Environmental Impact Assessment Screening Report

The Railyard Apartments

Albert Quay, Co. Cork

Doherty Environmental Consultants Ltd

August 2024

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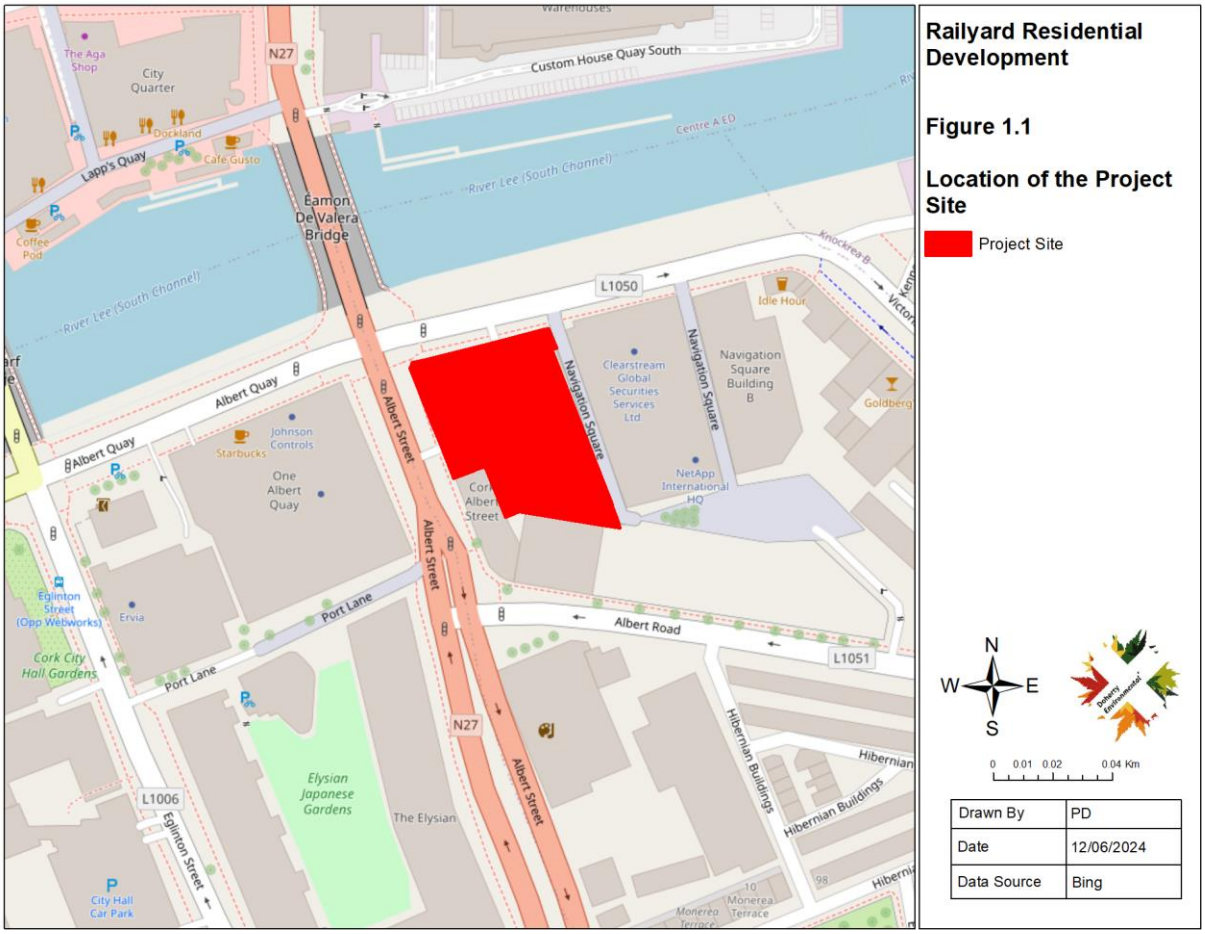
1.0 INTRODUCTION

Doherty Environmental Consultants (DEC) Ltd. has been commissioned by Progressive Commercial Construction Limited to prepare an Environmental Impact Assessment [EIA] Screening Report for a proposed residential development, The Railyard Apartments, at Albert Quay, Cork (see Figure 1.1 for the location of project site).

