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Environmental Impact Assessment Screening

Proposed Residential Development at Ardarostig, Cork

Ardstone Homes Ltd.

April 2021

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Introduction

1.1 Purpose of Statement

This Environmental Impact Assessment Screening has been prepared by HW Planning on behalf of Ardstone Homes Limited to determine whether an Environmental Impact Assessment Report (EIAR) is required for a Strategic Housing Development (SHD) at Ardarostig, Bishopstown, Cork.

This statement should be read in conjunction with other application documents including the Statement of Consistency, Appropriate Assessment Screening, Ecological Hedgerow Appraisal, Bat Assessment, Landscape Visual Impact Assessment, Archaeological Impact Assessment, Site Specific Flood Risk Assessment and Construction and Environmental Management Plan.

Environmental Impact Assessment (EIA) is a procedure under the terms of European Directives on the assessment of the impacts of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.

In addition, a 'sub-threshold' EIA may be required, if the Planning Authority determines that the development would be likely to have significant impacts on the environment. Schedule 7 of the Regulations details the criteria for determining whether a development would or would not be likely to have significant impacts on the environment considering the characteristics of the proposed development, its location and characteristics of potential impacts.

Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.

Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:

"1. A description of the project, including in particular:

a) a description of the physical characteristics of the whole project and, where relevant, of demolition works.

b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the project.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:

a) the expected residues and emissions and the production of waste, where relevant.

b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3."

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the pro-forma included as Appendix A in this report provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

1.2 Background to the EIA Screening

The EIA Screening is being prepared having regard to the Opinion of An Bord Pleanála in relation to the initial pre-consultation request, and in particular point 13 of that opinion which states that:

The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

Article 299B (1)(b)(ii)(II) states the following:

(II) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall satisfy itself that the applicant has provided to the Board

(A) the information specified in Schedule 7A,

(B) any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, and

(C) a statement indicating how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.

Article 299B(1)(c)

The information referred to in paragraph (b)(ii)(II) may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.

Project Details

2.1 Description & Characteristics of the Proposed Development

The construction of a mixed use residential development of 276 no. residential units with ancillary single storey crèche (271 sq. m), café (147 sq. m), landscaping, road improvements, pedestrian / cycleway and associated site development works. The proposed development makes provision for 137 houses comprising of 40 no. 2-storey 3-bedroom semi-detached, 12 no. 2-storey 3-bedroom detached, 56 no. 2-storey 3-bedroom terraced, 14 no. 2-storey 4-bedroom semi-detached and 15 no. 3-storey 4-bedroom terraced. The proposed development includes 139 no. apartments / duplexes to be provided as follows: Block 1 (11 no. 1-bedroom & 7 no. 2-bedroom over 4 storeys), Block 2 (11 no. 1-bedroom & 7 no. 2-bedroom over 4-storeys), Block 3 (10 no. 1-bedroom & 8 no. 2-bedroom over 4-storeys), Block 4 (10 no. 1-bedroom & 8 no. 2-bedroom over 4-storeys), Block 5 (12 no. 1-bedroom & 15 no. 2-bedroom over 5 storeys), Block F (16 no. 2-bedroom duplex apartments & 16 no. 3-bedroom duplex apartments over a 4-storey split level building) Block G (4 no. 2-bedroom duplex apartments & 4 no. 3-bedroom duplex apartments over 3 storeys). Apartment Block No. 5 makes provision for a café fronting Waterfall Road at ground floor level. The proposed development will provide for a new vehicular access and pedestrian entrances onto Waterfall Road, a two-way cycle track and pedestrian footpath along the site frontage to Waterfall Road which will continue via the site, and to the rear of properties fronting onto Waterfall Road, to link to an existing shared surface pathway south of the N40, upgrades to this shared surface path to provide two-way cycle track and pedestrian footpath, upgrades to Waterfall Road to extend the existing pedestrian pathway to the subject lands, pelican crossing on Waterfall Road opposite The Rise/Haldene Villas junction (approximately 445 metres north east of the main development site), uncontrolled pedestrian crossing at the Audi Cork/Heiton Buckley entrance junction adjacent to N40 (approximately 370 metres north east of the main development site), infrastructure development works comprising the relocation/undergrounding of ESB powerlines, wastewater infrastructure upgrades, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substation, CCTV and all ancillary site development works.

2.2 Description of Location of Site

The lands are located in the south western hinterlands of Cork City just to the south of the Waterfall Road and N40 South ring road, approximately 6 km south west of Cork City Centre. The site is a short distance from the local centre at the junction of Bandon Road and the N40 to the east. The existing suburban areas of Curraheen and Bishopstown are located to the north. The lands are agricultural in nature and include steep topography along their southern extents.

The site area also includes lands to facilitate a two-way cycle track and pedestrian footpath along the site frontage to Waterfall Road which will continue via the site, and to the rear of properties fronting onto Waterfall Road, to link to an existing shared surface pathway south of the N40 as well as an uncontrolled pedestrian crossing at the Audi Cork/Heiton Buckley entrance junction adjacent to N40 (approximately 370 metres north east of the main

development site). The site also extends to the front of the north western boundary of existing dwelling (“Valhalla”) to the north east of the site to facilitate the extension of the existing pedestrian pathway to the subject lands.

