



Residential Development

Redemption Heights

Lover's Walk, Redemption Road,
Blackpool, Cork

Environmental Impact Assessment
Screening

Doherty Environmental

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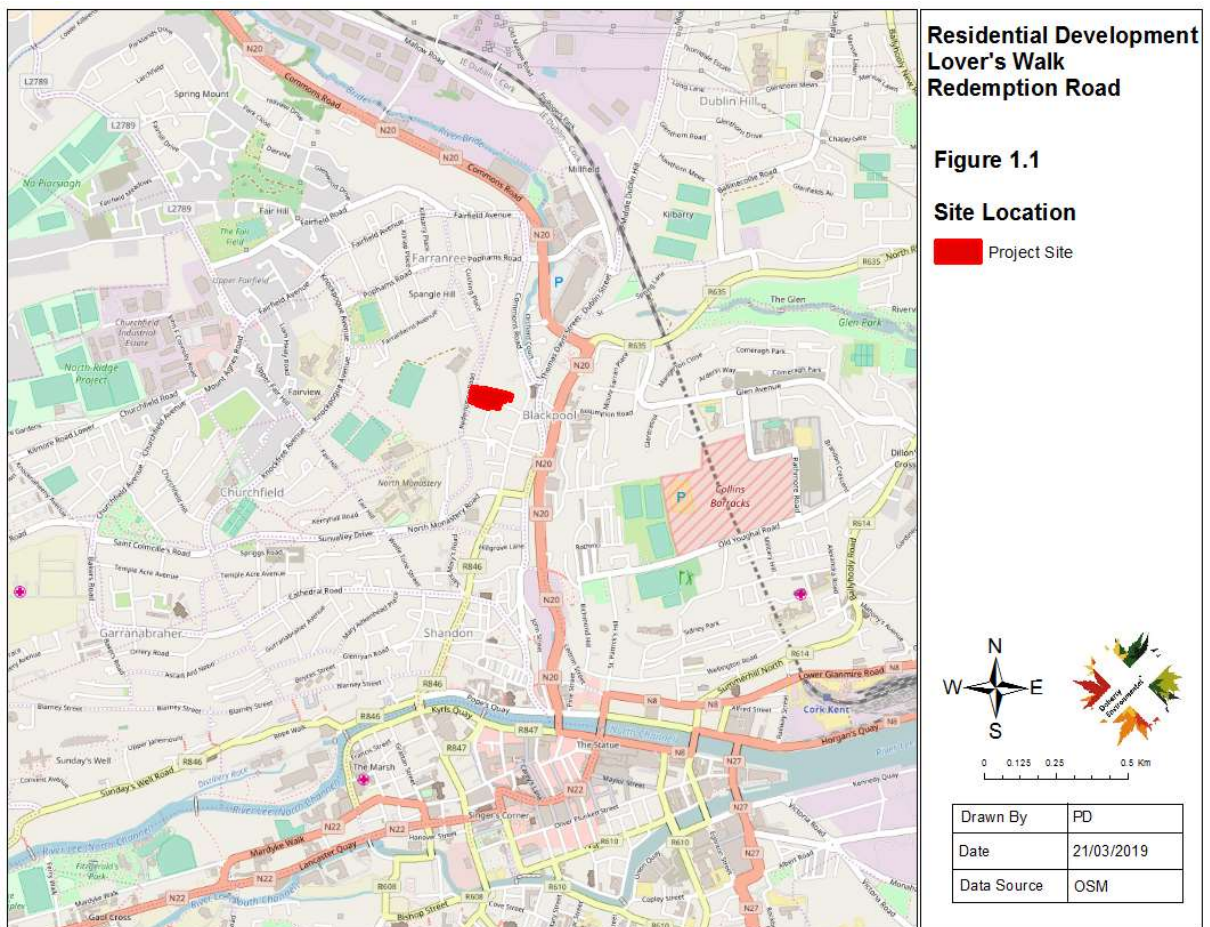
Table of Contents

1.0	INTRODUCTION	1
1.1	PURPOSE OF THIS REPORT	1
1.2	LEGISLATIVE CONTEXT	2
2.0	CHARACTERISTICS OF THE PROPOSED DEVELOPMENT	5
2.1	OVERVIEW	5
2.2	BOUNDARY CONDITIONS/PROPOSED WORKS	6
2.3	ROADS STANDARD:	7
2.4	UTILITY AND EMERGENCY ACCESS	7
2.5	CAR PARKING	7
2.6	BICYCLE PARKING	8
2.7	MATERIALS	8
2.8	ENERGY USE	8
2.9	STORM WATER DRAINAGE	8
2.10	FOUL WATER DRAINAGE	9
2.11	WATERMAIN DESIGN	10
2.12	CONSTRUCTION PHASE MONITORING	10
2.13	ASSESSMENT OF THE CHARACTERISTICS OF THE PROPOSED DEVELOPMENT	11
3.0	LOCATION OF THE PROPOSED DEVELOPMENT	19
3.1	INTRODUCTION	19
3.1.1	POPULATION & HUMAN HEALTH	20
3.1.2	NOISE & HUMAN HEALTH	21
3.1.3	LAND	21
3.1.4	BIODIVERSITY	22
3.1.5	SOILS & GEOLOGY	22
3.1.6	WATER	23
3.1.7	AIR & CLIMATIC FACTORS	24
3.1.8	LANDSCAPE & VISUAL	25
3.1.9	CULTURAL HERITAGE	26

3.1.10	MATERIAL ASSETS	26
3.1.11	INTER-RELATIONSHIP OF PARAMETERS & ENVIRONMENTAL SENSITIVITY	27
3.2	ASSESSMENT OF THE LOCATION OF THE PROPOSED DEVELOPMENT	28
4.0	<u>CHARACTERISTICS OF POTENTIAL IMPACTS</u>	<u>31</u>
5.0	<u>CONCLUSION</u>	<u>37</u>

1.0 INTRODUCTION

Doherty Environmental Consultants (DEC) Ltd. have been commissioned by Cork City Council to undertake a Environmental Impact Assessment Screening Report for a proposed housing development at Redemption Heights, Lover’s Walk, Redemption Road, Blackpool, Cork (see Figure 1.1 for location).



The findings of the EIA Screening assessment for the proposed housing development (i.e. the project) are presented in this report.

1.1 PURPOSE OF THIS REPORT

This EIA screening report contains necessary information to enable the competent authority, in this case Cork City Council, to undertake an EIA screening assessment and determine whether an EIA is required for the proposed housing development. The findings of the EIA screening

assessment are presented in this report and will inform the determination by Cork City Council for the proposed Housing development at Redemption Heights, (to be referred to throughout this report as “the project”).

The purpose of this Report is to determine whether or not the project is likely to have significant effects on the environment and, as such, requires an EIA to be carried out and an EIAR to be prepared. This Report provides an overview of the project (section 2), the existing baseline environment (section 3) and then assesses the potential environmental impacts (Section 4) posed by the proposed project.

1.2 LEGISLATIVE CONTEXT

Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive) sets out the requirements for environmental impact assessment (“EIA”), including screening for EIA. Projects listed in Annex I of the EIA Directive require a mandatory EIA while projects listed in Annex II require screening to determine whether an EIA is required. The proposed development does not require a mandatory EIA under the provisions of the EIA Directive as it is not a project listed in Annex I.