The findings of the EIA Screening assessment for the residential 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 ("the planning authority"), to undertake an EIA screening in order to determine whether an EIA is required for the project.

The proposed development to which this EIA Screening Report relates differs from the previous permission for a Strategic Housing Development [SHD] that applied to the full site in the ownership of Progressive Commercial Construction Limited for 201 no. apartments (ref. no. ABP-305779-19) granted by An Bord Pleanála ("the Board") on 26th February, 2020 in a number of ways:

- there are no Protected Structures or NIAH structures on the proposed development site.
- the former Sextant public house (listed on the NIAH, ref: 20508014) has been demolished.
- the previously permitted double-basement car park (62no. spaces) has been removed.
- the planning policy context of the site has also evolved, with sections 11.49 and 11.50 of the Cork City Development Plan 2022 specifically identifying the Island/Warehouse Quarter, in which area the site is located, as one of the zones in the City Docks as the strategic area for tall buildings in Cork.

It is also noted that the previously permitted development was not subject to a mandatory EIA.

There are therefore a number of material differences in the factual and planning circumstances that pertain in respect of the previous development and the current project.

The findings of the EIA screening exercise conducted by DEC are presented in this report.

This Report provides a description of the project (section 3), the existing baseline environment (section 4) and then assesses the potential environmental impacts (Section 5) posed by the proposed project.

2.0 LEGISLATIVE & GUIDANCE 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 project does not

require a mandatory EIA under the provisions of the EIA Directive as it is not a project listed in Annex I.

EIA requirements derive from EU law and Irish implementing legislation on the assessment of the effects of certain public and private projects on the environment. The purpose of this Environmental Impact Assessment Screening Report is to provide information to the planning authority to enable that competent authority to determine whether or not this project has the potential to have significant effects on the environment.

The prescribed classes of development, and thresholds or criteria that trigger the need for an EIA, are set out in Schedule 5 to the Planning and Development Regulations, 2001, as amended ("Schedule 5"). The project does not fall into any of the classes described in Schedule 5, Part 1 of the 2001 Regulations and, accordingly, an EIA is not mandatory.

A review of the classes of development listed in Schedule 5, Part 2 was carried out to determine whether the project falls into any of those classes of prescribed development. The classes of development set out in Part 2 that are relevant to residential developments are listed in Table 2.1 below and an examination is provided as to whether these prescribed classes of development are relevant to the current project.

Class Reference	**Class Description**	**Relevance**	**Is EIA Triggered by the Specified Class**
2(10)(b)(i)	Construction of more than 500 dwelling units	The project comprises a residential development with a total of 217 no. dwelling units. This does not meet the threshold for an EIA and therefore, a mandatory EIA as prescribed under Part 2 of Schedule 5 is not required.	EIA is not triggered
2(10)(b)(ii)	Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.	The project does not propose to include car parking spaces as such the project does not meet the threshold for an EIA and therefore, a mandatory EIA as prescribed under Part 2 of Schedule 5 is not required.	EIA is not triggered
2(10)(b)(iv)	Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business	The project will cover a Site area of c. 0.2744ha, which is below the threshold of 2ha in the case of a business district, 10 ha in the case of other parts of a built-up area. This does not meet the threshold for an EIA and	EIA is not triggered

	district" means a district within a city or town in which the predominant land use is retail or commercial use.)"	therefore a mandatory EIA, as prescribed under Part 2 of Schedule 5, is not required.	
2(10)(dd)	All private roads which would exceed 2000 metres in length.	The project does not include a private road and, therefore, does not exceed the threshold prescribed in Part 2 10 (dd) of Schedule 5.	EIA is not triggered
2(14)	Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.	As set out above, the project does not comprise development prescribed in Part 1 or Part 2 of Schedule 5 and the demolition works associated with the project will not be related to such a project (i.e. a project listed in Part 1 or Part 2 of Schedule 5). It is noted that the demolition works required for the project are considered further with respect to Part 2, Class 15 of Schedule 5. It is further noted that the project will not entail any	EIA is not triggered

		demolition of protected structures.	

