



Comhairle Contae Chorcaí
Ailtirí | Stiúrthóireacht Tithíochta
Cork County Council
Architects | Housing Directorate

Brief for the Preparation of an Archaeological Impact Assessment

for

site for Housing at

at

Broomfield, Midleton, Co. Cork.



**Rialtas
na hÉireann**
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

Document Control:

Project Name:	Housing Development at Broomfield, Midleton, Co.Cork	
Project Number:	ATS1_S_2024_006	
Location:	U:_South\ATS1_S_2024_006_Housing_Midleton_Broomfield_PhA\Admin\9.0 Procurement\9.3 Archaeology	
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Revision:	A	25/06/2026

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1.0 Introduction

Cork County Council is seeking suitably qualified and experienced archaeological consultants to prepare an Archaeological Impact Assessment for a 3.3 ha. greenfield site for housing development accessed off the Broomfield West Road. The site is shown in the attached site aerial view.

The report will be used by the Local Authority to accompany a Part 8 planning submission for the project.



Fig. 1 Site Broomfield, Phase A, Midleton: Site Area 3.3ha

2.0 Project Background and Site Description

The site at Broomfield West, Midleton is located on the Northern outskirts of Midleton town and approximately 23km East of Cork City centre. The site is bound by a local road to the Southeast, agricultural land to the East, a Midleton Education Together NS to the West and additional housing developments to the West, South and East.

Some of the key site restrictions include the topography with a fall of 18m from NE to SW. The total subject site measures 3.3ha

There are no protected structures within the curtilage of or adjacent to the site.



Figure 2. Historic 6 inch map as taken from screenshot of CCC GIS on 09.03.2026



Figure 3. Historic 25 inch map as taken from screenshot of CCC GIS on 09.03.2026

3.0 Requirements

Cork County Council is required to engage the services of a suitably qualified archaeologist to carry out an archaeological impact assessment of the development site. This archaeological assessment should:

- examine the known and predicted archaeological environment including sub-surface archaeology
 - carry out a geophysical survey
 - Carry out licensed archaeological testing across the development site to target any potential geophysical anomalies
 - Carry out Licensed archaeological testing at regular intervals covering at least 12% of the site or more
 - evaluate the proposed development in terms of the impact (direct and indirect) of the proposed works on existing or predicted archaeology
 - propose a strategy to mitigate the adverse effects of the development on the archaeological heritage
2. The archaeologist should carry out any relevant documentary research and inspect the site.
 3. A geophysical survey shall be carried out by a suitably qualified archaeological geophysicist across the site. The archaeologist shall carry out the agreed program of archaeological testing (under license). If significant archaeology is identified by the geophysical survey or during the testing program the County Archaeologist shall be immediately contacted. The results of the testing shall be submitted to the County Archaeologist to agree mitigation measures. If significant archaeological remains are uncovered, further mitigation measures may be required such as preservation in situ, archaeological monitoring, redesign, buffer zones.
 4. A visual impact assessment of the impact of the proposed development on adjacent archaeological material shall be carried out. Views to and from adjacent archaeological monuments shall be assessed in light of the proposed development (images to be provided by others)
 5. Having completed the work, the archaeologist shall submit an Archaeological Assessment report compiling the above information, with clearly labelled drawings (including scaled plans of any archaeological features identified (if any) overlaid with the proposed development with agreed buffer zone) and relevant photographs to the Planning Authority and to the National Monuments Service of the Department of Housing Local Government and Heritage for consideration.

This brief requires the Consultant to liaise directly with Cork County Council's Planning and Heritage section or any other persons, groups or organisations as reasonably necessary to carry out the required scope regardless of whether this is explicitly stated or not. The consultant must:

1. Carry out all duties and actions in cognisance of relevant legislation and industry best practice.
2. Inspect the site and become familiar with the physical and legal constraints including but not limited to matters of Title and Rights to Light. Take advice from others as necessary.
3. Understand constraints as advised by the Planning authority and any relevant supplementary documentation.
4. Acquire a thorough understanding of the Client's needs and requirements for the project.
5. Prepare such written and drawn materials required for submission for a Planning Application or Applications. Any minor additional revised versions of the report shall be facilitated.
6. Provide follow up support for the project architect/design team in relation to minor areas of clarification. No physical output will be required for additional support.
7. Advise on the scope of service of any additional reports, surveys or advice required beyond the scope of this brief.

4.0 Health and Safety

The successful tenderer is responsible for compliance with CCC's insurance and H&S policy and relevant health and safety legislation.

The individual/company is required to comply with the ***Safety, Health and Welfare at Work Act 2005 (as amended)*** and the ***Safety, Health and Welfare at Work (Construction) Regulations 2013***, along with all other applicable health and safety legislation any amendment hereof. The consultant shall fulfil all roles and responsibilities under the above-mentioned regulations, as required.

The tender total shall include all costs which may be incurred by the successful tenderer in complying with its obligations pursuant to the Regulations.

During the detailed evaluation of tenders, the Tenderer shall, if requested, submit its Safety Statement pursuant to Section 12 of the Safety Health and Welfare Act 2005 together with its written confirmation that the Agreement Period is adequate for the safe construction of the works.

The attached drawings indicate the extent of available information with respect to existing underground services. Overhead obstructions also exist. The contractor is to thoroughly assess access and restrictions associated with same.

All construction works are to comply with CCC Health and Safety Policy (rev 14) and the consultant shall complete all relevant CCC forms, as required.

The contractor is to undertake the PSCS Role.

Site Mobilisation: Contractor will be required to prepare a risk assessment and method statement RAMS for presentation to CCC at least 1 week before planned start. Contractor will be required to obtain a works authorization from CCC before the works commence.

5.0 Site Access

The site is accessible via a gate from the existing roadway, Broomfield West. If further access is required, advance notice will need to be given to Cork County Council to facilitate.



Figure 4. Site entrance at Broomfield West Road

6.0 Deliverables and Programme

The Consultant shall:

- Apply for the licence within one week of appointment and confirm the expected period to grant.
- Complete a draft version of the required report (including compiling any supplementary documentation) within 2 weeks of obtaining the licence.
- Issue a final report within 2 no. week of receipt of comments from Cork County Council in relation to the draft report. The final report will be required to give due consideration to any comments raised in relation to the draft version. Issues to be by email to jack.scannell@corkcoco.ie eibhlin.clifford@corkcoco.ie or an alternative agreed file share platform.

7.0 Payment

Payment is by a single invoice once the work is accepted complete. The invoice is to be broken down and itemised as agreed with CCC and sent directly to the designated contact person for agreement and processing. (Please note that invoices sent direct to Finance can be mislaid due to the size of the organisation and take longer to process as they have to discover the directorate/project and return to the project manager for authorisation to pay.)