The prescribed classes of development and thresholds or criteria that trigger the need for an EIA are set out in Schedule 5 of the Planning and Development Regulations, 2001, as amended. A review of the classes of development was carried out to determine whether the proposed development falls into any of the development classes which require an EIA. Part 2 of Schedule 5 of the Regulations (see Part 2, 10(b)(i)) set out thresholds for mandatory EIA of a housing development where the number of units proposed exceed 500 dwelling units. As the number of dwelling units proposed from the project will be 63 units, it will be significantly below the threshold for mandatory EIA as specified in Part 2, 10(b)(i) of the Regulations. As such the proposed development does not fall into any of the classes described in Schedule 5 of the Planning and Development Regulations, 2001. The need for an EIA has therefore not been triggered under the requirements of the Planning and Development Regulations, 2001, as amended.

Given that the project is a sub-threshold development under the EIA Regulations, the key issue for the competent/consent authority in the context of the possible need for EIA of a sub-threshold development is whether or not such a development is likely to have significant effects

on the environment. Consideration of significant effect should not be determined by reference to size only. The nature and location of a project must also be taken into account. Provision for such is set out in Schedule 5, Part 2, 15 of the Regulations which states:

Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

This EIA Screening Report is therefore being undertaken to assist Cork City Council in determining whether the proposed Redemption Heights Housing Development will have the potential to result in likely significant effects to the environment.

According to European Commission Guidance (2017¹):

“Screening has to implement the Directive’s overall aim, i.e. to determine if a Project listed in Annex II is likely to have significant effects on the environment and, therefore, be made subject to a requirement for Development Consent and an assessment, with regards to its effects on the environment. At the same time, Screening should ensure that an EIA is carried out only for those Projects for which it is thought that a significant impact on the environment is possible, thereby ensuring a more efficient use of both public and private resources. Hence, Screening has to strike the right balance between the above two objectives.”

Recent guidelines from the Department of Housing, Planning and Local Government (2018)² in relation to screening state:

¹ **Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU). European Commission 2017. Page 23.**

² **Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment**

“3.1. Screening is the initial stage in the EIA process and determines whether or not specified public or private developments are likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision on a development consent application being made. A screening determination is a matter of professional judgement, based on objective information relating to the proposed project and its receiving environment. Environmental effects can, in principle, be either positive or negative.

3.2. Screening must consider the whole development. This includes likely significant effects arising from any demolition works which must be carried out in order to facilitate the proposed development. In the case of transboundary developments, screening must consider the likely significant effects arising from the whole project both sides of the boundary. A screening determination that EIA is not required must not undermine the objective of the Directive that no project likely to have significant effects on the environment, within the meaning of the Directive, should be exempt from assessment.”

Annex III of the EIA Directive (as amended)/Schedule 7 to the Planning and Development Regulations 2001, as amended, lists the criteria for determining whether a project should be subject to EIA.

Annex IIA of the EIA Directive (as amended)/Schedule 7A to the Planning and Development Regulations, 2001, as amended, set out the information to be provided for the purposes of EIA Screening. The information set out in Schedule 7A is grouped together under 3 main headings:

Annex IIA requirements	Relevant section of this screening report
A description of the proposed development, including in particular – a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected	Section 2 & 3 of this Report describes the characteristics of the project.

<p>A description of the aspects of the environment likely to be significantly affected by the proposed development</p>	<p>Section 4 of this Report describes the aspects of the environment that may be affected by the proposed development.</p>
<p>A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from— (a) the expected residues and emissions and the production of waste, where relevant, and (b) the use of natural resources, in particular soil, land, water and biodiversity</p>	<p>Section 5 of this Report describes any likely significant effects to the environment.</p>

2.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

2.1 OVERVIEW

The project comprises the proposed development of a 54 no. dwelling units. It is proposed to tiered the development site into a number of distinct housing zones which will be characterised by distinct types of housing. The proposed tiering approach has been adopted to reflect the sloping topography of the project site. The diversity of mix will consequently correspond to this tiered nature of the site. The upper tier will consist of a new apartment complex and landscaped grounds. The height of such a building respects the height of an existing building and the streetscape. The existing apartment building on the site which is 4 stories will be demolished. This currently comprises of 12no. 1-bed apartments. The number of units in the proposed complex will consist of a total of 54 units, comprising of 34 no. apartment units, 20 no. sheltered apartments.

The Design Brief for this complex was based on the requirements of a housing association. The lower tier which is a back-land infill type site will consist of sheltered housing as it has immediate connectivity to Blackpool and is fully accessible in this regard. This building benefits from its immediate adjacency to Blackpool community and medical centre. Sheltered housing in turn has a ripple effect of freeing up houses elsewhere in the locality which can consequently be used by families.

The site is laid out in response to the Cork tradition of building on a level contour. Notable examples include the neighboring Farranferris Educational Campus building as well as numerous other examples in Cork. The masterplan reinforces this pattern of development for the overall site which consist of a series of layers of building and layers of soft landscaping. This in turn is the response to the landscape protection zone which the site form part of.

2.2 BOUNDARY CONDITIONS/PROPOSED WORKS

The site has extensive site boundary conditions. The site has road frontage to the west which fronts onto Redemption Road. This boundary is a mixture of high walls and gates buildings together with some residential scaled gates and railings. The Redemption Road boundary treatment is to be replaced in its entirety with typically residential scaled gates and railings. A new road entrance is provided.



The northern boundary is bound on the upper tier by an unused laneway, on the middle tier by an unused overgrown green area and on the lower tier the site bounds with the community centre astroturf ball court and car park. These northern boundaries are to be secured with fencing/walling.

The eastern boundary is typically bound by the rear gardens of adjoining properties. These boundaries are to be typically retained as fencing/walling with limited alterations where required.

The Southern boundary is typically bound by rear gardens of adjoining properties. These boundaries are to be typically maintained as fencing/walling with limited alterations where required. On the lower tier, the existing vehicular entrance gate and walls are to be retained. On the upper tier the site adjoins the current land owner's residential accommodation outside the site boundary. This boundary is to be realigned to suit the development.

2.3 ROADS STANDARD

Roads are typically 6m wide with dedicated turning areas. Footpaths range from 1.5m to 2m wide. The roads and paths slope at 1 in 21 providing gentle slopes throughout.

Roads have been designed with the aid of the "Design Manual for Urban Roads and Streets" (DMURS) published by Department of Transport, Tourism and Sport. The DMURS aims to aid the design of safer, more attractive and vibrant streets which will generate and sustain communities and neighbourhoods. As well as cars and other vehicles this encompasses pedestrians, cyclists and those using public transport. All roads within the development will be cul de sacs.

The road surfaces will be formed from macadam with footpaths formed from concrete.

The proposed roads and footpaths within the site will be taken in charge by Cork City Council following completion of the works given that this will be a social housing project.

2.4 UTILITY AND EMERGENCY ACCESS

All roadways are provided with suitable access for refuse vehicles and fire trucks.

2.5 CAR PARKING

For the upper tier apartments 38 parking spaces are provided on-site and on-street. In addition 1 no. disabled parking space is provide on-site at the rear and 1 no disable parking space is provided on-street.

The lower tier sheltered housing is provided with wheelchair accessible and set down parking.

2.6 BICYCLE PARKING

Bicycle parking is proposed in the rear parking area.

2.7 MATERIALS

The external building material consists predominantly of blue-grey brick walls and complimentary painted metalwork for projecting canopies balconies and glazing. Boundary and retaining wall treatment is finished in concrete masonry. This limited palette of robust materials give the scheme its simplicity and continuity.

