

1. EUROPEAN SITE DATA

Great Island Channel candidate Special Area Of Conservation (site code 001058)	
Conservation objective	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.
Qualifying interests	Annex I listed habitats: mudflats, sandflats not covered by seawater at low tide, estuaries, spartina swards, Atlantic salt meadows.
References and further information	<i>Conservation Objectives for Great Island Channel SAC [001058] (NPWS), Natura 2000 Standard Data Form (NPWS), Site Synopsis Great Island Channel Site Code 001058 (NPWS)</i> (see www.npws.ie for further details)

Cork Harbour Special Protection Area (site code 004030)	
Conservation objective	To maintain or restore the favourable conservation condition of the bird species listed as special conservation interests for this SPA.
Qualifying interests	Annex I-listed bird species: bar-tailed godwit, common tern (breeding), golden plover, ruff, whooper swan. Other birds of special conservation interest include black-headed gull, black-tailed godwit, common gull, curlew, dunlin, great crested grebe, grey heron, grey plover, lapwing, lesser black-backed gull, little grebe, oystercatcher, pintail, red-breasted merganser, redshank, shelduck, shoveler, teal, and widgeon. This site is an internationally important wetland site supporting > 20,000 wintering waterfowl.
References and further information	<i>Conservation Objectives for Cork Harbour SPA [004030] (NPWS), Natura 2000 Standard Data Form (NPWS), Site Synopsis Cork Harbour SPA Site Code 004030 (NPWS)</i> (see www.npws.ie for further details)

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	P8.HDR.24.10 - RAILYARD APARTMENTS
Development consent type	Part 8
Development location	Albert Quay, Cork
Description of development	<p>The Railyard Apartments proposed development will comprise of:</p> <ul style="list-style-type: none"> - The construction of 217 no. dwelling units including, <ul style="list-style-type: none"> • 25 no. studio apartments • 92 no. 1-bedroom apartments • 88 no. 2-bedroom apartments • 12 no. 3-bedroom apartments In a building that ranges from 8 to 11 storeys. - The provision of an external public realm area at ground level. - The provision of internal communal space areas at ground floor, 1st floor, and 2nd floor, and 2 no. external rooftop terraces. - The provision of a ground floor community/arts use, with external seating area and a ground floor creche with external covered play area. - The provision of ground level plant, ancillary uses, and bin store. - Bicycle spaces at lower ground floor and ground floor level; additional visitor bicycle spaces; and a set down delivery area at ground floor level on Albert Street. - Set back of the eastern boundary wall to the north and south. - All site development, public realm and landscaping works. <p>The proposed development also involves the demolition of the existing two-storey building.</p>
Distance from cSAC	8km
Distance from SPA	4km
Relevant strategies or policies	European Nature Directives (Habitats and Birds) EC (Birds and Natural Habitats) Regulations 2011 Planning and Development Regulations 2001, as amended EIA Directives Cork City Development Plan 2022-2028 National Biodiversity Action Plan 2023-2030 Cork City Heritage and Biodiversity Plan 2021-2026
EIS submitted?	No

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

1. Is the proposed development directly connected to or necessary for the conservation management of the SPA and/or cSAC? (If yes, no further assessment required. If no, screening required.)	No
2. Is the proposed development located within or partly within the SPA?	No
3. Is the proposed development located within 100m of the SPA?	No
4. Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	No
5. Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	No
6. Could the proposed project increase the level of recreational or other use of marine or intertidal areas within the potential impact zone of the SPA?	No
7. Does the proposed development involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SPA?	No
8. Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	No
9. Does the existing wastewater treatment system have the capacity to treat any additional loading?	Yes
10. Would the proposed development result in direct surface water or other discharge to water bodies in or feeding into the SPA or cSAC? Would it result in additional storm flows into a combined sewer and subsequently into a combined sewer overflow (CSO), resulting in increased frequency, quantity and/or duration of overflow from the CSO to watercourses feeding into the European sites?	Yes
11. Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	No
12. Could the proposed development give rise to increased risk of oil or chemical spillage or leaks within the marine environment or watercourse within the potential impact zone for the SPA or cSAC?	No
13. Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	No

Comments or notes

It is found that the wastewater generated by the proposed development will not have the potential to negatively affect the water quality of the receiving waterbody and on this basis no function hydrological impact pathway connects the proposed development to the Cork Harbour SPA or the Great Island Channel SAC.

4. SCREENING CONCLUSION STATEMENT

In view of the above it is considered that (tick one box only):

- Appropriate Assessment is not required**
The proposed development is directly connected / necessary to the conservation management of a site.
- Appropriate Assessment is not required**
It can be excluded through screening that the proposed development will have significant effects on the sites.
- Further information is required**
Potential impacts have been identified through initial screening and/or there is insufficient information to enable the planning authority to screen out impacts, but on balance it is determined that the issues could be resolved through minor modifications to the proposed development or by appropriate conditions. The information required is specified below.
- Appropriate Assessment is required**
Significant issues have been identified and/or significant effects are certain, likely or uncertain, and the submission of a Natura Impact Statement (NIS) is required, or the proposed development must be rejected.

Further information required / Comments or Notes

In accordance with the Habitats Directive, an Appropriate Assessment (AA) Screening has been carried out on the proposed development, in relation to any potential impacts upon the Cork Harbour Special Protection Area [Site No. 004030] and the Great Island Channel Special Area of Conservation [Site No. 001058]. The findings of the AA screening noted that no significant effects on any Natura 2000 sites is likely and it was not necessary to undertake any further stage of the Appropriate Assessment process.

Please refer to Appendix A for report titled; 'Screening Report for Appropriate Assessment' prepared by Doherty Environmental Consulting Limited dated August 2024.

Name:	<i>Aileen O'Rourke</i>
Position:	Director of Services - Housing Delivery & Regeneration Directorate
Date:	<i>8th August 2024</i>

Appendix A

Stage 1 Appropriate Assessment Screening Report