Given that the project does not fall under a class of development prescribed in Part 1 or Part 2 of Schedule 5, a mandatory EIA has therefore not been triggered under the requirements of the 2001 Regulations.

In light of the above it is clear that the project does not exceed any of the thresholds specified in the Regulations and is, therefore, a "sub-threshold" project. In that context, the purpose of this screening report is to provide information to assist the planning authority with a determination as to whether or not the project falls under Part 2, Class 15 of Schedule 5. Class 15 requires EIA for any project listed in Part 2 that 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 a significant effect on the environment, having regard to the criteria set out in Schedule 7.

According to European Commission Guidance (2017[1])

> *"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*

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

of both public and private resources. Hence, Screening has to strike the right balance between the above two objectives."

Guidelines from the Department of Housing, Planning and Local Government (2019) [2] in relation to EIA screening state:

"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."

The Environmental Protection Agency (EPA) Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (2017) also provide guidance with respect to the screening of projects for EIA. This guidance noted that "where a project is of a specified type but does not meet, or exceed, the applicable threshold then the likelihood of the project having

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

significant effects on the environment needs to be considered…..This is done by reference to the criteria specified in Annex III of the amended Directive".

Annex III of the EIA Directive (as amended) – which is transposed into Irish law in this context by Schedule 7 to the 2001 Regulations – sets out the criteria for determining whether a project should be subject to EIA.

Annex IIA of the EIA Directive (as amended) – which is implemented into Irish law in this context by Schedule 7A to the 2001 Regulations – sets out the information to be provided for the purposes of EIA Screening, grouped under three main headings:

Annex IIA requirements	Relevant section of this screening report
A description of the project, including in particular – a description of the physical *characteristics* of the whole project and, where relevant, of demolition works, and a description of the *location* of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected	Section 3 of this Report describes the *characteristics* of the project and provides an assessment against the relevant criteria contained in Schedule 7A. Section 4 provides a description of the *location* of the project with regard to environment receptors and the relevant criteria contained in Schedule 7A.
A description of the aspects of the environment likely to be significantly affected by the project	Section 4 of this Report describes the aspects of the environment that may be affected by the project
A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from— (a) the expected residues and emissions and the production of waste, where relevant, and (b) the use of natural resources, in particular soil, land, water and biodiversity	Section 5 of this Report describes the characteristics of the project and provides an assessment against the relevant criteria contained in Schedule 7A.

In considering the assessment of the aspects of the environment likely to be significantly affected by the project, and the description of any likely significant effects on the environment, current Transport Infrastructure Ireland (TII) assessment guidelines have been relied upon. While it is acknowledged that the project does not represent a national road scheme, the various environmental assessment guidelines published by TII (together with guidance published by other bodies such as the EPA) represent best practice guidance for environmental assessment of a project. As such, these guidelines have been relied upon during the preparation of this Screening Report.

3.0 CHARACTERISTICS OF THE PROJECT

Progressive Commercial Construction Limited proposes a residential development at the former Carey Tool Hire site, currently occupied (principally) by Park Facilities Management Ltd., at Albert Quay, Cork City.

The site is bounded by Albert Quay East to the north, Albert Street to the west, the former Blackrock and Passage Railway Terminus – Ticket Office, a Protected Structure, Ref. No. PS 1138, and which is also a Recorded Monument, CO074-119002, the two-storey former Cork, Blackrock and Passage Railway Offices, Protected Structure, Ref. No. PS 1137, and the Albert Road Post Box, which is also a Protected Structure Ref. No. PS942 and Albert Road to the south, and Navigation Square to the east. The site is accessed by Albert Quay East and Albert Street.

The project consists of a residential development which will consist of:

- The construction of 217no. apartments [25no. studio units; 92no. 1-bed units; 88no. 2-bed units; and 12no. 3-bed units] in a building that ranges in height from 8 to 11 to 24 storeys over ground floor.
- The provision of external balconies on the east, west and south elevations to the 12th floor on the east and west elevation, and to the 9th floor on the southern elevation.
- The provision of an external public realm area at ground level, an eastern laneway for servicing of the proposed development, in addition to its use as a pedestrian link.
- The provision of internal communal space areas at ground floor, 1st floor, and 2nd floor, and 2no. external rooftop terraces on the 9th floor and the 12th floor.
- 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.
- The proposed development also involves the demolition of the existing two-storey Carey Tool Hire building, currently principally occupied by Park Facilities Management Ltd.