2.8 ENERGY USE

Building Energy Rating Certificates will be required for each unit in this development. The Building Regulations will require a A3 rating in this regard. An energy assessment will be carried out at the detail design stage to demonstrate compliance with TGD Part L. Of note, measures include solar panels as a suitable renewable, increased thermal insulation, higher thermal performance windows and doors, elimination of cold bridging, and airtight construction together with low energy lighting and controls will be incorporated into the development.

2.9 STORM WATER DRAINAGE

Currently Storm water drainage from the site is primarily by infiltration to ground with certain volumes running off at low level into the Hattons Alley Lane site at the bottom of the site. The existing runoff from the site finds its way into the existing combined sewer network on Hatton's Alley Lane.

It is proposed to install 3 no. storm water soakaways to deal with stormwater generated on the site. Runoff from the top tier of apartments fronting onto Redemption Road will be transferred to a soakaway to be located to the rear of the apartments in what is proposed to be a green area. A second soakaway to be located on the green area to the east of the proposed terrace houses will deal with the middle tier of housing including any over spill from the top tier.

Runoff from the bottom apartment block (Eastern network) is to be collected in a separate soakaway adjoining the proposed building. As the bottom block of apartments will be piled,

there will be no danger of the soakaway having a detrimental effect on the building sub structure.

Stormwater discharge from the site will be limited to the 1 in 30 year greenfield runoff rate. The greenfield runoff rate was calculated separately for the two separate drainage networks on the site. The calculations were based on an IH124 Greenfield Runoff rate calculation for the area using a SOIL value of 0.4, based on the shallow depth of rock and the steep gradients at much of the site. A SAAR value of 1,200mm was used in the calculation of the greenfield runoff rate.

For the western network (Upper and middle tiers) on the site the runoff rate was calculated as 7.6l/s, and for the eastern network (lowest tier) of the site the runoff rate was calculated as 1.3l/s.

The storage capacities of the three soakaways tanks have been calculated as part of the overall drainage design. To ensure that there is no flooding in the 1 in 100 year rainfall event with a 20% allowance for climate change, attenuation tanks will be provided.

2.10 FOUL WATER DRAINAGE

It is proposed to connect the foul water drainage from the top tier of the site to the combined sewer which flows southwards along Redemption Road. The existing Glen View House is connected to an existing manhole on the footpath south of the proposed entrance to the site. It is proposed to reuse this pipe if it can be proven to suit the purposes of the new development.

The foul water waste from the bottom level tier comprising of the sheltered housing apartments will be disposed of to the combined sewer on Hattons Alley Lane.

The basic approach adopted for the design of the proposed foul water drainage is to connect each proposed house to a proposed foul sewer system running through the proposed development, following the route of the access road and discharging ultimately towards the existing combined sewer. It is proposed that foul drainage from each house will connect via 100mm diameter branch lines.

2.11 WATERMAIN DESIGN

A pre-enquiry form has been submitted to Irish Water with respect to the required water connection. A confirmation of feasibility has been received from Irish Water. It is proposed to make a connection to the water supply network at both ends of the site at Redemption Road and Hattons Alley Lane with the main snaking its way through the development.

Generally it is required by Irish Water that a ‘ring main’ setup is constructed to allow for the network to be partially isolated in the event of a leak or breakage. Due to the geometry and constraints of the site and the proposed development layout, it is considered that the requirement for a ring main has been satisfied. A 100mm diameter main is proposed for the site, although this is open to review by Irish Water.

Fire hydrants have been included in the design for the site layout. These have been positioned such that all proposed dwellings have a fire hydrant within 46m as per the Irish Water standard detail requirements.

2.12 CONSTRUCTION PHASE MONITORING

The construction phase of the project will be monitored to ensure that environmental best practice is adhered to and effectively implemented throughout the duration of this phase. The following systems will be put in place to ensure adherence to best practice:

- The contractor will assign a member of the site staff as the environmental officer with the responsibility for ensuring the environmental measures prescribed above are adhered to. A checklist will be filled in on a weekly basis to show how the measures have been complied with. Any environmental incidents or non-compliance issues will immediately be reported to the project team.
- The project managers will be continuously monitoring the works and will be fully briefed and aware of the environmental constraints and protection measures to be employed.

2.13 ASSESSMENT OF THE CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

An assessment of the potential characteristics of the Proposed Development as described above against the criteria outlined in Schedule 7 of the Planning and Development Regulations 2001 to 2018 are outlined in Table 2.2 below and conclusion and rationale is provided to determine whether these characteristics have the potential to result in likely significant effects to the environment.

Table 2.1: Characteristics of the Proposed Development

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
<p>(a) the size and design of the whole project</p>	<p>The project site is approximately 0.8 Ha in size. All construction works will be largely restricted to the footprint of the project site and will be completed within a 24-month period. The construction phase will be guided by a Construction and Environmental Management Plan (CEMP) that will seek to ensure the construction phase is completed in line with best practice and does not result in adverse effects to surrounding receptors.</p> <p>The final footprint of the development within the project site will be less than 1 ha.</p> <p>A landscape design has been prepared for the project, which includes for the provision of boundary treatments and the landscaping within the project site. The scale of the proposed development is in keeping with the scale of surrounding residential land use in terms of size and design. The project site is located within the residential and urban fabric of Blackpool and Cork City and is well served by amenities and public transport.</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
<p>(b) cumulation with other existing and/or approved projects;</p>	<p>A review of Cork City Council’s EPlan online planning viewer identified no recent (within the last five years) planning applications in the immediate vicinity of the project site.</p> <p>The nearest recent planning applications identified are located approximately to the south, southwest of the project site are relates to the demolition and replacement with a vehicular gate to provide parking (Planning References: 1638890 and 1737458).</p> <p>The works associated with this other project are minor in scale and are likely to have been completed at the time of writing. There will be no potential for the project to combine with this other project to result in likely significant effects to the environment.</p>
<p>(c) the nature of any associated demolition works</p>	<p>Demolition of existing buildings and boundaries to the west of the project site will be undertaken to facilitate the proposed development. The demolition works will be completed in a control and orderly fashion. Structures will be demolished in sections to minimise the potential for disturbance to surrounding neighbouring properties. The demolition of the buildings section by section will also minimise the potential for the generation of noise and dust during the demolition process.</p> <p>The demolition works are expected to last for approximately 5 weeks.</p> <p>Standard noise and dust control measures, will be implemented during all demolition works.</p> <p>Given the scale of the demolition works, which is considered to be small, the approach to the works on a section by section basis and the implementation of noise and dust control measures there will be no potential for these works to result in likely significant effects to the environment.</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
<p>(d) the use of natural resources, in particular land, soil, water and biodiversity;</p>	<p>Construction related activities will be largely restricted to the footprint of the project site. Soil that will be excavated within the project site will be reused for landscaping and filling. Where surplus soil material is generated it will be disposed of at an approved facility.</p> <p>Water required for the construction phase and operation phase of the project will be supplied by the existing mains water supply. Irish Water has confirmed that there is adequate water to meet the future needs of the project.</p> <p>No significant effects to biodiversity are predicted to arise as a result of the construction or operation of the project.</p> <p>Natural resources in the form of hydrocarbons will be required for energy and electricity during the construction phase and operation phase of the project. Other building raw materials will be required during the construction phase. However the natural resources required will be typical of those required for the development and operation of a residential development and there provision will not have the potential to result in significant negative effects.</p>
<p>(e) the production of waste;</p>	<p>Solid inert waste in the form of soil and stone will be produced during construction but materials will be only ordered as required. Any wastes from the construction process will either be reused within the scheme, or recycled/disposed of at an authorised waste facility. During the construction phase the waste management hierarchy will be implemented onsite, which prioritises the prevention and minimisation of waste generation.</p> <p>During the operation phase the waste generated will be typical of a residential development. All waste generated will be disposed of by a licenced waste contractor.</p> <p>Wastewater generated during the operation phase will be directed to the existing municipal wastewater treatment plant (WWTP), where it</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
	<p>has been confirmed that capacity exists for proper treatment of all wastewater prior to discharge to the receiving environment.</p>
<p>(f) pollution and nuisances;</p>	<p>The construction phase presents the greatest risk of pollution to water resources. Potential sources of water pollution to both surface and groundwater include fuel, lubricants, suspended solids and concrete. Silt-laden surface runoff could arise during vegetation stripping. However as no surface watercourse occurs within the development footprint and given the approach to the construction phase of the project the potential impact to surrounding surface water quality during the construction phase has been assessed as being imperceptible.</p> <p>Similarly, given the design measures to be implemented for the operation phase of the project potential pollution to water resources is considered to be imperceptible.</p> <p>The construction phase has the potential to result in nuisance to surrounding receptors as a result of noise, vibrations and dust generated during construction activities.</p> <p>In order to minimise any potential for noise and vibration nuisance mitigation measures will be implemented during the construction phase. These measures will adhere to the best practice guidelines outlined in BS5228: Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1 Noise (2009 + A1 2014). These standard guidelines offer detailed guidelines on the control of noise and vibration from construction activities. The following mitigation measures will be implemented during the construction phase of the proposed development to ensure noise and vibration limit values are complied with:</p> <ul style="list-style-type: none"> • The hours during which site activities are likely to create high levels of noise will be limited to a set time period;