In addition, a remote portion of the site is intended to provide a pelican crossing on Waterfall Road opposite The Rise/Halldene Villas junction (approximately 445 metres north east of the main development site).

There is a potential impact-receptor pathway via surface-water run-off between the study site and Cork Harbour SPA via the public stormwater sewer network, Glasheen (Cork City) River and River Lee. Surface-water run-off arising from the site will discharge into Glasheen (Cork City) River via the public stormwater network, which flows into the River Lee that in turn flows into Lough Mahon transitional waterbody where sections of Cork Harbour SPA are present >12km downstream of the study site. Great Island Channel SAC is located >17km downstream of the study site.

2.3 Environmental Sensitivities

LANDSCAPE

The majority of the subject site is located within an Area of High Landscape Value, as defined in the Cork County Development Plan 2014 -2020. There are also two designated scenic routes in the vicinity of the site with the S37 – Road between Leemount and Macroom via Coachford (c.3 km to the north) and S56 – road between Frankfield and Ballygarvan (c3.5 km to the west). The extent of the high value landscape is identified in the submitted Landscape & Visual Impact Assessment. Landscape Character is classified as ‘City Harbour and Estuary’ comprising a mix of “of rural and intensely urban areas, combined with a large expansive harbour”.

A Landscape & Visual Impact Assessment accompanies the final application and is informed by photomontages prepared by 3D Design Bureau. The predicted significance of Townscape and Visual Impacts can be summarised as follows:

The most appreciable change in landscape and visual terms will be the transition of the Application Site from rural fringe agricultural land to urban residential development. This will have an initial adverse impact on landscape character, but this impact will reduce significantly as the adjacent lands adverse impact which will be reduced over time both by site specific mitigation measures and as adjacent lands are developed in line with the zoning objectives of the locality and the extension of the Cork City urban area.

*There will be a significant impact on the landscape character of Waterfall Road frontage itself with the scale and nature of the proposed development being clearly visible and roadside vegetation being replaced by urban streetscape. The impact can be classed as **Substantial Adverse** for 2 immediate views within this area, reducing to **Substantial Neutral** over time.*

*While the proposed development will be visible from the surrounding area, the design considerations for the scheme, notably the retention of boundary vegetation, the introduction of mitigation tree planting and the retention of the higher southern portion of the site as a planted landscape resource all assist in minimising these impacts. The impact on views from the surrounding area can be classed as **Moderate Neutral to Slight Neutral depending on distance.***

*This development will result in a significant initial change to the landscape and visual character of the Application Site and its immediate surroundings. Overall, the proposed development will have a **Moderate Neutral** effect on this area of Cork City, but the baseline setting ensures this can be successfully absorbed without causing any unacceptable landscape effects.*

BIODIVERSITY & EUROPEAN SITES

The subject site is not located in close proximity to any Special Protection Area (SPA), Special Area of Conservation (SAC) or Natural Heritage Areas (NHA). The site is located approximately 6.8 kilometres from the Cork Harbour SPA at its closest point and 13.6 kilometres away from the Great Island Channel SAC at its closest point. The project ecologist has determined that no invasive plant species, including those listed on the Third Schedule of the 2011 European Communities (Birds and Natural Habitats) Regulations, were noted at the residential part of the study site.

Article 6.3 of the Habitats Directive 92/43/EEC requires that an Appropriate Assessment (AA) should be carried out where plans or projects may have a significant effect on the conservation objectives that would ultimately affect the integrity of Natura 2000 sites. A Stage One AA Screening Report has been prepared by Kelleher Ecology Services and concludes the following:

- *As none of the Natura 2000 sites overlap the study site, direct impacts via habitat loss are not relevant.*
- *No indirect construction/operational stage surface-water run-off impacts on Cork Harbour SPA and Great Island Channel SAC are expected as a result of the proposed development as follows. Standard environmental controls will be implemented as part of the project to ensure the appropriate management and control of surface-water run-off associated with the proposed development that will be specific to the site, proposed works/operations and Glasheen (Cork City) River. Such controls are not intended to address any particular risks to other water-features and associated Natura 2000 sites downstream of the Glasheen (Cork City) River here; such controls would be proposed regardless of the Natura 2000 sites. Therefore, no measures are specifically required to address risks to the Natura 2000 sites in this case.*
- *No indirect hydrological impacts on Cork Harbour SPA via waste-water/foul effluent is expected as a result of the proposed development as follows. Prior to the site being connected into the public foul sewer, construction phase waste-water/foul effluent will be managed and controlled at the temporary site compound, where sanitary waste will be removed from site via a licenced waste disposal operator. When the site is connected to the public foul sewer network, construction/operational phase waste-water/foul effluent from the proposed development will be collected via new sewer infrastructure at site and discharged for treatment at Cork City WWTP, which has significant sufficient capacity to accept the additional operational discharge as confirmed by Irish Water's pre-connection enquiry response that the proposed foul connection can be facilitated. Ambient monitoring of transitional and coastal receiving*

waters indicates that discharge from the WWTP does not have an observable negative impact on water quality or WFD status in the receiving environment.

