appendix A of this report.

National Planning Policy

- 5.18 The National Biodiversity Action Plan 2023-2030¹ sets out objectives relating to biodiversity.

Local Planning Policy

- 5.19 The relevant local planning policies have been extracted from Volume 1 of the Cork County Development Plan 2022-2028². These policies are specific to “Chapter 15: Biodiversity and Environment” and are concerned with the policies and objectives relating to biodiversity. These are detailed further in Appendix A.

Methodology

- 5.20 The methods used to carry out the survey of the Site, to evaluate the ecological value and to prepare the biodiversity chapter is outlined in this section. The assessment methodology for this proposal was developed using the standard professional impact assessment guidance published in 2018 by the Chartered Institute of Ecology and Environmental Management (CIEEM).

Scope of the Chapter

- 5.21 The scope of this Biodiversity Chapter is to identify potential impacts likely to occur as a result of the proposed extension of the limestone quarry at Rossmore, Carrigtwohill, Co. Cork, and to determine if the effects on biodiversity are significant in the absence of mitigation. The scope of the report includes the provision of mitigation, compensation and enhancement measures as required.

Study Area

- 5.22 The study area for the desk study and field surveys were identified through considering the nature of the development, the size and location of the project and the ecological features likely, or known, to be present. The experience gained from working on similar projects was also used to determine that the study area chosen was both sufficiently sized and proportionate for the proposed works.

Zone of Influence

- 5.23 The ‘zone of influence’ (ZOI) for a project is the area over which ecological features may be subject to significant effects because of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site’s boundaries. The ZOI will vary for different ecological features depending on their sensitivity to an environmental change (CIEEM, 2018).
- 5.24 The ‘zone of influence’ for the project can be identified through review of the nature of the proposed development / works, the presence / absence of surface water receptors, the presence of ecological connectivity to the wider landscape and distance from known ecologically sensitive sites.

¹ https://www.npws.ie/sites/default/files/files/4th_National_Biodiversity_Action_Plan.pdf (last accessed September 2025)

² <https://www.corkcoco.ie/en/resident/planning-and-development/cork-county-development-plan-2022-2028/volume-one> (last accessed September 2025)

Baseline Data Collection

Desk Study

- 5.25 A desk study was carried out to collate the available existing ecological information on the Site. The Site and the surrounding area were viewed using existing available satellite imagery using Google maps³ and Bing maps⁴.
- 5.26 The National Parks and Wildlife Service (NPWS)⁵ and the National Biodiversity Data Centre (NBDC)⁶ online resources were accessed for information on sites designated for nature conservation and on protected habitats and species known from the 2 km grid square W87F. Environmental Protection Agency (EPA) Maps⁷ were accessed for other environmental information, such as surface water features, relevant to preparation of this report.
- 5.27 Cork County Council's website⁸ was accessed for information on relevant planning policy, while the planning portal⁹ was accessed for information on other proposed or permitted developments within the Site and immediate surrounding area.
- 5.28 Birds of Conservation Concern in Ireland (BoCCI), published by BirdWatch Ireland and the RSPB NI, is a list of priority bird species for conservation action on the island of Ireland. The BoCCI lists birds which breed and/or winter in Ireland and classifies them into three separate lists; Red, Amber and Green; based on the conservation status of the bird and hence their conservation priority. Birds on the Red List are those of highest conservation concern, Amber List are of medium conservation concern and Green List are not considered threatened. The BirdWatch Ireland website¹⁰ was accessed for information on birds of conservation concern.
- 5.29 All bird species are protected under the Wildlife Acts 1976 – 2018 but for the purposes of this report only records of species within the last 10 years that are Red or Amber-listed on BoCCI or listed on Annex 1 of the Birds Directive are included from records held by the NBDC and NPWS web searches (see Table 3).
- 5.30 The conservation status of mammals, amphibians, reptiles, fish and protected flora within Ireland and Europe was determined using one or more of the following documents: Wildlife Acts (1976 - 2012), the Red List of Terrestrial Mammals (Marnell *et al.*, 2009), Ireland Red Lists No.5: Amphibians, Reptiles and Freshwater Fish (King *et al.* 2011), The Flora (Protection) Order, 2015 (S.I. No. 356 of 2015) and the EU Habitats Directive 92/43/EEC.
- 5.31 The documents reviewed to assist the preparation of this report include:
- SLR (2025) Appropriate Assessment Screening Report for Rossmore Quarry

³ <https://www.google.ie/maps> (last accessed September 2025)

⁴ <https://www.bing.com/maps> (last accessed September 2025)

⁵ <https://www.npws.ie/> (last accessed September 2025)

⁶ <https://maps.biodiversityireland.ie/> (last accessed July 2025)

⁷ <http://gis.epa.ie/> (last accessed September 2025)

⁸ <https://www.corkcoco.ie/en/resident/planning-and-development> (last accessed September 2025)

⁹ <https://www.eplanning.ie/> (last accessed September 2025)

¹⁰ <https://birdwatchireland.ie/> (last accessed September 2025)

Field Surveys

- 5.32 Ecological field surveys were conducted on 21 May 2024 and on 02 May 2025 by SLR Senior Ecologist Faolan Linnane to identify the habitats on-site and to determine the baseline ecology of the Site.
- 5.33 The approach to the field surveys is based on accepted standard practice and methods. Habitats within the study area were classified after '*A Guide to Habitats in Ireland*'¹¹ and were assessed if they comprise Annex I habitats under the Habitats Directive. The dominant plant species present in each habitat type were recorded during the field surveys and this is considered sufficient to allow accurate classification of the habitats present.
- 5.34 Incidental sightings or evidence of birds, mammals or amphibians were also noted during the habitat survey and the habitats within the study area were evaluated for their potential to support protected species. Trees or structures suitable for bat roosts and potential suitable bat foraging were noted where they occurred within the study area. Trees or structures within the study area were visually inspected from the ground level for Potential Roost Features (PRFs) where it was considered likely that they may be suitable for use by roosting bats. Potential roosts / roost features and bat foraging habitat were evaluated using the criteria set out in the Bat Conservation Trust (BCT) guidelines¹².
- 5.35 Invasive species were noted where present. For the purposes of this report "invasive species" are those which are subject to Regulation 49 of the Habitats Directive as listed in Part 1 and Part 2 of the Third Schedule within the Directive.
- 5.36 A breeding bird survey was conducted on 02 May 2025 by SLR Senior Ecologist Faolan Linnane. This survey was undertaken within the Site following the current Bird Survey Guidelines¹³ for breeding bird surveys. The surveyor walked a transect and all birds seen and heard were recorded. The approximate location of each individual was recorded and together with notes on behaviour.
- 5.37 Night-time bat walkover (NBW) surveys were conducted on 30 April 2025 and 25 June 2025 by SLR Project Ecologists Kieran Moynihan and Lorcan Kelly to determine bat activity levels within the Site following current BCT guidelines¹². Surveyors walked a pre-determined transect route around the Site, with regular stopping points. All bats seen and heard were recorded, noting species, flight lines and approximate heights using a Batlogger M bat detector. Surveys were conducted in suitable weather conditions (i.e. little to no rain and wind, and temperatures >10°C).
- 5.38 An emergence survey was conducted on 29/05/2025 by Lorcan Kelly and SLR Project Ecologist Darragh Nagle to establish the presence of potential roosting bats in a pair of trees along the western internal field boundary of the Site following current BCT guidelines¹². This involved two surveyors standing in view of identified PRFs, recording any emerging bats for evidence of the presence of a bat roost using Batlogger M bat detectors and recording footage using a Zeiss DTI 6 thermal camera. Surveys were conducted in suitable weather conditions (i.e. little to no rain and wind, and temperatures >10°C).

¹¹ Fossitt (2000) *A Guide to Habitats in Ireland*

¹² Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London.

¹³ <https://birdsurveyguidelines.org/>

Limitations

Desk Study

- 5.39 Desk study data is unlikely to be exhaustive, especially in respect of species, and is intended mainly to set a context for the study. It is therefore possible that important habitats or protected species not identified during the data search do in fact occur within the vicinity of the site. Interpretation of maps and aerial photography has been conducted in good faith, using recent imagery, but it has not been possible to verify the accuracy of any statements relating to land use and habitat context outside of the field study area.
- 5.40 There were no limitations with the field surveys, and all were conducted in suitable weather conditions and were within the optimal seasons for flora identification and bat surveys.
- 5.41 The lack of ecological records returned in the data search does not conclude the absence of a species. Such an absence of records may simply indicate an under-recording of the area.
- 5.42** In accordance with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys¹⁴, the details of this report will remain valid for a period of 18-months from the date of the survey (i.e., until 02/11/2026). After which the validity of this assessment should be reviewed to determine whether further updates are necessary.

Assessment Approach

- 5.43 The ecological evaluation and assessment within this chapter has been undertaken with reference to relevant parts of the 2018 Guidelines for Ecological Impact Assessment in the UK and Ireland developed by the Chartered Institute of Ecology and Environmental Management (CIEEM, September 2018). Although this is recognised as current good practice for ecological assessment, the guidance itself recognises that it is not a prescription about exactly how to undertake an ecological impact assessment (EcIA); rather, they “*provide guidance to practitioners for refining their own methodologies*”. For the full guidance, refer to <https://www.cieem.net/data/files/ECIA%20Guidelines.pdf>. The approach to impact assessment also has regard to advice set out in the EPA draft guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) published in August 2017.

Important Ecological Features

- 5.44 Ecological features can be important for a variety of reasons and the rationale used to identify them is explained in the text. Importance may relate, for example, to the quality or extent of the site or habitats therein; habitat and/ or species rarity; the extent to which such habitats and/ or species are threatened throughout their range, or to their rate of decline.

Determining Importance

- 5.45 The importance of an ecological feature should be considered within a defined geographical context. The following frame of reference has been used in this case, relying

¹⁴ CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys

on known/ published accounts of distribution and rarity where available, and professional experience:

- International (European);
- National (Ireland);
- Regional (Munster);
- County (Cork);
- Local (i.e., within circa 5km); and
- Site (limited to the red line boundary of the Site).

- 5.46 The above frame of reference is applied to the ecological features identified during the desk study and surveys to inform this report.
- 5.47 In assigning a level of value to the population of a species, it is necessary to consider its distribution and status, including a consideration of trends based on available historical records. Examples of relevant lists and criteria include species of European conservation importance (as listed on Annexes II, IV and V of the Habitats Directive or Annex 1 of the Birds Directive), species protected under the Wildlife Acts 1976 - 2018 and BoCCI.
- 5.48 The approach to impact assessment, as set out in CIEEM guidelines, only requires that ecological features (habitats, species, ecosystems, and their functions/processes), that are considered to be important and potentially affected by the proposed development are carried forward to detailed assessment. It is not necessary to carry out detailed assessment of receptors that are sufficiently widespread, unthreatened, and resilient to impacts from the proposed development and will remain viable and sustainable. Therefore, for the purposes of this report, only ecological features of Local importance or greater and/or subject to legal or policy protection have been subject to detailed assessment.

Impact Assessment

- 5.49 The impact assessment process involves the following steps:
- identifying and characterising potential impacts;
 - incorporating measures to avoid and mitigate (reduce) these impacts;
 - assessing the significance of any residual effects after mitigation;
 - identifying appropriate compensation measures to offset significant residual effects (if required); and
 - identifying opportunities for ecological enhancement.
- 5.50 When describing impacts, reference has been made to the following characteristics, as appropriate:
- Positive or negative;
 - Extent;
 - Magnitude;
 - Duration;
 - Timing;
 - Frequency; and

- Reversibility.