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	<ul style="list-style-type: none"> • During the construction phase a clear line of communication will be established between the contractor/developer, Local Authority and residents; • A site representative will be appointed to take responsibility of all matters relating to noise and vibration; • Noise monitoring will be undertaken during the construction phase, particularly during critical periods and at sensitive locations; • All site access roads will be kept even to mitigate the potential for noise and vibration from lorries. • Plant with low inherent potential for generating noise and/ or vibration will be selected for construction; • Where required noise barriers will be erected around items such as generators or high duty compressors; • Noisy plant will be sited as far away from sensitive properties as permitted by site constraints. • Construction site hoarding will be erected along noise sensitive boundaries where works are taking place in proximity to existing residential properties where no substantial screening exists. • With the implementation of the measures it is predicted that the nuisance impact of noise generated during the construction phase will be of a short-term, slight, negative nature. <p>There is the potential for dust emissions arising during construction, particularly during dry and/or windy weather conditions. Dust emissions may also be exacerbated by the presence of dry surfaces and uncovered stockpiles during the construction. The quantity of</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	<p>dust is likely to be relatively small and dust emissions would be temporary in nature. Dust effects are likely to create nuisance in the immediate locale rather than significant environmental effects. Best practice mitigation measures will be put in place to minimise adverse effects. The measures will include the following:</p> <p>A dust minimisation plan will be finalised and implemented for the construction phase of the project, as construction activities are likely to generate some dust omissions. In order to minimise dust omissions during construction the following measure will form part of that plan and will be implemented during the construction phase:</p> <ul style="list-style-type: none"> • Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic. • Furthermore, any road that has the potential to give rise to fugitive dust must be regularly watered, as appropriate, during dry and/or windy conditions. • Bowsers or suitable watering equipment will be available during periods of dry weather throughout the construction period. • Access gates to the site shall be located at least 10m from sensitive receptors where possible • Vehicles using site roads will have their speed restricted, both on un-surfaced site roads and on hard surfaced roads, as site management dictates. • During periods of very high winds (gales), activities likely to generate significant dust emissions shall be postponed until the gale has subsided. • Material handling systems and site stockpiling of materials will be designed and laid out to minimise

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	<p>exposure to wind. Water misting or sprays will be used as required if particularly dusty activities such as rock blasting or demolition are necessary during dry or windy periods.</p> <ul style="list-style-type: none"> • Before entrance onto public roads, trucks will be adequately inspected to ensure no potential for dust emissions and cleaned as necessary. • The Principal Contractor or equivalent will be obliged to monitor the contractors' performance to ensure that the proposed mitigation measures are implemented and that dust impacts and nuisance are minimised; • During working hours, dust control methods will be monitored as appropriate, depending on the prevailing meteorological conditions; • The name and contact details of a person to contact regarding air quality and dust issues shall be displayed on the site boundary, this notice board should also include head/regional office contact details; • Community engagement will be undertaken before works commence on site explaining the nature and duration of the works to local residents and businesses; • A complaints register will be kept on site detailing all telephone calls and letters of complaint received in connection with dust nuisance or air quality concerns, together with details of any remedial actions carried out; • It is the responsibility of the contractor at all times to demonstrate full compliance with the dust control conditions herein;

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
	<ul style="list-style-type: none"> • At all times, the procedures put in place will be strictly monitored and assessed. <p>At all times these procedures will be strictly monitored and assessed. In the event of dust nuisance occurring outside the site boundary, movements of materials likely to raise dust will be curtailed and satisfactory procedures, such as the covering of all dust-emanating materials, will be implemented to rectify the problem before the resumption of construction operations.</p> <p>With the implementation of these dust minimisation measures in addition to a construction management plan including dust mitigation fugitive emissions of dust from the site will be insignificant and will not pose a nuisance at nearby sensitive receptors.</p>
<p>(g) 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>Provided that all measures to be outlined in the CEMP, which will be based on best practice mitigation measures, for the project are implemented and that all associated building and environmental regulations are adhered to it is not predicted that the project will not have the potential to result in a major accident or disaster.</p>
<p>(h) the risks to human health (for example due to water contamination or air pollution).</p>	<p>Section 2 above details measures that are to be implemented to ensure that the project does not result in pollution to waters or air or nuisance generated by noise, dust or vibration emissions. All best practice mitigation measures outlined in this screening report will represent a minimum requirement to be implemented as part of the CEMP for the construction phase of the project. With the implementation of these measures the construction phase will not represent a significant risk to human health.</p> <p>During the operation phase the development will be connected to the existing public water and sewer infrastructure and will not result in the release of untreated foul effluent.</p>

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	Other emissions generated during the operation phase will relate to air conditioning and heating units. The emissions to atmosphere from such units are not predicted to have the potential to result in significant adverse environmental effects.

Conclusion: No significant effects likely to arise associated with the characteristics of the proposed development.

Rationale: The scale and extent of the works proposed are representative of a small to medium scale project and are proposed on habitats of low ecological value in an area contiguous with established residential land use and high levels of human activity. Design measures that form part of the project will also ensure protection of the receiving environment. These design measures include the implementation of SUDs and the landscaping of the project site boundary with the planting of additional trees. Design measures for lighting will minimise the potential for disturbance to woodland habitats and the fauna supported by them. The provision of a new linear woodland/hedgerow boundary along the northern boundary of the proposed development will screen the development from lands to the north and will also provide additional woodland habitat for fauna species. The implementation of targeted mitigation measures to minimise noise levels at sensitive receptors will also ensure that the project does not result in nuisance to the receiving population.