- *Indirect hydrological impacts on Great Island Channel SAC via wastewater/foul effluent are not considered relevant here as follows: Great Island Channel SAC is not downstream of the WWTP's discharge point, although its boundary is c. 550m north-east of the WWTP's discharge point. However, potential impacts on the SAC arising from tidal/wind movements from Cork City WWTP's discharge point have not been highlighted as being of significant concern in an assessment on the conservation status of the SAC, but rather the impacts from two other upstream WWTPs have been highlighted instead (see O'Neill et al. 2014).*
- *Disturbance/displacement impacts of fauna that are listed as qualifying interests of the Natura 2000 sites are not relevant here as (i) the site does not overlook Natura 2000 sites due to distance combined with screening from existing buildings/vegetation and topography (ii) the conservation objectives of Great Island Channel SAC relate to habitats and not fauna and (iii) the study site does not support habitats of ex-situ ecological value for qualifying interest species of Cork Harbour SPA.*

BAT ASSESSMENT

The application has been accompanied by a Bat Assessment prepared by Kelleher Ecology Services. The assessment concludes that the potential suitability of trees due for removal to support roosting bats is primarily considered negligible/low here with just seven trees that may potentially be of low to moderate suitability for bat roosting due to the level of extensive heavy ivy cover combined with branching that might not be wide/large enough to support roosting opportunities.

It also indicates that the permanent loss of trees will be fully compensated through the relatively extensive planting of native tree species associated with the proposed development of native woodland planting, where a net gain of native tree/shrub species should be achieved with the appropriate implementation of the Landscape Masterplan that will also provide new commuting/feeding opportunities for bats as landscaping matures.

SEVESO

A lower tier Seveso site, Irish Oxygen Company, is located approximately 100 metres to the western boundary of the site. The subject site is located partially within the middle zone and partially within the outer zone for the facility having regard to the regulations for COMAH establishments. The category level of the development was determined to be sensitivity level 2.

In their submission to An Bord Pleanála on the previous application (ABP 303137-18), the HSA confirmed there was no objection to a grant of planning permission in the context of Major Accident Hazards. The previous scheme included 27 no. dwellings within the inner and outer risk contours associated with the Seveso site.

The current proposed site layout provides for a lesser number of dwellings within the middle and outer zones, at 11 no. in total. The breakdown of these dwellings is listed below:

Inside inner risk contour (middle zone)

3 x House Type A1 (4 bed Semi-D)

1 x House type A2 (4 bed Semi-D)

Total - 4 No dwellings

Inside outer risk contour (outer zone)

4 x House Type A1 (4 bed Semi-D)

1 x House Type B1 (3 bed Semi-D)

1 x House Type B4 (3 bed detached)

1 x House Type B5 (3 bed Semi-D)

Total - 7 No dwellings

The applicants have made contact with the HSA in advance of submitting this application, to outline the interaction of the current proposed layout with the Risk Contours associated with the Seveso site and the changes since the previous SHD was submitted. The HSA have indicated they are unable to comment outside of the formal process.