- 5.51 The impact assessment process considers both direct and indirect impacts: direct ecological impacts are changes that are directly attributable to a defined action (e.g., the physical loss of habitat occupied by a species during the construction process). Indirect ecological impacts are attributable to an action, but which affect ecological resources through effects on an intermediary ecosystem, process, or feature (e.g., the creation of roads which cause hydrological changes, which, in the absence of mitigation, could lead to the drying out of wet grassland).
- 5.52 Consideration of conservation status is important for evaluating the effects of impacts on individual habitats and species and assessing their significance:
- Habitats – conservation status is determined by the sum of the influences acting on the habitat that may affect its extent, structure, and functions as well as its distribution and its typical species within a given geographical area.
 - Species – conservation status is determined by the sum of influences acting on the species concerned that may affect its abundance and distribution within a given geographical area.

Significant Effects

- 5.53 The 2018 CIEEM guidance sets out information in paragraphs 5.24 through to 5.28 of the guidance document which describes the concept of ecological significance. Significant effects are qualified with reference to an appropriate geographic scale, and the scale of significance of an effect may or may not be the same as the geographic context in which the feature is considered important.
- 5.54 A significant effect, for the purposes of EclA, is defined as an effect that either supports or undermines biodiversity conservation objectives for '*important ecological features*' or for biodiversity in general. Conservation objectives may be specific (e.g. for a designated site) or broad (e.g. national/local nature conservation policy) or more wide-ranging (enhancement of biodiversity). Effects can be considered significant at a wide range of scales from international to local.
- 5.55 The nature of the identified effects on each assessed feature is characterised. This is considered, along with available research, professional judgement about the sensitivity of the feature affected, and professional judgement about how the impact is likely to affect the site, habitat, or population's structure and continued function. Where it is concluded that an effect would be likely to reduce the importance of an assessed feature, it is described as significant. The degree of significance of the effect takes into account the geographic context of the feature's importance and the degree to which its interest is judged to be affected.

Cumulative Effects

- 5.56 Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Cumulative effects can occur where a proposed development results in individually insignificant impacts that, when considered in-combination with impacts of other proposed or permitted plans and projects, can result in significant effects.
- 5.57 Other plans and projects that should be considered when establishing cumulative effects are:
- proposals for which consent has been applied but which are awaiting determination;

- projects which have been granted consent, but which have not yet been started, or which have been started but are not yet completed (i.e., under construction);
- proposals which have been refused permission, but which are subject to appeal, and the appeal is undetermined;
- constructed developments whose full environmental effects are not yet felt and therefore cannot be accounted for in the baseline; or
- developments specifically referenced in a National Policy Statement, a National Plan, or a Local Plan.

Avoidance, Mitigation, Compensation and Enhancement

- 5.58 Where potentially significant effects have been identified, the mitigation hierarchy has been applied, as recommended in the CIEEM Guidelines. The mitigation hierarchy sets out a sequential approach beginning with the avoidance of impacts where possible, the application of mitigation measures to minimise unavoidable impacts and then compensation for any remaining impacts. Once avoidance and mitigation measures have been applied, residual effects are then identified along with any necessary compensation measures, and incorporation of opportunities for enhancement.
- 5.59 It is important to clearly differentiate between avoidance mitigation, compensation and enhancement and these terms are defined here as follows:
- Avoidance is used where an impact has been avoided, e.g. through changes in scheme design;
 - Mitigation is used to refer to measures to reduce or remedy a specific negative impact in situ;
 - Compensation describes measures taken to offset residual effects, i.e. where mitigation in situ is not possible; and
 - Enhancement is the provision of new benefits for biodiversity that are additional to those provided as part of mitigation or compensation measures, although they can be complementary.

BASELINE ECOLOGICAL CONDITIONS

- 5.60 This section sets out the baseline conditions for the ecological features considered within the Site using the findings of the desk study and field survey.

Zone of Influence

- 5.61 Guidance from Department of Environment, Heritage, and Local Government (DEHLG) in 2009 (updated in 2010) *Appropriate Assessment of Plans and Projects in Ireland* Guidance for Planning Authorities states that “A distance of 15km is currently recommended in the case of plans and derives from UK guidance”. Therefore, a 15 km ZOI for designated sites is assessed as appropriate for a project of this size and nature. Any sites beyond the 15 km ZOI, including all other European sites, National Heritage Sites (NHA) and potential National Heritage Sites (pNHA), are considered to be sufficiently distant that no significant effects could be caused either directly or indirectly, or in combination with other plans.

Sites Designated for Nature Conservation

European Sites

- 5.62 Two Natura 2000 sites were identified within 15 km of the Site. **Table 1** provides a list of European sites which were selected for consideration along with a description of each site and their qualifying interests. European designated sites are of international importance.
- 5.63 The AA Screening report provided alongside this application determined that likely significant effects can be excluded for the proposed development, individually or in combination with other plans or projects for the following European sites. Therefore, these sites can be scoped out of further consideration.

Table 1: List of European Sites Within 15km of the Project Site

European Site	Distance ¹⁵	Qualifying Interests ¹⁶
Great Island Channel SAC (001058)	c. 140 m southeast of proposed extension area.	- Mudflats and sandflats not covered by seawater at low tide [1140] - Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330] https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO001058.pdf
Cork Harbour SPA (004030) and Cork Harbour Ramsar site (837)	c. 140 m southeast of proposed extension area.	- Little Grebe (<i>Tachybaptus ruficollis</i>) [A004] - Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] - Cormorant (<i>Phalacrocorax carbo</i>) [A017]

¹⁵ When measured in a straight line over the shortest distance between the site and European site.

¹⁶ For SPAs, the bird species that are the reason for designation are Species of Conservation Interest (SCIs) and for SACs the habitats and species that are the reason for designation are its Qualifying Interests (QIs). For convenience, the term qualifying interest or QI is used here for both SPAs and SACs.

⁹ [Protected Sites in Ireland | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO001058.pdf)

RECEIVED: 17/12/2025

European Site	Distance ¹⁵	Qualifying Interests ¹⁶
		• Grey Heron (<i>Ardea cinerea</i>) [A028] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Pintail (<i>Anas acuta</i>) [A054] • Shoveler (<i>Anas clypeata</i>) [A056] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Redshank (<i>Tringa totanus</i>) [A162] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Common Tern (<i>Sterna hirundo</i>) [A193] • Wetland and Waterbirds [A999] https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004030.pdf

Natural Heritage Areas

- 5.64 NHA and pNHA generally do not form part of the Natura 2000 network (although some Natura 2000 sites are also designated as NHA and pNHA). However, they often provide important roles for locally or nationally important biodiversity.
- 5.65 No Natural Heritage Areas (NHAs) are located within 15 km of the Site. A total of 20 proposed Natural Heritage Areas (pNHAs) are located within 15 km of the Site. **Table 2** provides a list of proposed Natural Heritage Areas which were selected for consideration along with a description of each site. Detailed site synopses were obtained from the NPWS website, where available.
- 5.66 The Great Island Channel pNHA is located approximately 130 m from the Site boundary. This designated site overlaps with the Great Island Channel SAC and Cork Harbour SPA. There is no detailed site synopsis for this pNHA and, therefore, it is assumed that the qualifying features of this designated site are the same as the SAC and SPA. These European designated sites have already been assessed in this report.
- 5.67 All other pNHAs in Table 2 are considered to be sufficiently distant from the Site to exclude the possibility of potential impacts as a result of the proposed development.

Table 2: List of Proposed Natural Heritage Areas Within 15 km of the Site

Proposed Natural Heritage Area	Distance	Details
Great Island Channel (001058)	130 m south	This pNHA overlaps with the Great Island Channel SAC and Cork Harbour SPA. A site synopsis is not available for this pNHA.
Cuskinny Marsh (001987)	3.2 km south	This site is located 2.5km east of the centre of Cobh on the shores of Cork Harbour. The main interest of the site is ornithological, with the lake supporting locally important numbers of dabbling ducks and Mute Swans. The main land use is management for conservation purposes, with the site being an Irish Wildbird Conservancy Reserve. No obvious damaging operations occur within the site. Cuskinny Marsh is of interest because it contains a nice mix of habitats, within a small area, and supports locally important numbers of wildfowl.
Rostellan Lough, Aghada Shore and Poul nabibe Inlet (001076)	4.7 km southeast	This pNHA overlaps with Cork Harbour SPA. A site synopsis is not available for this pNHA.
Leamlara Wood (001064)	5.5 km north	This site is situated 6km north-west of Midleton in the steep sided valley of the Leamlara River. The woodland is dominated by oak (<i>Quercus</i> spp.) which reach up to 20-24m in height. While oak is the major canopy species, there are also quite large areas of Hazel (<i>Corylus avellana</i>), birch (<i>Betula</i> spp.) and willow (<i>Salix</i> spp.), especially on the richer ground towards the river. These trees also form an understorey with Holly (<i>Ilex aquifolium</i>) beneath the oaks. The ground flora consists of Bramble (<i>Rubus fruticosus</i> agg.), Great Wood-rush (<i>Luzula sylvatica</i>), Hay-scented Buckler-fern (<i>Dryopteris aemula</i>) and Hard Fern (<i>Blechnum spicant</i>). The abundance of Hay-scented Buckler-fern is noteworthy as, although this species is common in Ireland, it is considered vulnerable in European terms. This area is considered of local importance as there are few areas of semi-natural oak woodland in east Cork, and it is a good example of this community.
Rockfarm Quarry, Little Island (001074)	5.9 km west	Rock Farm Quarry is located c. 9km west of Cork City on the southern shore of Little Island on the River Lee estuary. It is situated on limestone which is of Carboniferous age and was formed of a shell reef. There are a range of rock types in the area including fine-grained crinodal limestone, pseudobreccia, reef limestone and a conglomerate - the Cork marble. Formerly, the area was quarried for its limestone, but it is now no longer actively quarried and a golf course occupies much of the site. This site's southern boundary is along the top edge of the quarries' rock cliffs.

RECEIVED: 22/02/2025

Proposed Natural Heritage Area	Distance	Details
		The area is of considerable interest botanically because of its species diversity and the presence of 'rarities' for the region, such as Dense-flowered Orchid and Portland Spurge. The area could also be used as an educational resource for local schools - for example, projects such as comparing the species composition and phenology of the cut and uncut areas of the golf course, species composition changes with scrub invasion, invertebrate sampling and fossil identification.
Ballynaclashy House, North of Midleton (000099)	6.2 km northeast	A nursery colony of the Whiskered Bat (<i>Myotis mystacinus</i>) was recorded in the attic of Ballynaclashy House, north of Midleton, Co. Cork, in 1987. Approximately 30 bats were recorded in the attic, roosting between the felt and the slates. As the national population of this species is only several hundred, all nursery colonies are of national importance.
Whitegate Bay (001084)	6.2 km south	This pNHA overlaps with Cork Harbour SPA. A site synopsis is not available for this pNHA.
Douglas River Estuary (001046)	6.7 km west	This pNHA overlaps with Cork Harbour SPA. A site synopsis is not available for this pNHA.
Carrigshane Hill (001042)	6.8 km east	This site is situated 4km southeast of Midleton in East Cork. The underlying geology of this hill is limestone and this is frequently outcropping. This area is important as a representative of the herb-rich community found near the exposed limestone, a habitat under threat from quarrying. The presence of Thick-leaved Stonecrop adds further interest to the site as this is one of the few locations for this plant in the county where it appears native.
Monkstown Creek (001979)	7.3 km southwest	This pNHA overlaps with Cork Harbour SPA. A site synopsis is not available for this pNHA.
Lough Beg (Cork) (001066)	7.8 km southwest	This pNHA overlaps with Cork Harbour SPA. A site synopsis is not available for this pNHA.
Dunkettle Shore (001082)	8.5 km west	This pNHA overlaps with Cork Harbour SPA. A site synopsis is not available for this pNHA.
Carrigacrumpp Caves (001408)	9.1 km southeast	This site is situated 3km due south-west of Cloyne in an area of outcropping limestone in east Co. Cork. The core system has eight entrances and most of the passages are of the canyon type and water flooded. The entrances of the caves are in a disused quarry which contains some areas of undisturbed limestone grassland that includes some locally rare plants such as Carline Thistle (<i>Carlina vulgaris</i>) and Long-stalked Crane's-bill (<i>Geranium columbinum</i>). In addition, the naturalised flora is unusual.