3.0 LOCATION OF THE PROPOSED DEVELOPMENT

3.1 INTRODUCTION

The location of the proposed development is described in accordance with the aspects of the environment likely to be significantly affected by a proposed development as outlined in

Schedule 6 of the Planning and Development Regulations, 2001 to 2018. These aspects of the environment are:

- Population & Human Health
- Biodiversity
- Soil & Geology
- Water
- Air/climatic factors
- Landscape
- Cultural heritage, including the architectural and archaeological heritage and cultural heritage
- Material assets
- The inter-relationship between the above factors.

A summary of each of the above topics as they relate to the location of the proposed development is provided in the following sub-sections.

3.1.1 Population & Human Health

Based on the “Draft Advice Notes for Preparing Environmental Impact Statements issued by the EPA” (EPA, 2017), the following types of sensitive receptors should be noted in particular during impact assessment:

- homes;
- hospitals;
- hotels and holiday accommodation; and
- schools and rehabilitation workshops.

The principal sensitive receptors within the environs of the project site include residential properties surrounding the project site and schools to the southwest of the project site.

3.1.2 Noise & Human Health

WHO Guideline

In 2018 the WHO issued updated guidelines Environmental Noise Guidelines for the European Region. They issued specific guidelines for a number of noise sources such as roads, railways, aircraft and wind turbines. The recommended noise levels of from these sources range between 45 and 54 dB Lden (during day time) and 45 dB Lnight (during night time).

Consideration of the potential for noise nuisance during the construction phase of the project has been outlined in at Point (f) in Table 2.2. above. Provided all measures outlined in Table 2.2 to minimise noise during the daytime are implemented the construction phase of the project will not result in significant noise impacts to the surrounding population. As no construction activity will be undertaken at night time there will be no potential for the construction phase to negatively affect the surrounding population during night time and normal sleeping hours.

Once construction is complete the project will operate as a residential area and will not generate noise that could represent disturbance to the surrounding population.

3.1.3 Land

The project site is representative of a brownfield site. Existing buildings and artificial surfaces dominate the land cover to the west of the site adjacent to Lover's Walk. The rear of the site is colonised by ruderal and scrub vegetation.

There is a known history of dumping within the western portion of the site. Trial pits have been completed in this area and evidence of construction and demolition waste was identified within these trial pits. No evidence of historic waste material was identified elsewhere within the project site.

In order to avoid any potential environmental effects associated with this construction and demolition waste material it is proposed to leave this material in-situ. The proposed residential

scheme has been developed such that this construction and demolition waste material will be buried under areas of proposed car parking associated with the scheme.

3.1.4 Biodiversity

The project site is located at a remote distance from the nearest European Site, Natural Heritage Areas (NHAs) and proposed NHAs (pNHAs). A Screening Statement in support of Appropriate Assessment has been completed by Cuthbert Environmental and this has concluded that the project will not have the potential to result in likely significant effects to the qualifying features of interest and Conservation Objectives for European Sites, NHAs and pNHAs and that the integrity of these sites will not be adversely affected.

The project site is situated within an urban area and is dominated by low value habitats in the form of buildings and ruderal, recolonising bare ground (ED3) and scrub habitat.

3.1.5 Soils & Geology

3.1.5.1 Land & Subsoils

The topography of the study area is sloping from west to east. Elevation changes from circa 90m OD to 70m OD in the south. Overall, this whole area is underlain by carboniferous sandstone of the Cuskinny Formation.

The project site is located within the Ballinhassig East groundwater catchment and is underlain by a locally important aquifer: bedrock, which is moderately productive only in local zones. The GSI aquifer vulnerability maps for the area indicate that the majority of the site is of high vulnerability, while the southern portion of the site is of extreme vulnerability. The groundwater quality of the area is classified as good.

3.1.5.2 Geological Heritage Sites and Protected Habitats

There are no recorded geological heritage sites in the close proximity to the study area.

3.1.5.3 Historic Landfills and Illegal Dumping

A review of EPA data on waste licence and unlicensed sites has confirmed that there are no known historic landfills or illegal landfills in the area of the study area. As noted above in

Section 3.1.3 historic dumping of construction and demolition waste within the western section of the site bounding Lovers Walk has been identified.

3.1.5.4 Quarrying

There are no active quarries within the wider area surrounding the project site.

3.1.6 Water

3.1.6.1 Surface Water

The project site is located within the Bride River sub-basin district in Hydrometric Area No. 19 of the Irish River Network. It is within the River Lee and Cork Harbour catchment.

An un-named stream occurs to the south of the project site and treated surface water will be discharged from the project site to this stream. This un-named stream flows into the Knockacorally Stream, which in turn flows into the River Martin. The River Martin is a tributary of the River Shournagh, which finally drains into the River Lee to the east of Ballincollig. Figure 3.1 illustrates the location of these surface watercourses and the hydrological pathway between the project site and the River Lee.

The Bride (North) rises in the townland of Ballycannon, near Healy's Bridge, before flowing in an easterly direction towards Cork City. It is the most easterly tributary of the River Lee joining it east of Ovens. The Glenamought River rises in Whitechurch and flows in a southerly direction before making an abrupt right-turn in the townland of Ballincrokig. The Bride (North) and the Glenamought meet each other in a culverted system at the North Point Business Park on the N20. The Glen River flows in a westerly direction from Mayfield, through the Glen River Park, before entering a culvert under Spring Lane. It then merges with the Bride (North) in a large culvert junction under Madden's Buildings, 100m downstream of Blackpool Church. Downstream of the confluence of the Bride (North) and the Glen, the watercourse has traditionally been known as the Kiln River. The Kiln River discharges to the River Lee at Christy Ring Bridge.

Surface water quality at sites on the River Bride (North) were indicative of Q3-4 moderate status, slightly polluted water.

3.1.6.2 Water Supplies

There are no regional groundwater supplies or Source Protection Areas identified within this area.

The GSI Well Card Index is a record of wells drilled in Ireland. It is noted that this record is not comprehensive, as licensing of wells is not currently a requirement in Ireland. This current index shows the location of springs and wells. A review of the index has revealed that the no wells occur within the wider area surrounding the project site.

3.1.6.2.1 Flooding

There has been a history of extensive flooding in the Blackpool area of Cork City in recent years. The River Bride (Blackpool) Certified Drainage Scheme proposes a combination of flood defence measures at specific locations and a rigorous and organised channel maintenance programme through the reach of the catchment. The River Bride (Blackpool) Certified Drainage Scheme aims to improve flood protection with the provision of a suite of measures including replacement of culverts, embankment works and defence wall improvements and therefore reduces the risk of water levels overtopping the bank and flooding the surrounding area.

The project site is located at an elevated position and is located outside of any known flood zone.

3.1.7 Air & Climatic Factors

3.1.7.1 Air

The latest annual report on Air Quality in Ireland 2014 (EPA 2014) states that overall air quality in the country is good. Measured values of sulphur dioxide (SO₂), nitrogen dioxide (NO₂), carbon monoxide (CO), Ozone (O₃), particulate matter (PM₁₀ and PM_{2.5}), heavy metals, benzene and polycyclic aromatic hydrocarbons (PAH) were all below limit and target values set out in the CAFE Directive and 4th Daughter Directive. However, when some of these parameters are compared to the tighter WHO Air Quality Guideline values, it highlights some potential issues. Ireland is above these guideline values with respect to PM₁₀, PM_{2.5}, ozone and PAH.