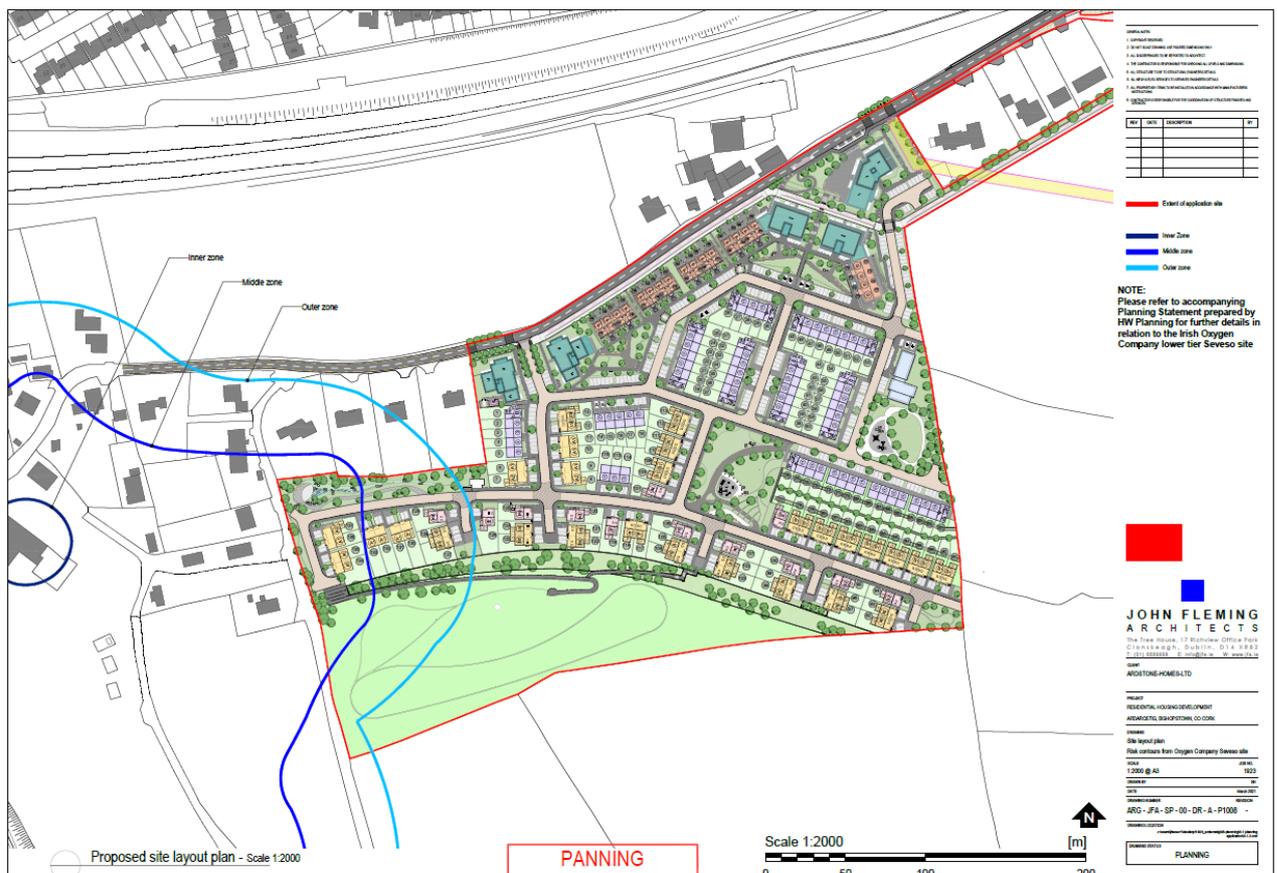


Figure 1: Site Layout Plan with middle and outer risk zones overlaid.

TRAFFIC IMPACT

The subject lands are located south of the Waterfall Road with an existing speed limit of 50km/ph. Possible operational stage impacts include the generation of unacceptable levels of congestion and queuing at site entrance, as well as the endangering of public safety by reason of traffic hazards arising from the development. The potential for operational traffic to impact human health from increased volumes and associated road safety implications is addressed in the accompanying Traffic Impact Assessment and Road Safety Audit prepared by NRB Consulting Engineers. The Report concludes that:

The proposed development will have an unnoticeable impact upon the established local traffic conditions and can easily be accommodated on the road network, with access via a simple priority junction onto Waterfall Road.

It is proposed to provide very significantly enhanced secure safe cyclist and pedestrian links to Bandon Road, with new/improved pedestrian crossings of Waterfall Rd at The Rise and at the Audit Garage towards Bishopstown. The high quality of accessibility of the site by non car modes of travel is addressed in more detail in the Preliminary Mobility Management Plan included as Appendix H.

A review of the Road Safety Authority database records indicates that there is no significant history of accidents that would be affected by the level of additional traffic. In this regard, given the very low additional traffic volumes, we conclude that the development will not have any adverse impact upon traffic safety on the overall network.

Alongside this, the construction phase has the potential to increase traffic congestion and/or public safety hazard, with the significance of impacts likely to be moderate without appropriate mitigation. Please refer to Construction & Environmental Management Plan prepared by DOSA Consulting Engineers.

FLOOD RISK

There are no watercourses located within the site. The closest river is the Twopot River which is located approximately 500 metres to the west of the site and at a lower elevation. The topography and gradient on the site negate any flood risk. The Office of Public Works' (OPW's) online national flood hazard mapping (www.floodmaps.ie) indicates that the subject lands are well removed from any flood risk areas and historical flood events.

A Site Specific Flood Risk Assessment was carried out by DOSA Consulting Engineers and concludes the following:

- *The Glasheen River, Curragheen River & Twopot River all flow in a northerly direction to the east & west of the site. Historical flood data gathered from www.floodmaps.ie has indicated that these rivers have a history of recurring and localised floods within 1-1.5km of the site, however, there has been no flooding on the site itself.*
- *The CFRAMS Maps indicate that the site lies within Flood Zone C.*
- *The type of development is defined as 'Highly Vulnerable Development'. Using the sequential approach mechanism, it is assessed that a justification test is not required for the proposed development.*

To prevent any increased flooding within the vicinity from the proposed development, it is proposed to implement SuDS measures as discussed in the Infrastructure Report in order to limit the discharge from the site to the current discharge rates. The implementation of these SuDS measures will not increase the risk of flooding elsewhere. It is considered that the proposed development will have a negligible impact on the existing flood regime of the area.

HERITAGE

The subject lands are currently in use as agricultural pastureland. There are no recorded national monuments or National Inventory of Architectural Heritage (NIAH) structures on the subject site. A levelled 'enclosure' is situated circa 30m east of the site. The 'Zone of Notification' for this monument partially extends into the development lands for proximately 4 metres, however the development of the subject lands will not result in any direct impact on the monument.

An Archaeological Impact Assessment has been prepared by John Cronin & Associates. This included geophysical survey work. A number of discrete features of slight archaeological potential were noted as part of the assessment, but on balance, the proposed development site is considered to be of low archaeological potential.