Proposed Natural Heritage Area	Distance	Details
		This cave was discovered during quarrying and, together with disused parts of the quarry, has local scientific importance.
Loughs Aderry and Ballybutler (000446)	9.3 km northeast	Lying approximately 6km east of Midleton, Co. Cork, in a limestone valley, this site includes two rich lowland lakes surrounded by farmland and marshy ground. More recently, the Rare Plant Survey of Co. Cork (1992-93) recorded a very rare grass Orange Foxtail (<i>Alopecurus aequalis</i>) growing on exposed mud at the edge of a marshy pool between the two loughs. Associated species included Unbranched Bur-reed (<i>Sparganium emersum</i>) and other grasses. This survey also confirmed the presence of abundant Musk Thistle (<i>Carduus nutans</i>), growing in re-seeded and semi-improved fields to the north of Ballybutler Lough. This very rare and threatened species, is listed in the Irish Red Data Book. This site is also of ornithological value, with Lough Aderry supporting nationally important numbers of Gadwell (average peak 92, 1984/85-1986/87). In addition, both lakes support a variety of waterfowl including Mute Swan, Wigeon, Teal, Mallard, Shoveler, Pochard, Coot and Lapwing. Ballybutler Lake is a statutory nature reserve while Lough Aderry is a Wildfowl Sanctuary. Both lakes are susceptible to water pollution with agricultural run-off providing the greatest threat.
Glanmire Wood (001054)	9.8 km west	Glanmire Wood occurs on the east bank of the Glashaboy River, immediately south of Glanmire village in East Cork. The following description of the site is largely based on the 1986 An Foras Forbartha County Report. The main habitat of interest is mixed broad-leaved woodlands dominated by oak (<i>Quercus</i> spp.), Beech (<i>Fagus sylvatica</i>) and Sycamore (<i>Acer pseudoplatanus</i>) with a few conifers, especially European Silver-fir (<i>Abies alba</i>). The ground flora is particularly rich and includes two grasses, Wood Fescue (<i>Festuca altissima</i>) and Wood Millet (<i>Milium effusum</i>), which are thought to indicate ancient woodland. More commonly occurring species include Primrose (<i>Primula vulgaris</i>), violets (<i>Viola riviniana</i>, <i>V. reichenbachiana</i>), Wood Anemone (<i>Anemone nemorosa</i>) and Lords-and-ladies (<i>Arum maculatum</i>). The tidal river below the wood adds to the diversity of the site with patches of saltmarsh. The recent NHA survey indicates that no damaging activities occur within the wood at present. However, in the past the wood has been much modified by planting and felling. This site is of interest because this type of woodland is rare in east Cork.

RECEIVED: 27/03/2025

Proposed Natural Heritage Area	Distance	Details
Templebreedy National School, Crosshaven (000107)	10.5 km south	This is a nursery roost for Leisler's Bats (<i>Nyctalus leisleri</i>) which roost in the attic of a Church of Ireland primary school building. As approximately 100 bats were recorded at the house in 1987, this is a site of international importance. There are plans to carry out some repair work to the roof of the school but this should not interfere with the bats. The school authorities are extremely well disposed towards the bats, which is an important consideration when trying to protect roosts of this species, the largest and possibly the noisiest of the seven bat species. Although the Leisler's Bat is considered common in Ireland, the number of safe nursery roosts is small.
Owenboy River (001990)	10.8 km southwest	This pNHA overlaps with Cork Harbour SPA. A site synopsis is not available for this pNHA.
Fountainstown Swamp (000371)	12.9 km south	This site is located in the end of a stream valley on the northern side of Ringabella Bay in Co. Cork, just before it flows into the sea. A former lake or inlet of the sea has been grown over by a mixture of marsh plants and woodland, giving rise to a quaking swamp of unusual character. The young woodland at the northern end consists of Grey Willow (<i>Salix cinerea</i>) and Alder (<i>Alnus glutinosa</i>) and shows a good transition landwards into Ash (<i>Fraxinus excelsior</i>) and Hazel (<i>Corylus avellana</i>). There are sheets of Golden-saxifrage (<i>Chrysosplenium oppositifolium</i>) beneath the mossy trees, with Bugle (<i>Ajuga reptans</i>), Hemlock Water-dropwort (<i>Oenanthe crocata</i>) and Wood Anemone (<i>Anemone nemorosa</i>), running into Bluebell (<i>Hyacinthoides non-scripta</i>), Primrose (<i>Primula vulgaris</i>) and Pignut (<i>Conopodium majus</i>). Swamp woodland, which shows no signs of former management, is unusual and there are as yet no introduced species in the flora (though these do occur to the west). The trees open out towards the coast where the vegetation becomes a rich floating fen. The main large species are Meadowsweet (<i>Filipendula ulmaria</i>), Branched Bur-reed (<i>Sparganium erectum</i>), Yellow Iris (<i>Iris pseudacorus</i>), Common Nettle (<i>Urtica dioica</i>) and Hemlock Water-dropwort. The abundance of this latter plant in open conditions is one of the most remarkable features of the site. Normally it is a species of riverbanks, ditches and wet woodland. Scattered mounds of the Greater Tussock-sedge (<i>Carex paniculata</i>) add variety to the community and there are also a few willow (<i>Salix</i> spp.) bushes and Bulrush (<i>Typha latifolia</i>). The undisturbed nature of the site means that bird numbers are quite high – Mallard, Heron, Reed Bunting and Sedge Warbler occur in summer. The woodland supports Long-tailed Tit, Redpolls and other passerine species.
Clasharinka Pond (001183)	14.4 km east	Clasharinka Pond is located c. 1km north-east of Castlemartyr and c. 13km south-west of Youghal on the southern coast of East Cork. The south-east of County Cork comprises narrow alluvial plains between limestone ridges,

Proposed Natural Heritage Area	Distance	Details
		an area rich in ponds and small lakes, many with fluctuating water levels and exposed mud edges in the summer. This large pond is located just south of the N25 main road and the surrounding fields are used for rough grazing by horses. The rare species Orange Foxtail (<i>Alopecurus aequalis</i>) is found on peaty mud around the pond at the summer water level. Thousands of plants of this species grow here and the population is healthy, in a good habitat whose management is conducive to the growth of this species and unlikely to change under the present owner. There is however, another possible threat to this habitat - that of housing or industrial development of the area because of its proximity to the town of Castlemartyr. There are very few Irish records for Orange Foxtail and it may in fact be an under-recorded species. It begins its growth and flowering later than other grass species and is relatively inconspicuous, especially in heavily grazed swards. This site was found on a survey of the protected and threatened higher plant species in 1992. It is important to protect this site for conservation and to monitor the rare species' population, which is at present, very healthy. It is therefore recommended that Clashanrinka Pond is designated as an NHA.
Ballycotton, Ballynamona And Shanagarry (000076)	14.5 km southeast	A site synopsis is not available for this pNHA.

Habitats

- 5.68 Habitats present within the Site, as recorded during the walkover surveys, are described in this section. Habitat classification follows that of 'A Guide to Habitats in Ireland' (Fossitt, 2000). A habitat map for the site is provided as **Figure 1** at the end of this report.

Tilled Land (BC3)

- 5.69 The Site consists entirely of tilled fields bounded by hedgerows. The fields are very sparsely vegetated with plant species such as common ragwort (*Jacobaea vulgaris*), willowherb (*Epilobium* sp.), speedwells (*Veronica* spp.), potato (*Solanum tuberosum*), and fumitory (*Fumaria officinalis*) present. There are strips at the field boundaries containing greater floral diversity including species such as nettles (*Urtica dioica*), creeping buttercup (*Ranunculus repens*), buddleia (*Buddleja davidii*), gorse (*Ulex europaeus*), curly dock (*Rumex crispus*), bird's-foot trefoil (*Lotus corniculatus*), winter heliotrope (*Petasites fragrans*), woodland figwort (*Scrophularia nodosa*), bramble (*Rubus fruticosus* agg.), common vetch (*Vicia sativa*), ribwort plantain (*Plantago lanceolata*), creeping thistle (*Cirsium arvense*), St. John's wort (*Hypericum perforatum*), bee orchid (*Ophrys apifera*), lesser burdock (*Arctium minus*), sedges (*Carex* spp.), changing forget-me-not (*Myosotis discolor*), sweet vernal grass (*Anthoxanthum odoratum*), Yorkshire fog (*Holcus lanatus*), and perennial rye-grass (*Lolium perenne*).
- 5.70 This habitat is considered to be of limited ecological value and **negligible importance** within the Site. Therefore, these habitats have been scoped out from further assessment.

Hedgerows (WL1)

- 5.71 The tilled fields are bounded by hedgerows which are approximately 1.5 – 2.5 m in height. A hedgerow appraisal was carried out and the hedgerows on-site were assessed as being in unfavourable condition.
- 5.72 In total, 9 separate hedgerows were identified on site. The Significance and condition of each hedgerow was assessed in accordance with the Hedgerow Appraisal System: Best practice guidance on hedgerow surveying, data collation and appraisal¹⁷(Foulkes et al., 2013). None of the hedgerows present on site scored high enough to be considered significant in an overall sense or highly significant in any single category (Historical, Species Diversity, Structure, Construction and Associated Features, Habitat Connectivity or Landscape). As such, none of the hedgerows are considered a high priority in terms of retention or management action. All 9 hedgerows were assessed as being in unfavourable condition, having recorded a score of 0 in one or multiple categories.
- 5.73 The scrub species found within the hedgerows include blackthorn (*Prunus spinosa*), hawthorn (*Crataegus monogyna*), bramble (*Rubus fruticosus* agg.), and elder (*Sambucus nigra*). Occasional ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*) trees, including tall trees over 15m in height, are present along the hedgerows. The hedgerows have an understorey of nettles (*Urtica dioica*), ivy (*Hedera helix*), cleavers (*Galium aparine*), bracken (*Pteridium aquilinum*), and rare occurrences of bluebell (*Hyacinthoides non-scripta*), primrose (*Primula vulgaris*), and soft field-fern (*Polystichum setiferum*).
- 5.74 This habitat is considered to be of **county-level importance** due to its capacity to support local fauna, its connectivity with the wider hedgerow/treeline network and its protection status according to the Cork County Development Plan.

Treelines (WL2)

- 5.75 There is a treeline located along the western Site boundary containing ash and sycamore trees of approximately 20m in height. The understorey of the treelines contains a similar species assemblage as that of the hedgerows. This treeline was also assessed using the hedgerow appraisal system and while being assessed as favourable in condition, it was not deemed significant in an overall sense or in any single category and is not considered a high priority in terms of retention or management action.
- 5.76 This habitat is considered to be of **county-level importance** due to its capacity to support local fauna, its connectivity with the wider hedgerow/treeline network and its protection status according to the Cork County Development Plan.

Species

Desk Study

NBDC Database

- 5.77 The NBDC database was searched for records of rare and/or protected species from the 2 km grid square W87F within which the Site is located. The records of rare and/or protected species are presented in Table 3 below.