3.1 SURFACE WATER MANAGEMENT

The project site is located within sub-section 1 of the south Docklands development drainage sub-catchment. The South Docklands Local Area Plan directs that the drainage from sub-catchment 1 should outfall directly to the River Lee.

The proposed storm network has been reviewed with the Cork City Council Drainage Department and it has been agreed that an existing outfall to the River Lee, located at the junction of Albert Quay and Victoria Road can be utilised.

The project engineer (MMOS) has noted in the Civil Engineering Report (provided under separate cover with the planning application documentation) that there is no specific requirement to provide attenuation storage for a proposed development on a brownfield site in close proximity to the River Lee, such as this project. However, the design of the project has included for an onsite attenuation storage volume of $50m^3$ to allow for storage on site in the case of a 1:20 year flood event.

It is proposed to provide a new 375 diameter sewer laid across Albert Quay East with an outfall to the River Lee as described above. In addition, rain gardens are proposed to provide a sustainable urban drainage system for the scheme.

3.2 SUDS MEASURES

Sustainable Drainage Systems (SuDS) measures address challenges associated with urbanization, including flooding, water pollution and habitat loss. In essence, SuDS principles aim to mimic natural water management processes, promoting infiltration, storage, and evapotranspiration.

The landscaping for the project site has been designed to utilise rain gardens to provide a sustainable urban drainage system for the scheme. Rain gardens are shallow, vegetated depressions designed to capture and treat stormwater runoff from impervious surfaces, which comprise soil media, vegetation, and sometimes mulch or decorative stones. The functionality of rain garden lies in facilitating infiltration, pollutant removal, and groundwater recharge, while also offering aesthetic and ecological benefits. The rain gardens are proposed to infiltrate the surface water from paving around the site, and will be fitted with a high-level overflow

drain in the event that the rain garden in overwhelmed during a flood event. The overflow drain is itself proposed to be connected to the stormwater network that is, itself, connected to the underground attenuation tank. There are 192m^2 of landscaping, green areas and tree pits incorporated onto the site to work as SuDS in addition to the attenuation tank.

3.3 FOUL WATER DRAINAGE

A large (1800mm diameter) interceptor sewer exists on Albert Quay and is connected into the siphon chamber at the Victoria Road Junction. From this point, sewage effluent drains to the Atlantic Pond pumping station. It is proposed that dedicated foul sewer outfalls will be provided from the development and connect directly to the 1800mm diameter sewer on Albert Quay.

A pre-connection inquiry connection was made to Uisce Éireann in 2023. Uisce Éireann has indicated that the foul drainage connection is feasible without upgrades to existing Uisce Éireann infrastructure in its Confirmation of Feasibility, reference CDS23008059, dated 21st December, 2023.

The existing sewer invert and the proposed sewer outfall invert from the project are at levels which allow a connection to the existing manholes on the 1800mm diameter interceptor sewer. All connection works will be subject to the approval and supervision of Cork City Council Drainage Department and Uisce Éireann.

All foul effluent arising from the project will discharge into the foul sewer system. Any foul effluent arising from kitchens/canteens or any other food preparation areas will drain to a suitable grease trap/interceptor prior to discharge to the public sewerage system. Grease traps will be designed to BS EN 1825.

It is proposed that all foul sewage effluent will pass through non-return valves, located within the site, to prevent back up in the sewers in the event of a flood in public sewage system.

Calculations for the Foul sewer show a peak outfall of 6.71 l/sec to the Albert Quay Sewer. It is noted by the project engineers, MMOS, that the existing sewer on Albert Quay is sufficiently sized to cater for this minimal additional flow.