SOIL

The Flood Risk Assessment (FRA) prepared by DOSA Consulting Engineers and accompanying the application, refers to this region as having an extreme vulnerability rating with rock at or near the surface. The GSI state that "Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease with which groundwater may be contaminated by human activities". The GSI further describes that the vulnerability of groundwater depends on:

- The time of travel of infiltrating water (and contaminants).
- The relative quantity of contaminants that can reach the groundwater; and
- The contaminant attenuation capacity of the geological materials through which the water and contaminants infiltrate.

The FRA concludes that there is no historical evidence of groundwater flooding at the site and no indication on the maps of any springs or wells on this site. Groundwater risk is therefore not considered to be significant.

CUMULATIVE IMPACTS

This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using Cork City and County Council planning enquiry systems, the results of which are summarised below. These projects include extensions to private dwellings, construction of vehicle showrooms and additions to an existing industrial facility (Irish Oxygen Company).

Table 2.1 Nearby plans and Projects

Reference	Description
2039561	Permission for the demolition of existing single storey side extension and external shed and store area. Alterations and refurbishment of the existing two storey house, construction of a new first floor rear extension, a new single storey side extension, and a new dormer side extension, construction of a new detached garage with store area and all associated site work.
2039217	Permission for the erection of signage.
184767	Construction of a new two storey vehicle showroom building incorporating a workshop, stores and staff facilities, external car display, car parking, car sales area, site lighting, building signage programme, services connections and construction of 2 no. new site entrances from the existing site access road permitted under 16/6632 and all associated site works.
174765	A medical oxygen cylinder filling building; 4 no. bulk storage tanks for non-flammable industrial gases (each of 30,000 litre capacity and c.9.2 in height); overhead pipe bridge; and all associated drainage and site development works. The proposed development relates to a development which comprises an activity requiring an Industrial Emissions License (Reg. No. P0070-01). The proposed development also relates to modifications to an establishment for the purpose of major accidents directive and the Major Accident Regulations.
166632	The demolition of the existing former Uponor Building and associated ancillary structures, the construction of a new two storey vehicle showroom incorporating a workshop, stores and staff facilities, a separate one storey valeting building, carwash area, recycling compound external car display, car parking, site lighting, building signage programme and 1 no. totem sign, connection to mains water supply and drainage,

connection to on site foul treatment facility, boundary fencing and walling, construction of a new relocated site entrance and new access road incorporating new Bandon Road junction, two number individual accesses to potential future sites', associated lighting, entrances, services, unloading bay and turning area, new one storey substation building, new foul treatment and percolation facility, landscaping, site re-grading and all associated site development works.

2.4 Description of Aspects of the Environment likely to be affected by the project.

The most significant possible negative impacts on the environment, without appropriate mitigation measures in place, are likely to be:

- Construction traffic contributing to traffic congestion and road safety hazards on the local road network.
- Additional traffic on local road network once scheme is operational.
- Adverse health and amenity impacts arising from noise pollution during demolition and construction phase.
- Potential to damage unrecorded, sub-surface archaeological features that may exist on the subject site.
- Possible landscape and visual impacts.
- Potential Impacts from nearby SEVESO site.
- Potential for increased flood risk in adjoining areas due to addition of hard standing areas.
- Increased demand on recreation and amenity services in the vicinity.
- Possible impacts include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odour and potential human health impacts. A lack of capacity in the water or sewer network, could result in a lack of supply to residential units.
- A lack of capacity in the electricity, gas and telecommunications networks could result in shortages, outages, and disruptions in services for local residents.

These matters have been considered in full as part of the design and assessment of the subject proposal, with a range of positive measures produced in response, including:

- Provision of detailed Landscape Design Proposals
- Provision of an AA screening, Hedgerow Assessment and Bat Survey.
- Provision of a Traffic and Transport Assessment.
- Preparation of a Site Specific Flood Risk Assessment.
- Preparation of Archaeological Impact Assessment.
- Preparation of a Construction and Environmental Management Plan.
- Preparation of a Landscape and Visual Impact Analysis.

2.5 Expected Residues / Emissions / Production of Waste

It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention mitigations measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant impacts on the environment. Construction will be guided by a Construction and Environmental Management Plan. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. It will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant impacts on the environment. During the operational phase, everyday waste and recycling from residential dwellings will be disposed of by approved licensed waste disposal contractors. There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant impacts on the environment in order to complete the proposed scheme. Any mitigations measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.

2.6 Use of Natural Resources – Soil / Land / Water / Biodiversity

There will be no significant likely impacts on the environment in relation to natural resources in the area. The main use of natural resources will be land. However, the land is in a semi urban context. The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely impacts on the environment. The development will not result in high demand for water use.

As outlined in the prepared Appropriate Assessment screening, there is no likelihood of significant impacts on the nearest European sites, namely the Great Island Channel SAC or the Cork Harbour SPA.

Assessment of EIA Requirement

3.1 Schedule 5 Criteria

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations sets out the classes of development for which a planning application must be accompanied by an Environmental Impact Assessment Report (EIAR).

Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring EIA. The subject proposal does not come under any of the stipulated categories contained in Part 1.