¹⁷ <https://www.woodlandsofireland.com/wp-content/uploads/hedgerow-survey.pdf>

Table 3. Rare and/or Protected Species Recorded Within 2 km grid square W87F

Species	Date of Last Record	No. of Records	Conservation Status	Dataset
Bar-tailed godwit <i>Limosa lapponica</i>	2011	1	EU Birds Directive: Annex I Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Black-headed gull <i>Larus ridibundus</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Black-tailed godwit <i>Limosa limosa</i>	2011	1	Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Common kestrel <i>Falco tinnunculus</i>	2011	1	Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Common linnet <i>Carduelis cannabina</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Common redshank <i>Tringa totanus</i>	2011	1	Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Common shelduck <i>Tadorna tadorna</i>	2011	2	EU Birds Directive: Annex I Birds of Conservation Concern: Green	Bird Atlas 2007 - 2011
Common snipe <i>Gallinago gallinago</i>	2011	1	Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Dunlin <i>Calidris alpina</i>	2011	1	EU Birds Directive: Annex I Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Eurasian curlew <i>Numenius arquata</i>	2011	1	Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Eurasian oystercatcher <i>Haematopus ostralegus</i>	2011	1	Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Eurasian teal <i>Anas crecca</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Eurasian wigeon <i>Anas penelope</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
European golden plover <i>Pluvialis apricaria</i>	2011	1	EU Birds Directive: Annex I Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Great cormorant <i>Phalacrocorax carbo</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Great crested grebe <i>Podiceps cristatus</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Grey plover <i>Pluvialis squatarola</i>	2011	1	Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Herring gull <i>Larus argentatus</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011

Leach's petrel <i>Oceanodroma leucorhoa</i>	2011	1	EU Birds Directive: Annex I Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Lesser black-backed gull <i>Larus fuscus</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Little egret <i>Egretta garzetta</i>	2011	1	EU Birds Directive: Annex I Birds of Conservation Concern: Green	Bird Atlas 2007 - 2011
Mallard <i>Anas platyrhynchos</i>	2011	2	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Mediterranean gull <i>Larus melanocephalus</i>	2011	1	EU Birds Directive: Annex I Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Common gull <i>Larus canus</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Mute swan <i>Cygnus olor</i>	2011	2	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Northern lapwing <i>Vanellus vanellus</i>	2011	1	Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Northern pintail <i>Anas acuta</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Northern shoveler <i>Anas clypeata</i>	2011	1	Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Knot <i>Calidris canutus</i>	2011	1	Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Red-breasted merganser <i>Mergus serrator</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Ringed plover <i>Charadrius hiaticula</i>	2011	2	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Sand martin <i>Riparia riparia</i>	2011	1	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Stock dove <i>Columba oenas</i>	2011	1	Birds of Conservation Concern: Red	Bird Atlas 2007 - 2011
Tufted duck <i>Aythya fuligula</i>	2011	2	Birds of Conservation Concern: Amber	Bird Atlas 2007 - 2011
Thornback ray <i>Raja clavata</i>	2021	1	Threatened Species: OSPAR Convention	Explore Your Shore
Large red-tailed bumble bee <i>Bombus lapidarius</i>	2015	2	Threatened Species: Near threatened	Bees of Ireland

I-WeBS Data

5.78 Data from the Irish Wetland Bird Survey was received on 29/04/2024 for the sub-sites Weir Island (OL469) and Brick Island (OL487) which are located 132 m and 295 m from the Site respectively. A summary of this data is shown in Table 4.

Table 4: Summary of I-WeBS Peak Counts from Brick Island and Weir Island Sub-sites

Species	Peak Count 2018-2023	Species	Peak Count 2018-2023
Brick Island Sub-site (OL487)		Weir Island (OL469)	
Black-headed gull	66	Black-headed gull	200
Black-tailed godwit	52	Black-tailed godwit	125
Cormorant	2	Common gull	5
Curlew	55	Common sandpiper	1
Dunlin	100	Cormorant	4
Gadwall	1	Curlew	60
Goldeneye	1	Dunlin	34
Great black-backed gull	2	Great black-backed gull	6
Green sandpiper	1	Greenshank	2
Greenshank	15	Grey heron	8
Grey heron	3	Herring gull	8
Herring gull	4	Knot	70
Lesser black-backed gull	3	Lapwing	5
Light-bellied brent goose	6	Lesser black-backed gull	48
Little egret	6	Little egret	8
Little grebe	16	Mallard	8
Mallard	12	Mute swan	2
Moorhen	5	Oystercatcher	180
Mute swan	7	Pink-footed goose	1
Oystercatcher	105	Redshank	55
Red-breasted merganser	2	Shelduck	144
Redshank	75	Shoveler	6
Shelduck	80	Snipe	5
Snipe	5	Teal	20
Teal	30	Turnstone	18
Tufted duck	41	Whimbrel	1
Turnstone	15	Wigeon	125
Wigeon	35		

Plants

- 5.79 The data search returned no records of threatened or protected plant species within the 2 x 2 km square.
- 5.80 No threatened or protected plant species were identified on-site during the field survey.
- 5.81 The data search returned records of butterfly-bush *Buddleja davidii* and turkey oak *Quercus cerris* within the 2 x 2 km square. These species are not subject to Regulation 49 of the Habitats Directive as listed in Part 1 and Part 2 of the Third Schedule within the Directive. However, these species are considered to be non-native, invasive species of medium impact.
- 5.82 No invasive species subject to Regulation 49 of the Habitats Directive as listed in Part 1 and Part 2 of the Third Schedule within the Directive were identified on-site during the field survey.
- 5.83 Instances of butterfly-bush and winter heliotrope were identified during the field survey. These were isolated to the southern boundary of the Site (refer to **Figure 1**) on a berm which bounds the Site to the south. These species are considered to be non-native, invasive species of medium and low impact, respectively.
- 5.84 The plant species assemblage on-site is determined to be of **negligible importance** due to a lack of protected, threatened or listed invasive plant species. Therefore, they have been scoped out from further assessment.

Invertebrates

- 5.85 The data search returned records of *Bombus lapidaries* within the 2 x 2 km square. This species is listed as near threatened on the red list of Irish bees (Fitzpatrick *et al.*, 2006).
- 5.86 Harlequin ladybird *Harmonia axyridis* have been recorded within the 2 x 2 km square. This species is considered to be a high impact non-native, invasive species and is subject to Regulation 49 of the Habitats Directive as listed in Part 1 and Part 2 of the Third Schedule within the Directive.
- 5.87 Common blue damselfly (*Enallagma cyathigerum*) and brown hawker dragonfly (*Aeshna grandis*) were noted on-site during the field survey. No other invertebrate species were recorded. The hedgerow and treeline habitats located along the field boundaries are likely to provide foraging and refuge habitat for common and widespread invertebrate species.
- 5.88 Invertebrates are considered to be of **local-level importance** due to the presence of potentially suitable habitat on-site.

Amphibians

- 5.89 The data search returned no recent records of protected/threatened amphibians within the 2 x 2 km square.
- 5.90 There are no suitable habitats for amphibians on-site. No aquatic features were noted during the field survey and there are no extensive patches of vegetated ground that may be suitable foraging or refuge habitat for amphibians during the non-breeding season. The primary habitat on-site, tilled land, is not considered to be suitable for amphibians.
- 5.91 Amphibians are determined to be of **negligible importance** due to a lack of suitable habitat. Therefore, they have been scoped out from further assessment.

Birds

- 5.92 The data search returned records of various protected bird species within the 2 x 2 km square (see Table 3). The I-WeBS data records for the sub-sites in the vicinity of the Site also include several protected bird species (see Table 4).
- 5.93 The hedgerow and treeline habitats located along the field boundaries are likely to support a variety of common and widespread passerine species. The habitats on-site are not likely to support grazing or foraging waterbirds due to a lack of vegetation cover within the fields.
- 5.94 A breeding bird survey was conducted on 02/05/2025. The results of this survey are shown in Table 5 below:

Table 5: Summary of Breeding Bird Survey on 02/05/2025

Bird Species	Seen / Heard	Activity	Description
BZ - Buzzard	Seen	Possible breeder	Flying low along field boundary and calling
CC - Chiffchaff	Heard	Possible breeder	
WR - Wren	Heard	Possible breeder	
B. - Blackbird	Seen	Possible breeder	Seen in trees no nest visible
WP - Woodpigeon	Seen	Possible breeder	Seen in trees no visible nest
CO - Coot	Seen	Probable breeder	2 x coots in pond among bullrush no visible nest
GT - Great Tit	Seen	Possible breeder	Seen on post
D. - Dunnock	Heard	Possible breeder	In fields / hedge
HC - Hooded Crow	Seen	Possible breeder	2 x in tree top no visible nest
BT - Blue Tit	Heard	Possible breeder	In fields / hedge
CH - Chaffinch	Heard	Possible breeder	In fields / hedge
WM - Whimbrel	Seen	Non-breeder	Flew over pond along coast
RO - Rook	Seen	Possible breeder	In tree no visible nest
R. - Robin	Seen	Possible breeder	Seen in hedge no visible nest
GO - Goldfinch	Seen	Possible breeder	Seen flying across fields to field boundaries

RECEIVED: 17/12/2025

RB - Reed Bunting	Heard	Possible breeder	Near water
MP - Meadow Pipit	Heard	Possible breeder	In fields
LT - Long-tailed Tit	Heard	Possible breeder	In wooded area at field boundary
BT - Blue Tit	Heard	Possible breeder	In wooded area at field boundary
ST - Song Thrush	Heard	Possible breeder	In fields
BC - Blackcap	Seen	Possible breeder	Seen in hedgerow and flying along boundary no visible nest but suitable habitat
GR - Greenfinch	Heard	Possible breeder	In hedgerow
JD - Jackdaw	Seen	Possible breeder	Seen in tree top but no visible nest or breeding behaviour
LB - Lesser Black-backed Gull	Seen	Non-breeder	Immature LB flying over site towards estuary
BZ - Buzzard	Seen	Probable breeder	Bird nest in sycamore tree looks large enough to be buzzard

- 5.95 Birds are considered to be of **local-level importance** due to the presence of potentially suitable habitat on-site for passerine bird species.

Mammals

Bats

- 5.96 The data search returned no records of bats within the 2 x 2 km square.
- 5.97 Seven trees were identified on-site as containing potential bat roosting features. The locations of these trees are shown in **Figure 1** and further details on each tree are provided in **Table 6**.

Table 6: Summary of the Potential Roosting Features On-site

Name	Description	ITM Y	ITM X
PRF 1	15m Sycamore, south facing split limb leading to cavity 6m up	571041	582730
PRF 2	15m sycamore, heavy ivy cover, hard to see PRFs	571008	582731
PRF 3	20m ash, heavy ivy cover	571130	582738
PRF 4	15m ash, 2x rot holes leading to potential north-facing cavity 6m up (obvious)	571188	582729
PRF 5/6	2x sycamores 20m, heavy ivy cover	571406	582486
PRF 7	20m ash, multiple rot holes on south facing limb 10m up	571265	582536

- 5.98 A presence/ likely absence emergence survey was conducted on the sycamore trees bordering the field boundary to the west of the Site (i.e. PRF 5 and PRF 6). A small number of soprano pipistrelles (maximum of eight individuals) were considered likely to

have emerged from different points along these trees. These trees are located along the Site boundary and will not be removed to facilitate the proposed development.

- 5.99 Common pipistrelle and soprano pipistrelle bats were recorded commuting and foraging along the stretch of hedgerow which included the potential roosting trees throughout the emergence survey. There were also records of Leisler's bat during the survey, likely as a result of commuting bats travelling over the Site.
- 5.100 Table 7 details the bat passes recorded during the bat activity surveys. In total the transect survey recorded four bat species, including (in order of most abundant to least) soprano pipistrelle (331), common pipistrelle (283), Leisler's bat (21), and Nathusius' pipistrelle (1).

Table 7: Summary of the bat transect survey results

Species	Scientific name	Passes recorded 30/04/25	Passes recorded 25/06/25
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	136	147
Leisler's bat	<i>Nyctalus leisleri</i>	20	1
Nathusius' pipistrelle	<i>Pipistrellus nathusii</i>	0	1
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	204	127

- 5.101 Common pipistrelle and soprano pipistrelle were distributed throughout the Site, commuting and foraging along linear hedgerows and treelines. The western field boundary of the extension area, particularly the stretch including the known soprano pipistrelle roost (PRFs 1 and 2), was noted as an important commuting route for bats.
- 5.102 Leisler's bat was also recorded throughout the Site, but as this species is known for flying at greater heights than other species and there was only one record that suggested foraging behaviour, it is considered likely that most records of this species were commuting over the Site rather than using it directly.
- 5.103 Nathusius' pipistrelle was only recorded on one occasion, suggesting that the species does not regularly use the Site.
- 5.104 Bats are considered to be of **local-level importance** due to the presence of potentially suitable roosting and foraging habitat for bats on-site.