The primary sources of pollutants are traffic (source of nitrogen dioxide and particulate matter), and domestic solid fuel use (particulate matter). The project site is located within Air Zone B and within the Cork City Air Quality Index Region and the current air quality in this region has been classified as “Good” by the EPA (<http://www.epa.ie/air/quality/>).

A review of IPPC licences issued by the EPA for the region show that there are no IPPC licenced facilities with emissions to the atmosphere within 5km radius of the project site.

3.1.7.2 Climate

Ireland has signed up to several Climate agreements including the “2030 Climate and Energy Policy Framework” which aims to reduce GHG emissions by 40% compared with 1990 levels by 2030. 2013 and 2014 saw a decreasing trend in Ireland’s GHG emissions, this can be attributed to a decrease in economic activity. The agriculture and transport sectors make up the majority of non-ETS emissions making up 72.4% of emissions in 2014. Energy production using fossil fuels is continually decreasing in recent years with renewable energy production increasing. Renewable energy production increased by 6.6% on 2012 levels in 2013 and by 12.6% based on 2013 levels in 2014. This increasing trend continued into 2015 with a 4% increase in renewable energy production based on 2014 levels. However in 2016 renewables accounted for 25.5% of electricity generated in 2016 (down from 27.3% in 2015).

Between 2014 and 2016, national total emissions have increased by 7.4% or 4.23 Mt CO₂eq. In the same period, emissions in the ETS sector have increased by 11.2% or 1.78 Mt CO₂eq and in the non-ETS sector by 5.9% or 2.45 Mt CO₂eq.

This change in trend is a result of increasing economic growth and employment. While Ireland has been in compliance with its EU 2020 target up to 2015 however 2016 figures indicate that Ireland exceeded its 2016 annual limit set under the EU’s Effort Sharing Decision (ESD), 406/2009/EC3 by 0.3 Mt CO₂eq.

3.1.8 Landscape & Visual

The project site has been designated as an Area of High Landscape Value in the Cork city Development Plan 2015 – 2021.

3.1.9 Cultural Heritage

3.1.9.1 Archaeology

A burial ground is located to the east of the project site at Church of Anunciation, Blackpool.

3.1.9.2 Architectural Heritage

The western boundary of the Blackpool Architectural Conservation Area is located approximately 40m to the east of the project site.

No sites listed on the National Inventory of Architectural Heritage (NIAH) are located within the vicinity of the project site.

The Church of Anunciation, Blackpool is listed as a protected structure.

3.1.10 Material Assets

3.1.10.1 Transportation

The principal road in the vicinity of the project site is the N20 located to the east of the project site. Lovers Walk is the main public road that accesses the project site.

The main Cork to Dublin railway line is located approximately 600m to the east of the project site.

During the construction phase all construction traffic will access the project site via Lover's Walk. It is estimated that construction vehicle movements will be restricted to 6 no. of movements per day between the hours of 8am and 6pm Monday to Friday.

Given the location of the project within close proximity to the urban centre of Cork residents during the operation phase will be served by multiple transport and mobility options, including walking, cycling, bus and vehicular transport.

3.1.10.2 Utilities

A review of all utility constraints within the surrounding area has been completed. This review identified the following utilities in the wider area surrounding the project site:

- ESBI & ESB – Power Supply
- Gas Networks Ireland (GNI) - Gas Supply
- Eir - Telecommunications
- Virgin Media - Telecommunications
- Irish Water - Storm Water & Foul Wastewater
- Irish Water – Water Supply and Sewerage

3.1.11 Inter-relationship of Parameters & Environmental Sensitivity

The proposed development at the project site will provide continuity with the existing extent of built land occurring within Blackpool. It is located within the existing urban fabric of Blackpool. It supports habitats of low value. The project site is not located within the immediately vicinity of any major watercourse. It is located in a sensitive groundwater area. It is not at risk of flooding and is located in an area of good air quality status.

The footprint of the proposed development is located in an area of high landscape value. The proposed development will be in keeping with the existing built fabric in the surrounding area and has been designed to compliment the existing architectural form in the surrounding area.

There are no protected sites or monuments or protected buildings occurring within or in the immediately vicinity of the project site.

The project will not have the potential to result adverse effects to the material assets occurring in the vicinity of the project site. For instance it will not have the potential to result in road closures, adversely effect the electricity network or the water supply network.

Given the above the project site is considered to be of low environmental sensitivity. The most environmentally sensitive aspect of the project site and surrounding area is the presence of existing residential dwelling in Sunberry estate to the east of the project site, the presence of a

school to the south of the project site and the presence of woodland habitats surrounding the project site.

3.2 ASSESSMENT OF THE LOCATION OF THE PROPOSED DEVELOPMENT

Table 3.1 below provides information on the location of the proposed development with respect to the assessment criteria provided in Schedule 7 of the Planning and Development Regulations 2001 to 2018.

Table 3.1: Location of the Proposed Development

Screening Criteria	Response
<p><i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i></p> <p>(a) the existing and approved land use;</p>	<p>The existing land use within the project site is dominated by brownfield land with existing building and yard areas to the rear.</p> <p>The project site is located within an area otherwise dominated by residential land use.</p> <p>The proposed development is in line with approved zoning land use for the project site.</p>
<p>(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground</p>	<p>The project site is currently representative of a brownfield site and is not sensitive in terms of natural resources.</p> <p>The overall design of the project has included a design that aims to blend the development into the existing urban fabric surrounding the project site.</p>

<p>Screening Criteria</p> <p><i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i></p>	<p>Response</p>
	<p>The proposed development will not have a significant effect on the relative abundance, availability, quality and regenerative capacity of natural resources.</p>
<p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <p>(i) wetlands, riparian areas, river mouths;</p> <p>(ii) coastal zones and the marine environment;</p> <p>(iii) mountain and forest areas;</p> <p>(iv) nature reserves and parks;</p> <p>(v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;</p>	<p>The potential for the proposed development to significantly effect the absorption capacity of the environment, with respect to the parameters listed in Column 1 opposite are outlined below.</p> <p>(i) no works are proposed that will affect wetlands, riparian areas or river mouths.</p> <p>(ii) not applicable, the project is located at a remote distance from the coastal zone.</p> <p>(iii) not applicable, the project is located at a remote distance from mountainous and forested areas.</p> <p>(iv) not application, the project is located at a remote distance from any nature reserves and parks.</p> <p>(v) The Screening Statement in support of Appropriate Assessment that accompanies the proposed development application has assessed the likely significant effects of the proposal on the conservation objectives of European Sites within a 15km buffer of the development and has concluded in a finding of no likely significant effects. In addition no NHAs or pNHAs are located in the vicinity of the project site and there will be no potential for the project to interact with such areas.</p>

Screening Criteria	Response
<p><i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i></p> <p>(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;</p>	<p>(vi) Surface water quality within the wider area has been assessed to be of moderate status.</p> <p>Environmental Quality Standards for Noise and Air have been reviewed as part of this EIA Screening and no existing exceedances in these standards have been reported.</p> <p>The Groundwater Body in the surrounding area has been assigned Good status.</p> <p>The design of the project and the best practice mitigation measures that will be required to be implemented during the construction phase will ensure that the project does not perturb the long-term quality of the environment in the wider area surrounding the project site.</p>
<p>(vii) densely populated areas;</p>	<p>The subject lands are located within the Cork City and the environs of Blackpool. While the surrounding area is representative of a densely populated area there is sufficient capacity in terms of services and amenities to accommodate the proposed development.</p>
<p>(viii) landscapes and sites of historical, cultural or archaeological significance</p>	<p>The footprint of the proposed development is not located within an area of high landscape value and the design of the proposed development has sought to compliment the existing built form in the surrounding area.</p>

Conclusion: No significant effects likely to arise associated with the location of the proposed development.