The proposed development for residential housing, a creche, commercial space and ancillary works falls within the category of an 'Infrastructure Project' under Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIAR must be carried out for the following projects:

"b)

(i) Construction of more than 500 dwellings

(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

(In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)"

The proposed development does not trigger a requirement for mandatory EIA because:

- At 9.95 ha, the site area is below the threshold that would trigger a mandatory EIA. The proposed development includes a significant area of undevelopable land to the south and also provides for pedestrian and cyclist upgrades to improve connectivity to the site. The developable area is therefore significantly less than the overall 9.95 ha. and stands at 7.13 ha.
- At 276, the number of individual residential units falls below the threshold of 500 dwellings.

3.1 Schedule 7 Criteria

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the following provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

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Appendix A – Schedule 7 Screening Summary

Construction Phase

Criteria for assessment of EIA sub-threshold	Impacts during Construction Phase
<p>1. Characteristics of proposed development The characteristics of the proposed development, in particular</p>	
<ul style="list-style-type: none"> - The size of the proposed development 	<p>The site area is 9.95 ha, while the developable area is 7.13 ha. It will be constructed on a phased basis over a period of 24 months. The construction works themselves will be confined to the site and will be informed by a Construction and Environmental Management Plan to mitigate potential impacts.</p> <p>The proposed development also includes measures to improve pedestrian and cyclist connectivity and to introduce pedestrian safety measures on the local road network. These works will be guided by appropriate construction, environmental and health and safety measures to ensure no impact to existing populations.</p> <p>No significant negative impact likely</p>
<ul style="list-style-type: none"> - The cumulation with other proposed development 	<p>This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using Cork City and County Council planning enquiry systems. These projects are not significant in scale and include extensions to private dwellings, construction of vehicle showrooms and additions to an existing industrial facility (Irish Oxygen Company).</p> <p>The lands immediately north and east of the site are included within the settlement boundary of the Cork City Southern Environs¹ while the lands immediately south east/south of the site are included within one of the 'Strategic Land Reserves'. While these lands have been identified as being suitable to accommodate development</p>

¹ Ballincollig Carrigaline Municipal District Local Area Plan 2017

	<p>in the future, development is unlikely in the short-term. The lands immediately west of the site are not zoned for development and it is unlikely any development will occur in these areas during the construction phase of the development.</p> <p>No significant negative impact likely</p>
- The Nature of any demolition works	<p>There are no proposed demolition works associated with the development.</p> <p>No significant negative impact likely</p>
- the use of natural resources, in particular land, soil, water and biodiversity	<p>Energy, including electricity and fuels, will be required during construction phase. Rock and soil resources to be excavated. Construction will use various raw materials typical of the construction of residential estate developments. The proposal will involve removal of hedgerows and trees to facilitate construction of a shared cycle / walkway. The application is accompanied by a Hedgerow Assessment prepared by Kelleher Ecology which includes recommended mitigation measures. No out of the ordinary use of natural resources is likely during the construction process.</p> <p>No significant negative impact likely.</p>
- the production of waste	<p>Waste will be generated during the construction phase and these will be typical of development of this nature. The Construction and Environmental Management Plan includes provisions for handling waste in full accordance with statutory legislation and associated guidance. This includes a suite of focused management measures related to objectives contained in the Southern Region Waste Management Plan 2021.</p> <p>No significant negative impacts are likely.</p>
- pollution and nuisances	<p>Development of site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts, as well as any potential for water pollution, will be addressed as part of standard best practice controls.</p> <p>No significant negative impacts are likely.</p>

<ul style="list-style-type: none"> - the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge 	<p>A lower tier Seveso site, Irish Oxygen Company, is located approximately 100 metres to the western boundary of the site. The subject site is located partially within the middle zone and partially within the outer zone for the facility having regard to the regulations for COMAH establishments. The category level of the development was determined to be sensitivity level 2.</p> <p>In their submission to An Bord Pleanála on the previous Strategic Housing application (ABP 303137-18), the HSA confirmed there was no objection to a grant of planning permission in the context of Major Accident Hazards. The previous scheme included 27 no. dwellings within the inner and outer risk contours associated with the Seveso site. The current proposed site layout provides for a lesser number of dwellings within the middle and outer zones, at 11 no. in total.</p> <p>No additional risks on the proposed development site are foreseen, subject to strict compliance with standard environmental controls.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the risk to human health (for example due to water contamination or air pollution) 	<p>Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity. This can be effectively managed, having regard to the nature of the project and mitigation measures proposed in the Construction and Environmental Management Plan. On completion of works, noise and dust levels will return to background levels. Standard water control measures will ensure that run-off of sediment or other pollutants will not enter the watercourse therefore the proposed project will not have any impact on water quality.</p> <p>No significant negative impacts are likely.</p>
<p>2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<ul style="list-style-type: none"> - the existing land use 	<p>The site is presently in agricultural use, however it is zoned for residential development. Its proposed development is consistent with the land use objective.</p> <p>No significant negative impacts are likely.</p>