Other Mammals

- 5.105 The data search returned no records of protected/threatened mammal species within the 2 x 2 km square.
- 5.106 One record of European rabbit *Oryctolagus cuniculus* was recorded within the 2 x 2 km square. This species is not subject to Regulation 49 of the Habitats Directive as listed in Part 1 and Part 2 of the Third Schedule within the Directive. However, rabbits are considered to be non-native, invasive species of medium impact.
- 5.107 Rabbits were observed on-site. No other signs of notable mammal species (tracks, burrows, droppings, etc.) were noted during the field survey. The habitat on-site primarily consists of open arable fields which would be of limited value to mammal species.
- 5.108 Other mammals are determined to be of **negligible importance** due to a lack of suitable habitat for protected or threatened mammal species. Therefore, they have been scoped out from further assessment.

Summary of Important Ecological Features

- 5.109 **Table 8** summarises all important ecological features for which detailed assessment is required. The geographical scale of importance for the ecological features within the Site are summarised along with their legal status and a rationale, where appropriate, for carrying forward any features for detailed assessment.
- 5.110 All ecological features scoped out from further assessment have been detailed in the previous section.

Table 8: Summary of Important Ecological Features Subject to Detailed Assessment

Ecological Feature	Scale at which Feature is Important	Comments on Legal Status and/or Importance
Hedgerows	County	- Hedgerows are protected under the following policies in the Cork County Development Plan 2022-2028: BE15-2: c) Protect and where possible enhance areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network. This includes rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands as well as coastal and marine habitats. It particularly includes habitats of special conservation significance in Cork as listed in Volume 2 of the Plan. BE15-6: Provide for the protection and enhancement of biodiversity in the development management process and when licensing or permitting other activities by: (...) b) Encouraging the retention and integration of existing trees, hedgerows and other features of high natural value within new developments; (...) f) Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such development would result in unavoidable impacts on biodiversity – supporting the principle of biodiversity net gain.
Treelines	County	- Treelines are protected under the following policies in the Cork County Development Plan 2022-2028: BE15-2: c) Protect and where possible enhance areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network. This includes rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands as well as coastal and marine habitats. It particularly includes habitats of special conservation significance in Cork as listed in Volume 2 of the Plan. BE15-6: Provide for the protection and enhancement of biodiversity in the development management process and when licensing or permitting other activities by: (...) b) Encouraging the retention and integration of existing trees, hedgerows and other features of high natural value within new developments; (...) f) Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such

RECEIVED: 17/12/2025

Ecological Feature	Scale at which Feature is Important	Comments on Legal Status and/or Importance
		development would result in unavoidable impacts on biodiversity – supporting the principle of biodiversity net gain.
Invertebrates	Local	The hedgerow and treeline habitats on-site may provide suitable foraging and refuge opportunities for a variety of common invertebrates.
Birds	Local	- All birds are protected under the Wildlife acts 1976 and subsequent amendments during the breeding bird season (i.e., 1st March to 31st August). - Yellowhammer may utilize the arable and surrounding hedgerow habitats for foraging and nesting. Yellowhammer are Red-listed according to Birds of Conservation Concern in Ireland 2020-2026.
Bats	Local	- The hedgerow and treeline habitats on-site may provide potential foraging opportunities for bats. Trees with potential bat roosting features were identified on-site, as summarized in Table 6. - All bats are protected under the Wildlife acts 1976 and subsequent amendments.

Detailed Project Description

- 5.111 A complete description of the proposed development is available in Chapter 2 of this report. A summary of the proposed development is described below:

Operational Phase (Stone Extraction & Processing)

- 5.112 The proposed development being applied for under this current planning application is shown on Figure 2-2 and Figure 2-3 of Chapter 2, and will consist of:
- extension of the existing quarry over an extraction area of c. 12.5 hectares to a level of minus 35mOD;
 - extraction and processing of limestone using the industry standard blasting and processing techniques in place at the existing quarry;
 - provision of overburden storage area;
 - provision of a vehicular tunnel underneath the local private road to link the extension area to the existing quarry;
 - operational landscaping including perimeter screening berms around the proposed extension area;
 - restoration of the quarry to natural habitat after-uses; and
 - all related ancillary site works within an overall application area of c. 22.3 hectares, and all for a period of 35 years and a further 2 years to complete final restoration of the site.
- 5.113 The proposed development, in conjunction with the existing quarry permitted under planning ref. 21/6983 (ACP Ref. ABP-313-903-22), will result in a combined extraction capacity of 500,000 tonnes per annum. The permitted extraction capacity of the existing quarry area will remain unchanged.

Restoration (Reinstatement to Nature Conservation Habitats)

- 5.114 Upon the cessation of extraction operations, it is proposed to return the worked lands to natural habitat after-uses – refer to Figure 2.4 of Chapter 2.
- 5.115 Where feasible, restoration of exhausted and redundant areas will be carried out at the earliest opportunity. However, it is envisaged that the majority of restoration works will be carried out after extraction operations at the site have ceased. Provision is made for a 2-year final restoration period.

Assessment of Effects and Mitigation Measures

- 5.116 This section sets out the potential impacts and their effects on important ecological features. The information available from the desk study and fieldwork has been used to identify impacts and the significant effects including positive, negative, direct, indirect, and cumulative effects. The potential effects resulting from the proposed development works and proposed mitigation measures are discussed in the following sections.

Do Nothing Impact

- 5.117 In the absence of the proposed extractions, it is likely that the Site would continue to be used for agricultural purposes.

Potential Impacts

Designated Sites

Potential Impacts

- 5.118 There is potential pathways for water quality, dust and noise impacts on both the Great Island Channel SAC and Cork Harbour SPA, as both European sites are located approximately 140m from the Site.

Proposed Mitigation Measures

- 5.119 The existing water management within the quarry involves pumping a combination of rainwater and groundwater from a sump on the quarry floor to the existing water management settlement lagoon and groundwater infiltration area located in the southern part of the planning application area. The existing water management system has capacity to accommodate surface water run-off and groundwater from the proposed extension area.
- 5.120 Runoff from the adjoining asphalt plant, concrete plant and associated hardstanding areas, including access roads, drains through two separate oil interceptors and a sediment trap along the southern site boundary before discharging to the water management settlement lagoon.
- 5.121 This discharge licence (Ref: WP(W)08.18(R)) allows for a maximum discharge volume of 12,000m³/day. The combined discharge from the existing quarry and proposed extension area will not exceed this discharge volume limit value. Therefore, it is assessed to be highly unlikely that any additional discharge from the proposed extension will exceed the maximum licenced discharge volume.
- 5.122 In order to control dust emissions at the existing quarry, a Dust Minimisation Plan has been implemented in accordance with Condition 10 of planning permission ref. ABP 313903-22 (Plan. Ref. 21/6983) and this plan will continue to be implemented for the proposed development.
- 5.123 The potential for noise generation from the machinery operation is reduced by locating all of the mobile crushing and screening plant within the quarry extraction area to maximise topographic and acoustic screening. This means that the potential for noise generation from activities associated with the operation of the plant such as movement of vehicles and maintenance is and will continue to be reduced.
- 5.124 The nearest blasting will be >300m from the edge of the SPA and so any birds will be sheltered from blast noise by the distance from the blasts, as well as the existing quarry infrastructure, and an area of retained hedgerow, treeline and scrub habitat. Therefore, it

is anticipated that SPA birds will not be significantly affected by noise and vibration from the infrequent blasting operations.

Significance of Residual Effects

- 5.125 Under the current development proposals and with the recommended design and management measures in place, it is assessed that the impacts on designated sites will not be significant in the long term.

Hedgerows

Potential Impacts

- 5.126 The proposed development will result in the loss of internal hedgerows between the current field boundaries.
- 5.127 A small section of treeline will be temporarily removed to facilitate the construction of the tunnel between the existing quarry and the proposed extension area. This treeline will be re-instated upon completion of tunnelling activities. All other hedgerows and treelines along the Site boundaries will be retained.

Proposed Mitigation Measures

- 5.128 Perimeter screening berms along the eastern, northern, southern and western boundaries of the extension extraction area will be constructed using the stripped topsoil and overburden soils and these will be planted with native trees and scrub species along the Site boundary of the quarry extension area between the outside face of the planned screening berms.
- 5.129 This planting of native trees and scrub will compensate for the loss of hedgerows in the proposed extension area.
- 5.130 While the site will be restored to a water-filled void there will be additional native tree blocks planted to the north and the south of the site.

Significance of Residual Effects

- 5.131 Under the current development proposals and recommended mitigation and compensation measures in place, it is assessed that the impacts on hedgerow habitats will not be significant.

Invertebrates

Potential Impacts

- 5.132 The proposed development will result in the loss of internal hedgerows between the current field boundaries. This habitat may provide suitable foraging and breeding sites for a variety of common and widespread invertebrate species. All other hedgerows and treelines along the Site boundaries will be retained.

Proposed Mitigation Measures

- 5.133 As mentioned above, there will be the planting of the new screening berms along with tree blocks during the restoration phase.
- 5.134 This planting of native trees and scrub will compensate for the loss of suitable invertebrate habitat in the proposed extension area.

Significance of Residual Effects

- 5.135 Under the current development proposals and recommended mitigation and compensation measures in place, it is assessed that the impacts on invertebrates will not be significant.

Birds

Potential Impacts

- 5.136 The removal of hedgerow and treeline habitats would result in the loss of potential breeding and foraging habitat for a variety of passerine bird species. Removal of these habitats may also result in direct impacts on breeding birds.

Proposed Mitigation Measures

- 5.137 As mentioned above, there will be the planting of the new screening berms along with tree blocks during the restoration phase.
- 5.138 This planting of native trees and scrub will compensate for the loss of suitable bird foraging and breeding habitat in the proposed extension area.
- 5.139 Vegetation removal required for the proposed development will be undertaken outside the nesting bird season (i.e., vegetation removal will be limited to September to February) in order to avoid risking harm or disturbance to nesting birds. Any vegetation removal that must be undertaken within the nesting bird season must undergo a nesting bird check by a qualified ecologist. Any nesting birds will be protected by an appropriate buffer to be determined following the nesting bird check.

Significance of Residual Effects

- 5.140 Under the current development proposals and recommended mitigation and compensation measures in place, it is assessed that the impacts on birds will not be significant.

Bats

Potential Impacts

- 5.141 The removal of hedgerow and treeline habitats would result in the loss of some foraging habitat for a variety of bat species.
- 5.142 The bat surveys showed that only one tree along the western boundary of the site, PRF5/6, had potential for roosting bats, but this trees will not be removed during the construction phase of the project.

Proposed Mitigation Measures

- 5.143 As mentioned above, there will be the planting of the new screening berms along with tree blocks during the restoration phase.
- 5.144 This planting of native trees and scrub will compensate for the loss of suitable bat foraging and commuting habitat in the proposed extension area.
- 5.145 While no bats were seen emerging from any of the trees identified as having potential roosting features (PRFs) in **Table 6** except for PRF5/6, all the other trees in Table 6 should undergo reasonable avoidance measures, whereby the trees are soft felled with any sections possessing PRFs being lowered gently to the ground and left for at least 24 hours, leaving the PRF unobstructed.

Significance of Residual Effects

- 5.146 Under the current development proposals and recommended mitigation and compensation measures in place, it is assessed that the impacts on bats will not be significant.