Rationale: The proposed development relates to a relatively small area of less than 1 ha contiguous with an area of existing residential land use in Blackpool and Cork City. The lands

do not offer significant potential for environmental enhancement as they are largely severed from adjacent natural and agricultural habitats by roads, existing built land and amenity grassland. A Screening Statement for Appropriate Assessment has determined a finding of no likely significant effects on the conservation management objectives of European Sites within a 15km radius of the study area. The proposed development will represent a continuation of the existing land use within this area and is consistent with the land use zoning of this location. The design of the project will compliment the existing built form in the surrounding area and will be in keeping with the existing landscape setting.

4.0 CHARACTERISTICS OF POTENTIAL IMPACTS

Having considered the above environmental factors the aim of this section is to address likely impacts on the environment by the implementation of the proposed development. Whether an EIA would be deemed necessary relevant to the scale of the project and the environment will then be determined.

The 2014 EIA Directive requires that an assessment of the likely significant effects of a project on the environment must be considered with regard to the factors specified in Article 3(1) of the Directive and Section 171A(b)(i)(I) to (V) of the Planning and Development Regulations 2001 to 2018, taking into account:

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact;
- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;
- (g) the cumulation of the impact with the impact of other existing and/or approved projects;

(h) the possibility of effectively reducing the impact.

The factors outlined in Article 3(1) of the Directive are presented in Table 4.1 below under the heading of “Environmental Factor”. The results of the assessment provided in Table 4.1 are then used to inform an assessment against the criteria evaluating the characteristics of potential impacts.

Table 4.1: Characteristics of Potential Impacts on Environmental Factors

Environmental Topic	Potential Impact
Populations & Human Health	Some short-term local effects from noise and air emissions of the construction phase are expected however all construction activities will have to comply with best practice measures as outlined in this screening report. All relevant best practice mitigation measures required for avoiding likely significant effects to populations and human health through potential effects to soils, water, noise, air etc will be required to be implemented as part of a CEMP for the construction phase of the project. No operational impacts are identified for human beings.
Biodiversity	As the habitats present relate to existing built land and disturbed ground with ruderal and scrub habitat no significant negative impacts are identified for habitats within the project site at construction or operation in this regard.
Soil and Geology	There will be no significant impact to soils or geology.
Water	<p>The project site is not located in close proximity to any major watercourse and no surface waters occur within the footprint of the project. The project site is underlain by a sensitive aquifer of local importance.</p> <p>All design and mitigation measures outlined in this screening report with regard to managing water on site during the construction phase and operation phase will be implemented. These measures are representative of best practice guidelines for preventing pollution to water and their</p>

Environmental Topic	Potential Impact
	<p>implementation will eliminate or at minimum reduce to an insignificant level the risk of pollution to waters.</p> <p>The project site is not located within a flood zone and is not at risk of flooding.</p> <p>The project will be connected to the existing sewer and all foul water generated at the project site during the operation phase will be directed to the municipal WWTP for treatment. This will eliminate the potential for the emission of wastewater to the surrounding aquatic environment.</p>
Air Quality and climate	<p>The potential will exist for localised, temporary impacts associated with dust generated from construction plant and machinery such as diggers or excavators. Emissions during works phase will be minimised through the implementation of best practice mitigation techniques as outlined in this Screening Report.</p>
Noise and Vibration	<p>Noise during the construction phase may result in nuisance however, noise and vibration during works phase will be minimised through best practice and the implementation of mitigation measures outlined in this screening report. With the implementation of these measures the construction phase will not result in significant noise nuisance to sensitive receptors and will be minimised to a short term, slight negative impact.</p> <p>Traffic noise and vibration during the operation phase are not considered likely to be significantly increased as a result of the project.</p>
Cultural Heritage	<p>None identified. No known archaeological or architectural features are within the site footprint. The project will not impact on cultural heritage receptors occurring to the east.</p>
Landscape & Visual	<p>The proposed development is located in an area of high landscape value. The project has been designed to ensure that it blends in with and compliments the existing built form occurring within this area. This</p>

Environmental Topic	Potential Impact
	design will ensure that the project results in a neutral and/or positive impact to the landscape surrounding the project site site.
Interrelationship between parameters above	The key interrelationship arises between air quality and noise associated with traffic emissions and excavation during construction and human health. The implementation of mitigation measures outlined in this Screening Report will ensure that these emissions are minimised to a level that will not result in significant noise, vibration or dust nuisance to surrounding sensitive receptors.

Table 4.2: Characteristics of the potential impacts

Characteristics of potential impacts The potential significant effects of proposed development in relation to criteria set out under Tables 4.3. and 4.2 above, and having regard in particular to:	
(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);	Minor and localized temporary impacts are identified primarily at construction stage only.
(b) the nature of the impact;	The nature of the impact associated with the proposed development to environmental parameters have been set out in Table 4.3 above. It has been concluded that provided all best practice and mitigation measures as outlined in this Screening Report are implemented the project will not have the potential to result in significant environmental effects.

(c) the transboundary nature of the impact;	Given the size, scale and location of the proposed development potential transfrontier impacts will not arise.
(d) the intensity and complexity of the impact;	The project is representative of a small to medium scale residential development. It will be of a short term duration with the construction phase being completed within an estimated timeframe of 20 months. With the implementation of best practice measures and associated mitigation it will not result in intense or complex impacts to the receiving environment.
(e) the probability of the impact;	Potential impacts during the construction phase associated with nuisance to sensitive receptors at adjacent dwellings and schools are probable, but the implementation of best practice measures and associated mitigation will ensure that these effects are of a short term and slight negative impact.
(f) the expected onset, duration, frequency and reversibility of the impact;	<p>It is estimated that impacts associated with the construction phase will commence within 3 months of planning approval and will last for approximately 20 months. This will represent a short-term impact. No long-term or permanent significant negative impacts are predicted to arise as a result of the construction phase.</p> <p>There will be an irreversible and permanent loss of arable land to the footprint of the project. The conversion of this land to residential and amenity grassland will not represent a significant negative environmental effect.</p>
(g) the cumulation of the impact with the impact of other existing and/or approved projects;	As outlined in Table 2.1 above no other projects have been identified in the area immediately surrounding the project site and there will be no potential for the project to combine with other projects to result in cumulative effects on the environment.
(h) the possibility of effectively reducing the impact.	Measures to minimise any adverse effects to the environment are detailed in this screening report and are derived from best practice guidelines. These measures have been implemented as a best practice approach for the proposed development and are

	proven to be effective at reducing the potential for adverse environmental impacts to occur.
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Conclusion: No significant effects likely to arise associated with the potential impacts on environmental parameters.