<ul style="list-style-type: none"> - the relative abundance, quality and regenerative capacity of natural resources in the area 	<p>The site is not located within or in the immediate vicinity of any statutory designated area. However, an Appropriate Assessment (AA) Screening Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase.</p> <p>There are no watercourses or other water-features at/adjoining the site to potentially convey construction stage surface-water run-off off-site. While surface-water run-off associated with the construction stage will generally percolate to ground, standard environmental controls will nonetheless be implemented as part of the project to ensure the appropriate management and control of surface water run-off potentially arising from development activities at the site.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the absorption capacity of the natural environment, paying attention to the following areas: <ul style="list-style-type: none"> (a) wetlands, (b) coastal zones, (c) mountain and forest areas, (d) nature reserves and parks, (e) areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, (f) areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded, (g) densely populated areas, (h) landscapes of historical, cultural or archaeological significance 	<p>The site is not located within or in the immediate vicinity of any statutory designated area. However, an Appropriate Assessment (AA) Screening Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase. The findings of the report have determined that construction of the proposed development will not adversely impact on natural resources.</p> <p>The construction phase will not interfere with any of the areas listed opposite.</p> <p>There are no archaeological monuments on the subject site and an archaeological assessment complete with geophysical survey has been undertaken which confirms that no features of heritage interest will be impacted by the development.</p> <p>Best practice standards, environmental guidelines and mitigation measures will be adhered to during the construction phase in order to avoid potential impacts on natural resources and likely significant impacts are not anticipated.</p> <p>The site is presently not located in a densely populated area.</p> <p>No significant negative impact likely.</p>

3. Types and Characteristics of potential impacts

The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)

The site is located along a regional road approximately 500 m. west of the Bandon Road roundabout and interchange. The road network is of good quality and has sufficient carrying capacity to accommodate the construction phase. A Construction Traffic Management Plan will be put in place prior to commencement of development at the site to mitigate any potential negative impacts on traffic flow.

No significant impacts are likely.

- the nature of the impact

Potential for the environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed via standard environmental protection measures.

No significant impacts are likely.

- the transboundary nature of the impact

No significant impacts arising from construction of the development.

- the intensity and complexity of the impact

The intensity and complexity of the construction phase is in keeping with modern construction projects.

No significant negative impacts are likely.

- the probability of the impact

Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques identified in the Construction and Environmental Management Plan.

No significant negative impact likely.

- the expected onset, duration, frequency and reversibility of the impact.

The construction phase of the development is expected to commence within approximately 6 months of any grant of permission. Any impacts will be short-term and restricted

	<p>by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment. 	<p>There is potential for impacts caused by one as of yet unknown project to combine with the subject proposal to give rise to a cumulative effect. This will be considered in full as part of the final pre-commencement Construction and Environmental Management Plan and the potential for such unforeseen impacts will be mitigated accordingly as part of focused response measures.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - The possibility of effectively reducing the impact 	<p>There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods.</p> <p>No significant negative impacts are likely.</p>

Operational Phase

Criteria for assessment of EIA sub-threshold	Impacts during Operational Phase
<p>1. Characteristics of proposed development</p> <p>The characteristics of the proposed development, in particular</p>	
<ul style="list-style-type: none"> - The size of the proposed development 	<p>The site area is 9.95 ha, with a developable area of 7.13 ha. The development will change the use of the land from agriculture to residential which is consistent with the zoning of the site. The developed design has been tested</p>

	<p>relative to key policy and guidelines, as well as landscape and visual considerations. Collectively, the size and design of the project will deliver significant positive benefits relative to the 'do-nothing' scenario including:</p> <ul style="list-style-type: none"> • Delivery of Housing. • Improved Connectivity. • Road safety enhancements through introduction of pedestrian crossings. • Biodiversity enhancements through introduction of Visual Landscaped area to south of site. <p>No significant negative impact likely.</p>
<p>- the cumulation with other proposed development</p>	<p>This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using Cork City and County Council planning enquiry systems, the results of which are summarised below. These projects include extensions to private dwellings, construction of vehicle showrooms and additions to an existing industrial facility (Irish Oxygen Company).</p> <p>The proposed uses are consistent with the land use zoning of the site and compatible with adjacent land-uses, as enshrined in adopted planning policy. The development will positively integrate with other plans and projects once operational.</p> <p>No significant negative impact likely.</p>
<p>- the use of natural resources, in particular land, soil, water and biodiversity</p>	<p>Water, consumption of electricity, energy related to the proposed residential, cafe and creche uses. No out of the ordinary use of natural resources is likely during the operational phase.</p> <p>No significant negative impacts are likely.</p>
<p>- the production of waste</p>	<p>An Operational Waste Management Plan will put in place measures to avoid and / or mitigate pollution from operational waste. With mitigation measures in place no significant negative impacts are likely. Domestic and</p>