Cumulative Effects

- 5.147 The following plans were reviewed for strategies and objectives that may act in-combination with the project:
- Cork County Development Plan 2022-2028
- 5.148 There are no strategies or objectives in the Cork County Development Plan 2022-2028 that are likely to result in significant effects when considered in-combination with the proposed development.
- 5.149 Cork County Council planning portal was accessed to examine recent (within 5 years) planning applications for potential to act in-combination with the project (refer to **Appendix B**). The planning applications located within 2 km of the Site were reviewed and none were identified that could lead to cumulative effects on biodiversity.

Conclusions

- 5.150 There will be no effect on sites designated for nature conservation, i.e.; SACs, SPAs, NHAs or pNHAs, as a result of the proposed works. None of the habitats on the Site are considered to comprise Annex I habitats under the Habitats Directive. There are no protected flora or fauna species likely to be significantly affected by the proposed project.
- 5.151 Overall, it is assessed that with the recommended management measures outlined, the proposed development will not have a significant impact on the biodiversity, designated sites, species and habitats on the Site. Provided that the proposed works are undertaken in accordance with the proposed design and best practice measures that are described within this report, significant effects on the biodiversity of the area are not anticipated. As such, the proposed works are in line with environmental and biodiversity planning policy.

References

- CIEEM (2019)** Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.
- Collins, J. (ed.) (2016).** Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.
- Cork County Council (2022)** Cork County Development Plan 2022-2028
- European Commission (2018).** Managing Natura 2000 Sites: The Provisions of Article 6 of the 'Habitats Directive' 92/43/EEC.
- European Commission (2021)** Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC Brussels, 28.9.2021
- European Union Birds Directive (2009)** Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (codified version).
- European Union Habitats Directive, (1992).** Council Directives 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.
- Fitzpatrick, Ú., Murray, T.E., Byrne, A., Paxton, R.J., and Brown, M.J.F. (2006)** Regional Red List of Irish Bees.
- Fossitt, J.A. (2000).** A Guide to Habitats in Ireland. Heritage Council, Kilkenny
- Gilbert, G., Stanbury, A. & Lewis, L. (2021)** *Birds of Conservation Concern in Ireland 4: 2020 – 2026*. Irish Birds 43: 1-22, 2021.
- Parnell J. and Curtis T. (2012).** *Webb's An Irish Flora (8th edition)*. Cork University Press
- Protected sites in Ireland (no date)** Protected Sites in Ireland | National Parks & Wildlife Service. Available at: <https://www.npws.ie/protected-sites> (Accessed: September 2025).

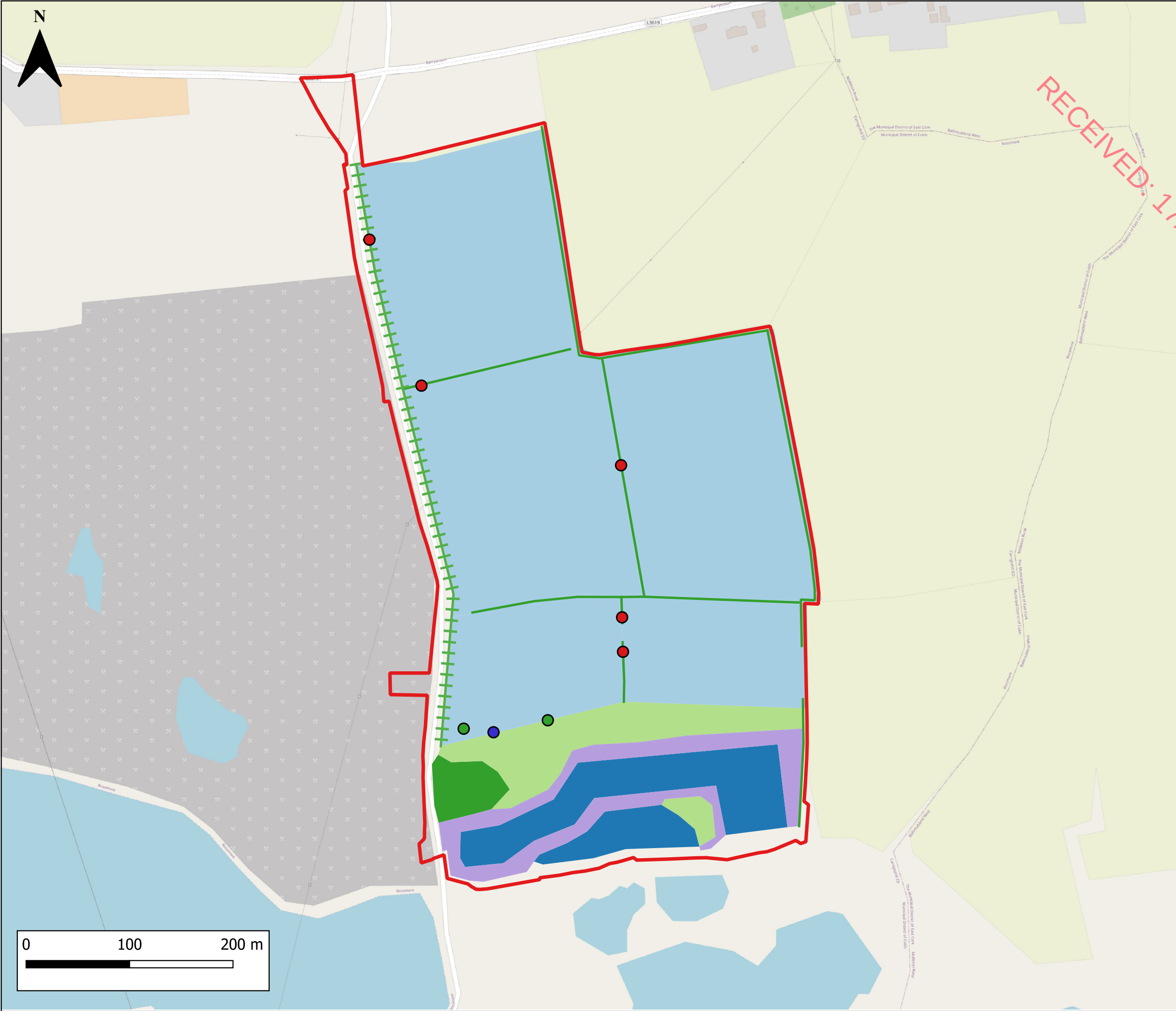
RECEIVED: 17/12/2025

Drawings

Figure 1: Habitat Map

Figure 2: European Sites Map

Figure 3: Natural Heritage Areas Map



NOTES

1. Base Mapping: OpenStreetMap ©
(www.openstreetmap.org/copyright)

LEGEND

- Site Boundary
- Key Ecological Receptors
 - Buddleia
 - Potential Roosting Features
 - Winter Heliotrope
- Habitats
 - BC3 - Tilled Land
 - WD1 - Mixed Broadleaved Woodland
 - WS1 - Scrub
 - ED2 - Spoil and Bare Ground
 - FL7 - Reservoirs
 - WL1 - Hedgerows
 - WL2 - Treelines



SLR CONSULTING
7 DUNDUM BUSINESS PARK
WINDY ARBOUR
D14 N2Y7
T +353 (0)1296 4667
www.slrconsulting.com

BREEDON MATERIALS LTD.
E1AR BIODIVERSITY CHAPTER

Proposed Extension

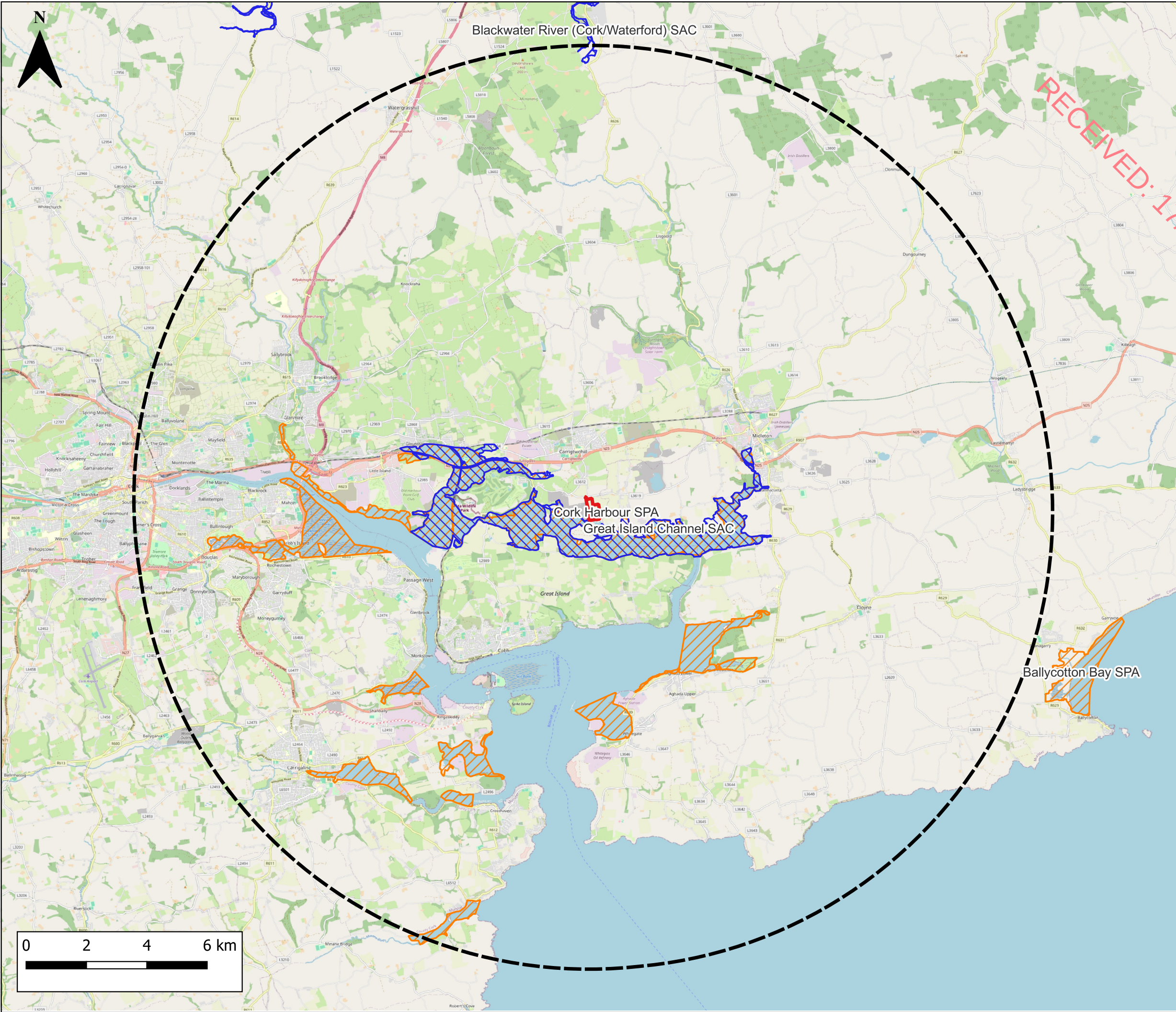
Rossmore Quarry, Carrigtohill, Co. Cork

Habitat and KERs Map

FIGURE 5-1

Scale
1:3500 @ A3

Date
SEP 2025



NOTES

1. Base Mapping: OpenStreetMap ©
(www.openstreetmap.org/copyright)

LEGEND

- Site Boundary
- 15 km Buffer
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)