3.4 WATER SUPPLY

There is a 250mm diameter water main on the near side of Albert Quay. There are 3no. hydrants in the vicinity of the development, on the near side of Albert Quay at the entrance to the existing carpark, on Albert Street and on the opposite side of Albert Road. An additional hydrant is proposed on Albert Quay. It is also proposed to provide a new 150mm diameter connection to the 250mm diameter water main on the near side of Albert Quay to serve the overall development. Uisce Éireann has indicated that this connection is feasible without upgrades to existing Uisce Éireann infrastructure in its Confirmation of Feasibility, reference CDS23008059, dated 21st December, 2023.

3.5 CONSTRUCTION PHASE

3.5.1 Construction Sequence

As set out in more detail below, the construction of the project will be carried out in the following phases:

- Phase 1: Site Preparation & Enabling Works.
- Phase 2: Substructure Works.
- Phase 3: The RC Superstructure Works, including all associated works.
- Phase 4: Public Realm Works.

The proposed works will be constructed in the following sequence.

- Demolition of existing building structures as listed above..
- The installation of the CFA piles from the existing ground level into the dense gravels, approx. 22m BGL.
- The local excavation of the lower ground floor and lift bases below ground level for the construction of the reinforced concrete pile caps, rafts and ground beams.
- The construction of the reinforced concrete pile caps and ground beams from the remaining of the substructure close to the existing ground level to allow for the raised ground floor level for passive flood protection.
- The construction of the underground drainage and services.
- The structural works to the railway terminus building including the repair of the steel roof trusses and the repair works to the external walls/ ground floor slab.
- The installation of the first level of the superstructure reinforced concrete walls and columns.
- The installation of the insulation and waterproofing below the ground floor slab.
- The construction of the ground floor reinforced concrete floor slab.
- Erection of concrete stairs and lift cores to roof level. This core will be undertaken in concrete framed construction.

- Erection of the remaining reinforced concrete framed superstructure. The structure will consist of a concrete flat slab supported on internal/ perimeter columns and reinforced concrete cores.
- Construction of glazing and facades in accordance with the architect's drawings and specifications.
- Roof completions.
- Mechanical and electrical installations.
- Internal fitout works.
- The remaining tie in works to the substructure drainage.
- External works.

3.5.2 Site Hoarding

Drawing 18254-MMS-ZZ-ST-DR-C-10006 prepared by MMOS and provided under separate cover with the planning application documentation indicates the proposed layout of the hoarding that will be required during the construction phase of the project. It is noted that the location of hoarding on the public street will be subject to a separate agreement and or licence between the main contractor and Cork City Council. However, for the purposes of EIA screening, it should be noted that the following measures are proposed:

- a hoarding will be provided to the edge of the existing footpaths on Albert Street and Albert Quay East and pedestrian movements will be diverted in agreement with the Cork City Council;
- construction access during the works will principally be from Albert Quay and it is intended to install a cycle lane along Albert Quay (if not previously installed); and
- a 3.0m high hoarding along Albert Quay and Albert Street.

Signage will be provided on all hoarding in conjunction with adjoining traders to direct pedestrians and to convey that "business as usual" will continue during the construction process.

The hoarding will be removed on completion of the building facades & external paving works.

3.5.3 Tower Crane

It is intended that at least one tower crane will be erected for the construction of the superstructure. The tower cranes will be required for the erection of the building frame and super structure and, given the scale of the building, a Heavy-Duty Tower Crane will be provided and will be located centrally within the site.

3.5.4 Piling

The structure will be supported on reinforced concrete piles (CFA/Displacement) found in the dense gravels.

There will be some limited dewatering works required for the lower ground floor of this development. The dewatering will be undertaken in localised areas and will be used to drop the water table locally during the construction of the foundations. It is proposed to pump the ground water to the river using the stormwater crossing. The double basement previously permitted has been omitted from the project and will not be constructed. The piles will be installed from the existing ground level using the concrete hardstanding as a piling matt for the scheme.

A low-noise-and-vibration piling rig will be used for all piling works.

3.5.5 Excavation

The construction works will involve the excavation of approximately 1,280m^3 of soil from the site.

All excess soil arising from the excavation and construction works will be removed by a licensed contractor to one or more of the following appropriately licensed facilities:

- Roadstone Limited Midleton Quarry (WO307-01); and/or
- Tulligmore Quarry Solutions Limited (W0255-02).