	<p>commercial waste will be generated from the development, the disposal of which will be informed by a waste/refuse management strategy for the site. Related practices are unlikely to cause unusual, significant or adverse impacts.</p> <p>No significant negative impacts are likely.</p>
<p>- pollution and nuisances</p>	<p>The site is currently in agricultural use and only generates agricultural related vehicular movements. The proposal will give rise to an increase in traffic and visitor numbers to/from site. Suitable provision has made for pedestrian and cycle infrastructure, to connect the site to nearby local centres, to offset vehicular trips.</p> <p>An Operational Waste Management Plan will be put in place prior to the occupation of the development with measures to avoid and / or mitigate pollution from operational waste.</p> <p>Surface water management proposals for the site have been designed in accordance with best practice measures including SuDS measures.</p> <p>No significant negative impacts are likely.</p>
<p>- the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge</p>	<p>A lower tier Seveso site, Irish Oxygen Company, is located approximately 100 metres to the western boundary of the site. The subject site is located partially within the middle zone and partially within the outer zone for the facility having regard to the regulations for COMAH establishments. The category level of the development was determined to be sensitivity level 2.</p> <p>In their submission to An Bord Pleanála on the previous Strategic Housing application (ABP 303137-18), the HSA confirmed there was no objection to a grant of planning permission in the context of Major Accident Hazards. The previous scheme included 27 no. dwellings within the inner and outer risk contours associated with the Seveso site. The current proposed site layout provides for a lesser number of dwellings within the middle and outer zones, at 11 no. in total.</p> <p>No additional risk on the proposed development site is foreseen during the operational phase.</p> <p>No significant negative impacts are likely.</p>

<ul style="list-style-type: none"> - the risk to human health (for example due to water contamination or air pollution) 	<p>None. The development will not involve the use, storage, transport, handling or production of substances or materials which could be harmful to people and the environment. It is considered that this proposal has the potential to have a long term beneficial impact on human health as a consequence of facilitating sustainable urban development incorporating communal and private open space areas on lands zoned for residential development.</p> <p>No significant negative impacts are likely.</p>
<p>2. Location of proposed development</p> <p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<ul style="list-style-type: none"> - the existing land use 	<p>The site is presently in agricultural use, however, the proposed use is compatible with the site zoning as outlined in the Ballincollig Carrigaline Municipal District Local Area Plan 2017. The site has been zoned for residential development for a significant period of time and the proposal will develop an important site, bringing it into active residential use.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the relative abundance, quality and regenerative capacity of natural resources in the area 	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the absorption capacity of the natural environment, paying attention to the following areas: - wetlands, - coastal zones, - mountain and forest areas, - nature reserves and parks, - areas classified or protected under legislation, including special protection 	<p>Proposed use is compatible with the geographical area and zoning, as well as other policy intentions for the area.</p> <p>The proposed development will not interact with any of the types of area specified opposite.</p> <p>The provision of a landscaped biodiversity area to the south of the site, tree planting and other landscaping treatments will assimilate the development in its local context and contribute towards an attractive environment. There are no recorded national monuments within the subject site.</p>

<p>areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,</p> <ul style="list-style-type: none"> - areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded, - densely populated areas, - landscapes of historical, cultural or archaeological significance 	<p>Once developed the site will become an integrated part of the urban area consistent with the zoning objectives for the site.</p> <p>No significant negative impact likely.</p>
<p>3. Characteristics of potential impacts The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in</p>	
<ul style="list-style-type: none"> - the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected) 	<p>The subject site is approximately 9.95 hectares in area, with a developable area of 7.13 hectares, and is sub-threshold for the purposes of EIA [Schedule 5, Part 2, Section 10 (b)(iv) of 2001 Planning and Development Regulations]. Development will be compatible with its urban context and consistent with zoning objectives.</p> <p>A landscape and visual assessment has been prepared for the proposal. The findings confirm that the development will not give rise to any adverse impacts of major significance from the selected viewpoint locations, rather it will enhance and contribute positively to urban character.</p> <p>The existing population likely to be impacted will be limited to residents of existing, low density linear developments in the immediate vicinity of the site (Approx. 15 no. dwellings). Land use will be compatible.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the nature of the impact 	<p>Expected benefits to physical, micro and macro environments fostering the envisaged growth of the Southern hinterland of the expanded Cork City administrative area. The impacts will be significant and positive in nature.</p> <p>No significant negative impact likely.</p>

<ul style="list-style-type: none"> - the transboundary nature of the impact 	<p>Given the scale of the nature and scale of the proposed development and the remoteness from the nearest E.U. Member state, no transboundary impacts are expected.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the intensity and complexity of the impact 	<p>The proposed development, by its nature will be of low intensity and complexity and the impact of the development will be moderate and will actively managed.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the probability of the impact 	<p>The operational phase will inevitably change the local environment. Measures will be in place to avoid, reduce, or mitigate any likely negative impacts.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the expected onset, duration, frequency and reversibility of the impact. 	<p>Once constructed, the proposal will result in landscape and visual impacts that will be permanent and non-reversible. These have been assessed as part of a Landscape and Visual Impact Assessment and have been deemed acceptable.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - cumulation of the impact with the impact of other existing and/or approved projects. 	<p>The development of the subject site is supported by adopted Development Plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - The possibility of effectively reducing the impact 	<p>The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes the promotion of sustainable travel patterns and the inclusion of Sustainable Urban Drainage</p>

Systems. The proposal also includes for extensive planting to enhance biodiversity in the area.

It has been objectively concluded that the proposal will provide for long-term beneficial impacts of varying degrees.

No significant negative impact likely.

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIA is not required for the proposed development, as adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phase of the overall development will have a significant negative impact on the environment.

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