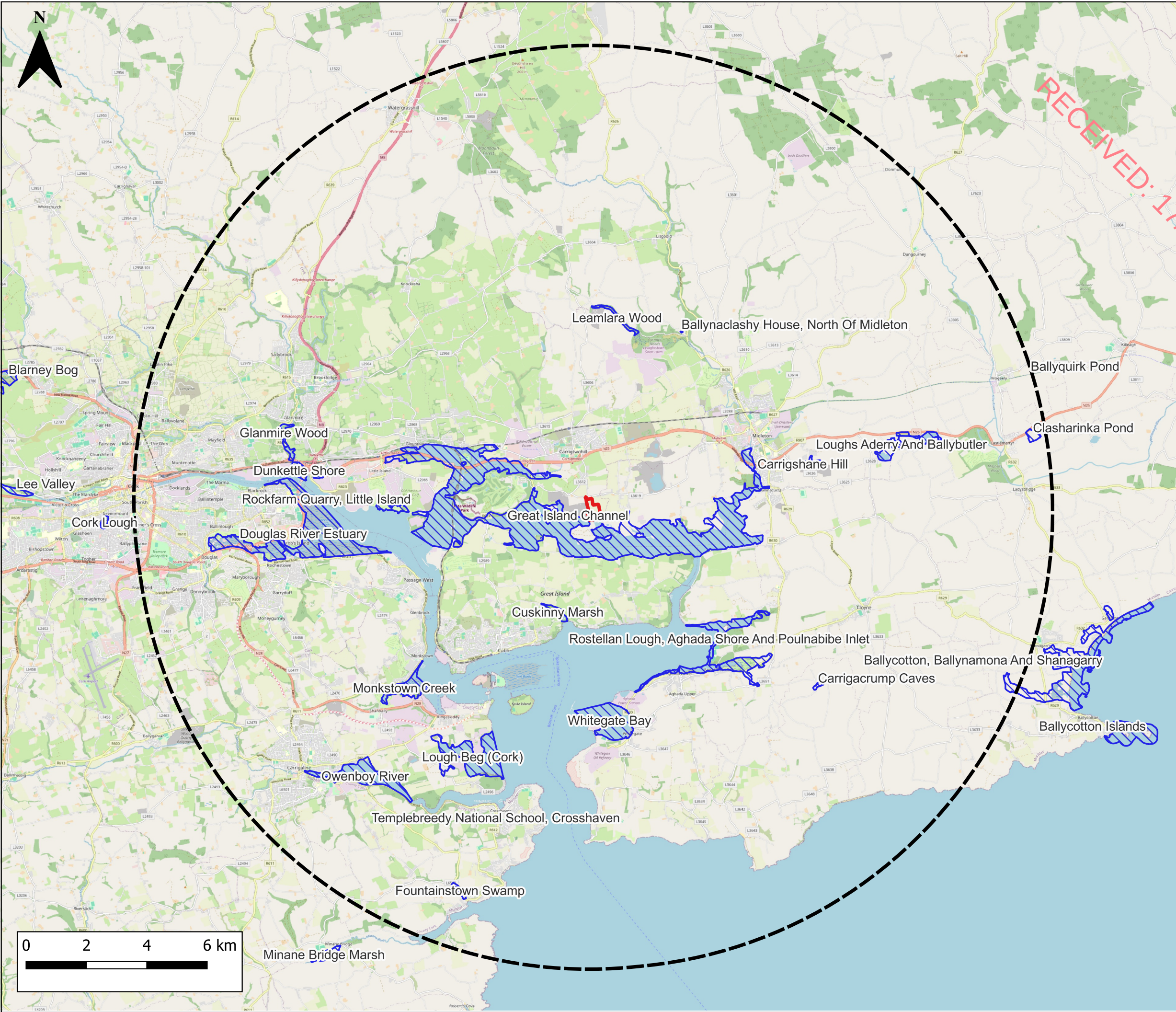
SLR CONSULTING
7 DUNDUM BUSINESS PARK
WINDY ARBOUR
D14 N2Y7
T +353 (0)1296 4667
www.slrconsulting.com

BREEDON MATERIALS LTD.
EIAR BIODIVERSITY CHAPTER

Proposed Extension
Rossmore Quarry, Carrigtohill, Co. Cork
European Sites Map

FIGURE 5-2

Scale 1:120000 @ A3	Date SEP 2025
------------------------	------------------



NOTES

1. Base Mapping: OpenStreetMap © (www.openstreetmap.org/copyright)

LEGEND

Site Boundary

15 km Buffer

Proposed Natural Heritage Areas (pNHAs)

SLR

SLR CONSULTING
7 DUNDRUM BUSINESS PARK
WINDY ARBOUR
D14 N2Y7
T +353 (0)1296 4667
www.slrconsulting.com

BREEDON MATERIALS LTD.
EIA R BIODIVERSITY CHAPTER

Proposed Extension

Rossmore Quarry, Carrigtohill, Co. Cork

Natural Heritage Areas Map

FIGURE 5-3

Scale
1:120000 @ A3

Date
SEP 2025

© This drawing and its contents are the property of SLR Consulting Ireland and may not be reproduced or amended by other persons without prior written permission. SLR Consulting Ireland accepts no liability for amendments made by other persons.

Appendix A. Relevant Legislation

RECEIVED: 17/12/2025

Relevant Legislation¹⁸

EIA Directive

The EIA Directive, Council Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment as amended by Council Directive 97/11/EC of 3 March 1997, Directive 2003/35/EC of 26 May 2003 and Directive 2009/31/EC of 23 April 2009, now codified in Directive 2011/92/EU of 13 December 2011 and amended in Directive 2014/52/EU of 16 April 2014, is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of environmental effects prior to development consent being given. The EIA Directive was first transposed into Irish law by the European Communities (Environmental Impact Assessment) Regulations, 1989 (S.I. No. 349 of 1989) which amended the Local Government (Planning and Development) Act, 1963 (and other legislation) to provide for environmental impact assessment.

Habitats and Birds Directive

The Habitats Directive ensures the conservation of a wide range of rare, threatened or endemic animal and plant species. Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora was adopted in 1992 and aims to promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements. It forms the cornerstone of Europe's nature conservation policy with the Birds Directive and establishes the EU wide Natura 2000 ecological network of protected areas, safeguarded against potentially damaging developments.

The Natura 2000 network of protected areas is known as Special Areas of Conservation (SAC) and Special Protection Areas (SPA). In general terms, they are considered to be of exceptional importance in terms of rare, endangered or vulnerable habitats and species within the European Community. The requirements of the Habitats Directive have been transposed into Irish law through the European Communities (Birds and Natural Habitats) Regulations 2011 [S.I. No. 477/2011]. This legislation affords protection to both Special Protection Areas and Special Areas of Conservation.

Special Areas of Conservation (SAC) are designated under the Conservation of Natural Habitats and of Wild Fauna and Flora Directive 92/43/EEC (Habitats Directive) which is transposed into Irish law by the EC (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011). Special Protection Areas (SPA) are classified under the Birds Directive (2009/147/EC on the Conservation of Wild Birds). Article 6(3) of the Habitats Directive requires an 'appropriate assessment' to be undertaken for any plan or project that is likely to have a significant effect on the conservation objectives of a Natura 2000 site. An 'appropriate assessment' is an evaluation of the potential impacts of a plan or project on the integrity of a Natura 2000 site, and the incorporation, where necessary, of measures to mitigate or avoid negative effects.

National Legislation

Flora and fauna in Ireland are protected at a national level by the Wildlife Acts 1976 to 2018 and the Floral (Protection) Order 2015. Natural Heritage Areas (NHA) are areas that are considered to

¹⁸ Please note that the summary of relevant legislation provided here is intended for general guidance only. The original legislation should be consulted for definitive information.

be important for the habitats present or for the species of plants and animals supported by those habitats. Under the Wildlife Amendment Act 2000, NHAs are legally protected from damage from the date they were formally proposed for designation. Section 19(1) of the Act states that 'Where there is a subsisting natural heritage area order in respect of any land, no person shall carry out, or cause or permit to be carried out, on that land any works specified in the order or any works which are liable to destroy or to significantly alter, damage or interfere with the features by reason of which the designation order was made'.

In addition, a list of proposed NHAs (pNHAs) was published in 1995 but to date these have not had their status confirmed. Prior to statutory designation, pNHAs are subject to limited protection under various agri-environment and forestry schemes and under local authority planning strategies such as County Development Plans.

Relevant Planning Policy

The planning policy and legislation that is relevant to the development.

Cork County Development Plan 2022-2028

The relevant local planning policies have been extracted from Volume 1 of the Cork County Development Plan 2022-2028. These policies are specific to "*Chapter 15: Biodiversity and Environment*" and are concerned with the policies and objectives relating to biodiversity.

BE 15-1: Support and comply with national biodiversity protection policies

- a) Support and comply with the objectives of the National Biodiversity Plan 2017-2021 (and any future National Biodiversity Plan which may be adopted during the period of this Plan) as appropriate;
- b) Implement the current County Biodiversity Action Plan and any future updated Plan;
- c) Support and comply with biodiversity policy set out in other national and regional policy documents as appropriate.

BE 15-2: Protect sites, habitats and species

- a) Protect all natural heritage sites which are designated or proposed for designation under European legislation, National legislation and International Agreements. Maintain and where possible enhance appropriate ecological linkages between these. This includes Special Areas of Conservation, Special Protection Areas, Marine Protected Areas, Natural Heritage Areas, proposed Natural Heritage Areas, Statutory Nature Reserves, Refuges for Fauna and Ramsar Sites. These sites are listed in Volume 2 of the Plan.
- b) Provide protection to species listed in the Flora Protection Order 2015, to Annexes of the Habitats and Birds Directives, and to animal species protected under the Wildlife Acts in accordance with relevant legal requirements. These species are listed in Volume 2 of the Plan.
- c) Protect and where possible enhance areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network. This includes rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands as well as coastal and marine habitats. It particularly includes habitats of special conservation significance in Cork as listed in Volume 2 of the Plan.

- d) Recognise the value of protecting geological heritage sites of local and national interest, as they become notified to the local authority, and protect them from inappropriate development
- e) Encourage, pursuant to Article 10 of the Habitats Directive, the protection and enhancement of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.

BE 15-3: Local Authority plan making

- a) Ensure that biodiversity issues are considered at the earliest possible stages of plan making;
- b) Ensure that plans and strategies comply with nature conservation legislation and policy as required (fulfil Strategic Environmental Assessment and Appropriate Assessment requirements); and
- c) Carry out ecological impact assessment of plans and strategies as appropriate.

BE 15-4: Local Authority development and projects

- a) Ensure that biodiversity protection is considered at design stage for works and development planned and progressed by Cork County Council and that all such projects comply with nature conservation legislation and policy as required;
- b) Fulfil Appropriate Assessment and Environmental Impact Assessment requirements and carry out Ecological Impact Assessment in relation to Local Authority plans and projects as appropriate.

BE 15-6: Biodiversity and New Development

Provide for the protection and enhancement of biodiversity in the development management process and when licensing or permitting other activities by:

- a) Providing ongoing support and guidance to developers on incorporating biodiversity considerations into new development through preplanning communications and the Council's guidance document 'Biodiversity and the Planning Process – guidance for developments on the management of biodiversity issues during the planning process' and any updated versions of this advice;
- b) Encouraging the retention and integration of existing trees, hedgerows and other features of high natural value within new developments;
- c) Requiring the incorporation of primarily native tree and other plant species, particularly pollinator friendly species in the landscaping of new developments;
- d) Fulfilling Appropriate Assessment and Environmental Impact Assessment obligations and carrying out Ecological Impact Assessment in relation to development and activities, as appropriate;
- e) Ensuring that an appropriate level of assessment is completed in relation to wetland habitats subject to proposals which would involve drainage or reclamation. This includes lakes and ponds, watercourses, springs and swamps, marshes, heath, peatlands, some woodlands as well as some coastal and marine habitats;

f) Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such development would result in unavoidable impacts on biodiversity – supporting the principle of biodiversity net gain.

BE 15-7: Control of Invasive Alien Species

Implement best practice to minimise the risk of spread of invasive alien species, on Council owned or managed land, and require the development and implementation of Invasive Alien Species Management Plans for new developments where required.

