

SUB THRESHOLD EIA SCREENING REPORT
Redemption Heights

Criteria for determining whether a development would or would not be likely to have significant effects on the environment as per the requirements of Article 120 of the Planning and Development Regulations 2001 as amended

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	<i>The Redemption Heights proposed development comprises of the demolition of buildings and the construction of the proposed housing development will consist of a total of 54 units, comprising of 34 no. apartment units, 20 no. sheltered apartments at Redemption Road, Blackpool, Cork. The development site area is approximately 0.84 hectares.</i>
Cumulation with other Proposed Development	N/A
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<i>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 controlled 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. The demolition work is expected to last for approximately 5 weeks. Standard noise and dust control measures will be implemented during all demolition works. 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.</i>
Use of Natural Resources	<i>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. 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. No significant effects to biodiversity are predicted to arise as a result of the construction or operation of the project. 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.</i>
Production of Waste	<i>Solid inert waste in the form of soil and stone will be produced during construction but materials will be only ordered as required. Any waste 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. During the operation phase the waste generated will be typical of a residential development. All waste generated will be disposed of by a licensed waste contractor. Wastewater generated during the operation phase will be directed to the existing municipal wastewater treatment plant (WWTP), where it has been confirmed that capacity exists for proper treatment of all wastewater prior to discharge to the receiving environment.</i>
Pollution and Nuisances	<i>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. 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. 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.</i>

	<p><i>In order to minimise any potential for noise and vibration nuisance mitigation measures will be implemented during the construction phase.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>
Risk of Major Accidents	<p><i>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.</i></p>
Risk to Human Health	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>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. No significant risks to human health have been identified.</i></p>

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	<p><i>The existing land use within the project site is dominated by brownfield land with existing building and yard areas to the rear.</i></p> <p><i>The project site is located within an area otherwise dominated by residential land use.</i></p> <p><i>The proposed development is in line with approved zoning land use for the project site.</i></p>
Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area	<p><i>The project site is currently representative of a brownfield site and is not sensitive in terms of natural resources.</i></p> <p><i>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.</i></p> <p><i>The proposed development will not have a significant effect on the relative abundance, availability, quality and regenerative capacity of natural resources.</i></p>
Absorption Capacity of the Natural Environment	<p><i>There are no natural environments in proximity likely to be impacted by the construction of the proposed development. The proposed use is compatible with the geographical area. The high-quality architectural design will contribute to the urban landscape. No significant negative impacts are likely.</i></p>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<p><i>Minor and localized temporary impacts are identified primarily at construction stage only.</i></p> <p><i>No significant negative impacts are likely.</i></p>
Transfrontier nature of the Impact	N/A
Magnitude and Complexity of the Impact	<p><i>The operational phase of the development is moderate in scale and will be actively managed. No significant negative impacts are likely.</i></p>
Probability of the Impact	<p><i>The operational phase will inevitably change the local environment, however the change will be consistent with emerging trends in the area. Measures are in place to avoid, reduce or mitigate any likely negative impacts.</i></p>
Duration, Frequency and Reversibility of the Impact	<p><i>No long-term or permanent significant negative impacts are predicted to arise as a result of the construction phase.</i></p> <p><i>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.</i></p>

SCREENING CONCLUSION STATEMENT

In addition, the proposed development has been screened to determine whether an Environmental Impact Assessment (EIA) is required and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.

Please refer to Appendix A for report titled; Environmental Impact Assessment Screening Report prepared by Doherty Environmental, dated April 2024.

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Appendix A

EIAR Screening