Rationale: As outlined in Table 4.3 the proposed development will not have the potential to result in significant adverse effects to biodiversity, soils and geology, water, landscape and cultural heritage. There will be potential for impacts to human beings as a result of noise and air emissions during the construction phase of the proposed development. However these impacts have been assessed as being of low significance and measures have been outlined to ensure that these potential impacts are mitigated to an insignificant level. As such no significant residual impacts to environmental parameters as outlined in Table 4.1 are predicted to arise as a result of the proposed road development.

Conclusion: No significant effects likely to arise associated with the characteristics of the potential impacts.

5.0 CONCLUSION

The proposed residential housing development at Lovers Walk, Redemption Road does not trigger the threshold for mandatory EIA/EIAR as set out in the 2001 Regulations (as Amended) and has been assessed as a sub-threshold EIA development. This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant due to the scale and nature of the proposed development and its footprint, which is confined to an area of approximately 0.8ha, the characteristics and sensitivities of the receiving environment and design and mitigation measures that will be implemented as part of the construction phase and operation phase of the proposed development.

The European Guidance on EIA Screening provides a checklist to assist with the decision of whether an EIA is required based on the characteristics of a project and its environment. This screening checklist is presented in Table 5.1 below and have been informed by the various assessments that have been set out in Sections 2, 3 and 4 above.

Table 5.1: Screening Checklist

Questions to be Considered	Yes / No? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes	No. The construction of the proposed development will involve a minor change in land cover within sections of its footprint. This will involve a small area of physical land cover change. The project has been designed to be in keeping with the surrounding landscape.
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes	No. The proposed development will require natural resources in the form of standard construction materials. The quantities to be used as part of the proposed development will be relatively small given the scale of the proposed development.

<p>3. Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?</p>	<p>Yes</p>	<p>No. Standard construction materials for a proposed project will be used during construction, however it is unlikely that this would include any quantity of materials that could be harmful to human health or the environment. Best practice construction will be implemented during the construction phase and all such materials will be stored in secure locations and will be handled in accordance with accepted construction procedures.</p>
<p>4. Will the Project produce solid wastes during construction or operation or decommissioning?</p>	<p>Yes</p>	<p>No. Waste in the form of construction material wrappings and pallets etc. will be generated during the project. In addition waste generated by site operative at the site canteen etc. will be generated. All solid waste will be managed in accordance with relevant waste legislation and all waste would be removed by the site by a licensed contractor and disposed of at a licensed facilities.</p> <p>Efforts will be made to reuse as part of the project's construction phase wherever possible soil material generated during excavations at the project site. Where materials cannot be reused they will be transferred off site by a licensed contractor and disposed of at a licensed facilities. The movement of an soil material from the project site will be subject to the control measures.</p> <p>Historic waste material identified within the project site will remain in-situ. The project has been designed so that the locations of this construction and demolition waste material will be situated under proposed car parking areas.</p>
<p>5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?</p>	<p>Yes</p>	<p>No. It is expected that dust and emissions from construction vehicles, plant and equipment may be released temporarily during construction. Mitigation measures as outlined in this Screening Report will be implemented to minimise emissions and prevent discharge. All emissions will be kept within standard air quality limits outlined in the relevant legislation.</p>
<p>6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?</p>	<p>Yes</p>	<p>No. It is expected that noise and vibration will occur during construction of the project. Mitigation measures have been outlined this Screening Report to minimise the potential impact of noise and vibration.</p> <p>The project site is located within an urban environment with existing night time lighting. The</p>

		project will not change the extent of night time lighting in the area.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	No. All potential polluting substances would be stored and managed appropriately by the contractor to reduce the risk of accidental spillages and/or discharges. There will be no discharge to surface water, groundwater, coastal waters or the sea and appropriate measures to ensure effective incident control will be provided for the construction phase and operation phase of the project.
8. Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	Yes	No. Construction activities would be undertaken with due regard to occupational health and safety. The site manager would be responsible for the management of health and safety on site during construction.
9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No	No. The project is not predicted to have the potential to result in social changes in demography, traditional lifestyles or employment.
10. Are there any other factors which should be considered such as consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	Yes	This Report undertook a review of the Cork City Council planning portal to identify other existing and approved projects within the wider surrounding area. No such projects were identified and the project will not have the potential to combine with other existing or approved projects to result in likely significant effects to the environment.
11. Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	No	No protected natural areas such as European Sites or NHAs occur in the vicinity of the project site. Cultural Heritage Receptors have been identified to the east of the project, beyond the project's footprint. There will be no potential for the project to interact with areas designated for cultural heritage. The project site is located within an area of high landscape value and has been designed to blend in with and compliment the existing built landscape in the surrounding area. The project will not have any

		potential to diminish the value of the landscape in the surrounding area.
12. Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	No	The habitats occurring within and in the vicinity of the project are dominated by artificial man-made structures or intensively managed agricultural or amenity grassland. They are not representative of sensitive ecological receptors.
13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	No	The project site and surrounding area does not support habitats that are relied upon by important or sensitive species of fauna or flora.
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Yes	No.
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No	Yes. The project site is located within an area of high landscape value and has been designed to blend in with and compliment the existing built landscape in the surrounding area. The project will not have any potential to diminish the value of the landscape in the surrounding area.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	No.
17. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	No. The construction phase will be of a short term duration and will involve a low number of construction vehicular movements that are not predicted to have the potential to result in significant traffic volumes that could lead to congestion. The project site is located within Blackpool and the Cork City metropolitan area. It is served by public transport and is located a short distance from the city centre. The project site represents a

		location that offers capacity of residential dwelling and residents where sustainable modes of transport can be relied upon. The operation phase of the project is not anticipated to have the potential to result in congestion within the surrounding road network.
18. Is the project in a location where it is likely to be highly visible to many people?	Yes	Yes. During the construction phase mitigation measures will be put in place to minimise the visual disturbance caused by the construction works. Once constructed the project will blend in with the surrounding built landscape.
19. Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	No	Yes. Cultural Heritage Receptors have been identified to the east of the project, beyond the project's footprint. There will be no potential for the project to interact with areas designated for cultural heritage. .
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes	No. The project is representative of a brownfield site.
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Yes	No. As outlined in this Report the potential exists for disturbance and nuisance to properties occurring adjacent to the project site. Mitigation measures have been outlined in this Report and it is predicted that, with the implementation of these mitigation measures, potential for disturbance and nuisance to these properties will be minimised.
22. Are there any plans for future land uses on or around the location which could be affected by the project?	No	No.
23. Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes	No. The construction phase will be restricted to the project site and with the implementation of a best practice approach to the construction phase and all measures outlined in this Report there will be no potential for significant effects to the population occurring in the surrounding area.
24. Are there any areas on or around the location which are	Yes	Yes. A school is located to the southwest of the project site. However the construction phase will

occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?		be restricted to the project site and with the implementation of a best practice approach to the construction phase and all measures outlined in this Report there will be no potential for significant effects to the population occurring in the surrounding area.
25. Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	No	No.
26. Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	No.
27. Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Yes	No.

Given the scale and nature of the project and taking account of all available information, the overall probability of impacts on the receiving environment arising from the proposed development (during the construction or operational phases) is considered to be low, as summarised in Table 5.1 above.

No significant environmental impacts will occur once mitigation measures outlined in this Report are implemented. These mitigation measures are representative of standard industry environmental management that are implemented to minimise the impact of projects to the environment.

The information provided in this EIA Screening Report can be used by the competent authority, Cork City Council, to conclude and determine that an EIA is not required for the proposed residential development at Lovers Walk, Redemption Road as there will be no significant effects.