BE 15-8: Trees and Woodlands

- a) Protect trees the subject of Tree Preservation Orders.
- b) Make use of Tree Preservation Orders to protect important trees or groups of trees which may be at risk or any tree(s) that warrants an order given its important amenity or historic value.
- c) Encourage the provision of trees for urban shading and cooling in developments in urban environments and as an integral part of the public realm.
- d) Preserve and enhance the general level of tree cover in both town and country. Ensure that development proposals do not compromise important trees and include an appropriate level of new tree planting.
- e) Where appropriate, to protect mature trees/groups of mature trees and mature hedgerows that are not formally protected under Tree Preservation Orders

BE 15-11: Contaminated Land

- a) Require that prior to permitting development on contaminated sites, developers will carry out a full contaminated land risk assessment to demonstrate:
 - How the proposed land uses will be compatible with the protection of health and safety (including the durability of structures and services) during both construction and occupation; and
 - How any contaminated soil or water encountered will be appropriately dealt with.
- b) In the case of development which requires the removal of soil, stones and invasive species, any removal requires the appropriate permits and disposal to authorised sites.

BE 15-13: Noise and Light Emissions

- a) Seek the minimisation and control of noise pollution associated with activities or development, having regard to relevant standards, published guidance and the receiving environment.
- b) Ensure noise-sensitive developments are adequately protected from potential sources of noise (e.g. national roads). New developments should take account of, and mitigate against, any existing noise sources.
- c) Support the implementation of Noise Action Plans prepared for the Cork County area.

- d) Seek the minimisation and control of light pollution associated with activities of development, having regard to relevant standards, published guidance and the receiving environment and Dark Sky principles.
- e) Review and update Cork County Council Policy Guidelines for Public Lighting to take account of impacts of public lighting on wildlife and night skies.

RECEIVED: 17/12/2025

Appendix B. Planning Applications Considered for In-Combination Effects

RECEIVED: 17/12/2025

BIODIVERSITY 5

Application Number	Development Description	In-Combination Effects
204589	The development will consist of an increase in the number of days during which operations outside of normal working hours can take place at the existing permitted asphalt plant (permitted under planning reg. ref's 18/06874 and 19/5050), from 60 no. days per annum to 100 no. days per annum, within an application area of 1.605 hectares. The proposed development will not result in any change in current output rates.	This planning application is located approximately 0.01 km from the proposed extension area. An AA Screening report is available with this planning application. This report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites and that a Stage 2 AA would not be necessary.
206709	The implementation of a landscaping scheme to provide for the screening and landscaping of the northern boundary of the site using existing overburden materials, within an application area of 3.55 hectares.	This planning application is located approximately 0.01 km from the proposed extension area. An AA Screening report is available with this planning application. This report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites and that a Stage 2 AA would not be necessary.

BIODIVERSITY 5

216983	The development is similar to that previously granted under An Bord Pleanála reference number PL04.QD.0010 and will consist of the deepening of the existing quarry extraction area by 2 no. 15 metre benches from -20m OD to -50m OD, along with minor amendments to the permitted quarry layout (plan file ref. no's: S/02/5476 and ABP Ref. PL04.203762 and ABP Ref. PL04.QD.0010) all within the existing permitted quarry footprint and the continued use of the existing water management system (settlement pond / infiltration pond system, permitted under PL04.QD.0010) for the life of the proposed development, all within an application area of c. 12.6 hectares. An extraction capacity of up to 375,000 tonnes per annum is sought to provide the applicant with the ability to respond to demand for aggregates for large infrastructure projects in the region. Permission is sought for twenty years plus two years for final restoration (total duration 22 years). The planning application will be accompanied by an Environmental Impact Assessment Report (EIAR).	This planning application is located on the already existing quarry site, within the client's landholding, approximately 0.2 km west of the proposed extension area. An AA Screening report is available with this planning application. This report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites and that a Stage 2 AA would not be necessary.
--------	--	---

BIODIVERSITY 5

215323	The demolition of 3 no. structures consisting of 2 no. uninhabitable dwellings (50m.sq. and 150m.sq.) and an associated outbuilding (400m.sq.) within an application area of 0.4 hectares.	This planning application is located approximately 0.02 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites and that a Stage 2 AA would not be necessary.
204124	The development will consist of the installation of a readymix concrete batching plant, ground limestone processing plant, ground limestone storage building (c. 240 m2), closed circuit settlement system and all ancillary works, within an application area of c. 0.85 hectares at the existing quarry landholding.	This planning application is located approximately 0.09 km from the proposed extension area. An AA Screening report is available with this planning application. This report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites and that a Stage 2 AA would not be necessary.
235942	Permission for retention of the two-storey rear extension to existing dwellinghouse, 2 no. domestic garages as constructed & the vehicular entrance as constructed and all associated site works.	This planning application is located approximately 0.09 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.

RECEIVED: 21/03/2025

BIODIVERSITY 5

RECEIVED: 21/12/2025

214638	Permission for an agricultural grain store and ancillary farm buildings. The proposed development includes the provision of (1) a grain store (2827.36sq.m) comprising 3no. storage bays complete with silo, elevators, conveyors, drying and air handling plant, (2) agricultural farm shed (1454.40sq.m) comprising agricultural machinery and hay/straw storage areas, (3) horse stables (550.22sq.m) comprising 7no. stalls for breeding/rearing of blood stock with ancillary toilet and feed storage areas and a mezzanine storage level, 4) dungstead, (5) concrete surfaced farmyard, (6) 2 no. overground LPG storage tanks in farmyard, (7) relocation of existing farm entrance on local road L7645, (8) internal access road linking relocated farm entrance to new farmyard, (9) 1.1m high timber-effect concrete fencing and gates to farm site frontage, internal access road and farmyard, (10) provision of 10pe treatment plant and polishing filter, (11) construction of infiltration basin and landscaped berm including re-grading of adjacent farm field levels, plus (12) weighbridge record office (94.36sqm) including weighbridge record system, grain quality-control testing laboratory, farm office and staff welfare facilities, (13) 2 no. weighbridges and (14) all associated site works.	This planning application is located approximately 0.2 km north of the Site. The Ecology Primary report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.
--------	--	--

BIODIVERSITY 5

RECEIVED: 21/12/2025

245395	Permission for alterations to agricultural grain store previously approved under Pl.Reg.No. 21/4638, including construction of: 1) 2 no. additional grain stores (area 2713.94sq.m), 2) Enlarged farm shed (1692.73 sq.m) for agricultural machinery and hay/straw storage in revised orientation, 3) 5 no. water storage tanks, 4) All associated site works.	This planning application is located approximately 0.2 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.
215965	The development will comprise of continuance use of the existing quarry development within an overall application area of c.24.7 hectares; extraction to the permitted level of 40m below Ordnance Datum, within the extraction area permitted under Plan. Reg. 03/4570; final restoration of the quarry void area and an area of 3.8 hectares to the North adjacent to the public road. Permission is sought for twenty years plus two years for final restoration (total duration 22 years). Permission is also being sought for an extension to the existing operating hours for the ready mixed concrete plant for out of hours operation of the plant up to a maximum of 40 occasions per year, to supply critical and strategic building/infrastructure/maintenance projects whose construction requires supply of concrete outside normal plant operating hours. An Environmental Impact Assessment Report has been prepared for the planning application.	This planning application is located on the quarry site to the west of the client's landholding, approximately 0.29 km from the proposed extension area. An AA Screening report is available with this planning application. This report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites and that a Stage 2 AA would not be necessary.

BIODIVERSITY 5

204199	The construction of 2 no. new ESB substation & distribution room buildings and the decommissioning of an existing ESB substation and all associated site works.	This planning application is located on the quarry site to the west of the client's landholding, approximately 0.32 m from the proposed extension area. A Natura Impact Statement is available with this planning application. This report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites, following implementation of the proposed mitigation measures.
206914	Alterations and extensions to existing dwelling house including, (a) Demolition of 2 no existing outbuildings and 1 no. lean to building (b) Alterations to elevations of existing dwelling, refurbishment and replacement of existing roof (c) Proposed new entrance (d) Alterations including part single storey and part two storey extensions to existing dwelling house (e) Construction of waste water treatment plant and percolation area (f) Ancillary site works.	This planning application is located approximately 0.34 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.

BIODIVERSITY 5

217266	A change of plan only to the permitted design of alterations and extension to existing dwelling house as granted under planning permission Reg no. 20/6914. The change of plan includes the following a) a modified design of 2 storey and single storey extension to the existing dwelling and b) a minor modification to approved plan for restoration of existing cottage to include a new doorway to the northern elevation of the same.	This planning application is located approximately 0.34 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.
245822	Permission to (A) Decommission existing septic tank and percolation area serving existing dwelling and (B) install a new septic tank and percolation area.	This planning application is located approximately 0.36 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.
245827	Permission to construct a new dwelling house.	This planning application is located approximately 0.4 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.

RECEIVED: 21/12/2025

BIODIVERSITY 5

234249	Permission for retention of the side extension as constructed to their existing dwelling house and all associated site works	This planning application is located approximately 0.45 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.
204199	The construction of 2 no. new ESB substation & distribution room buildings and the decommissioning of an existing ESB substation and all associated site works.	This planning application is located approximately 0.71 km from the proposed extension area. A Natura Impact Statement is available with this planning application. This report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites, following implementation of the proposed mitigation measures.

BIODIVERSITY 5

RECEIVED: 21/12/2025

226696	Planning permission for the following; 1) the demolition and removal of the existing glazed porch and roof to the front (south), and a portion of the existing roof to the rear (north) and 2 no. chimney stacks, 2) to construct a new single storey ground floor porch to the front (south), 3) to construct single storey extensions to the side (west) and rear (north), 4) the construction of a new gabled dormer to the northern side of the roof, 5) construction of a sheltered parking area to the rear (north) of the dwelling, 6) new entrance gate and piers to dwelling with, 7) elevational changes and internal alterations to suit	This planning application is located approximately 0.71 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.
217082	Retention of a garage conversion to home office as constructed, the construction of a single storey living room extension to the east, a single storey entrance porch to the west and all associated site works to a dwelling.	This planning application is located approximately 0.72 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.
226662	Single storey rear extension as constructed to dwelling house and all associated site works.	This planning application is located approximately 0.74 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.

BIODIVERSITY 5

217522	Construction of a single storey structure comprising domestic studio/garage room including associated site works within the curtilage of a dwelling	This planning application is located approximately 0.78 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.
246180	Permission to retain the following developments: 1) Removal of chimney on southern gable, 2) Installation of new window and 3) Replacement of double door with a new window, both on the southern gable. Permission for the following proposed developments: 1) Erection of a new porch to northern elevation, 2) Erection of a lean-to open-sided shelter structure to rear eastern elevation and 3) Installation of a double door to replace existing window from the kitchen on eastern elevation. The above developments are to an existing dwelling house.	This planning application is located approximately 0.81 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.
226712	1. Construction of agricultural building for the storage of straw & ancillary dry goods, agricultural machinery, along with the storage of vintage tractors & machinery for personal use. 2. Upgrading of existing entrance to the proposed development along with associated site works.	This planning application is located approximately 0.81 km northwest of the Site. An AA Screening report is available with this planning application. This report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites and that a Stage 2 AA would not be necessary.

RECEIVED: 21/12/2025

BIODIVERSITY 5

236596	Permission for the construction of extensions to existing dwelling house, alterations to existing elevations and all associated site works	This planning application is located approximately 0.84 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.
216552	To demolish rear dwelling extension, derelict outbuildings at the side/rear and to remove the side garden wall, to alter the existing front part of dwelling house (cottage) and to construct a new single storey extension to the rear of dwelling house to provide living accommodation; to remove front fence wall and to construct a new site entrance gate and wall fence and new waste water treatment system and all associated site development works.	This planning application is located approximately 0.96 km from the proposed extension area. The Planner's Report concluded that this application will not result in a significant effect on the conservation status of any Natura 2000 sites.

RECEIVED: 17/12/2025