Soils arising from the site are anticipated to be as follows.

- 0 - 2.2 m BGL Fill material or made ground of sandy gravelly clay material.

- 2.0 m – 4.0 m BGL Sandy Gravelly SILT layers that are generally weak in nature.
- 4.0 m – 11.0 m BGL - Medium Dense, becoming denser with depth, Sandy GRAVEL layers that are rounded in shape.

The site history suggests that the site was formerly used as a Rail Terminus to the south of the site, office use to the west of the suite and a Stock Yard to the east of the site.

Based on the knowledge of the site history, it is anticipated that the majority of material to be removed off site is likely to be inert in nature, however, the site investigation process will confirm the precise classification of the material present.

Confirmatory site investigations and further testing will be undertaken post demolition to ascertain the final classification and removal of all material from the site. Any material that is determined to be non-inert will be segregated on site before being transported to a non-inert landfill (located at East Cork Landfill Site (W0022-01) or Raffeen (W0023-01).

Final certification for all materials removed off site will be provided by the main contractor on completion of the excavation works.

3.5.6 Construction Sequence – Further Details

As stated above, the construction of the proposed development will be carried out in the following phases:

- Phase 1: Site Preparation & Enabling Works.
- Phase 2: Substructure Works.
- Phase 3: The RC Superstructure Works, including all associated works.
- Phase 4: Public Realm Works.

It is estimated that the proposed phases will take approximately 2 years.

3.5.6.1 Phase 1

The former Carey Tool Hire trade warehouse (now occupied by Park Facilities) (and covering 1,726m^2 of the site) is to be demolished. The existing hardstanding areas are to be excavated,

crushed and, where possible, recycled on site, in accordance with a Construction and Demolition Waste Management Plan to be finalised prior to the commencement of development (containing the measures included in the Construction and Demolition Report submitted with the planning application documentation).

The location and operation of the site compound will be co-ordinated by the main contractor on appointment.

It is also proposed to reuse the former tracks and cobble sets of the former Cork, Blackrock and Passage Railway as part of the landscape strategy for the proposed development, as a memory of the former railway use. The piers and wrought iron gate on Albert Street will be retained and relocated to the north of Carey House. The northern and southern section of the existing eastern stone boundary is to be set back, and the existing pier relocated to the northern boundary of the setback eastern boundary wall. The existing access from the N27 (Albert Street) is to be retained for use during the initial phases of construction.

3.5.6.2 Phase 2

The piling for the substructure will be carried out from the existing ground level that is currently a concrete slab. Much of the substructure will be constructed at the existing ground level, thereby reducing the volume of excavation and soil to be removed off site.

The partial lower ground floor area (c. 320m^2) is to be constructed below the existing ground level, involving the excavation of the site to formation level, including the removal of approximately 1,280 m^3 of soil from the site. The reinforcement concrete pile caps and the ground beams will be constructed below the lower ground floor level with RC retaining walls to ground floor level at the perimeter.

The lower ground floor will accommodate plant rooms and bicycle storage. The site clearance and substructure works will facilitate the development of the project, which will involve the construction of the reinforced concrete pile caps and ground beams to support the ground floor slab and columns for the superstructure. The associated water proofing of the lower and upper ground floor slab will be installed followed by the ground floor slab and the erection of concrete stairs and lift cores to roof level.

3.5.6.3 Phase 3

The main structural Frame will be completed following from the execution of the substructure works and ground floor slab.

The cores will be undertaken in concrete-framed construction; construction of concrete columns and upper floor concrete slabs; construction of glazing and stone facades; roof completions; mechanical and electrical installations; internal apartment fit out works; and external drainage and services.

On completion of the building structure, the building envelope will be completed and will include glazing and other façade elements, roof finishes and other completions.

3.5.6.4 Phase 4

The public realm and landscaping works, including boundary treatments, to the ground floor plaza are to be completed in this final phase, as is the upgrade of the public footpaths on Albert Quay, Albert Street and Albert Road in the immediate vicinity of the proposed development site. Cork City has given its consent to the works to the public footpaths on Albert Quay, Albert Street and Albert Road.

3.5.7 Construction Access

During the construction phase of the project, delivery vehicles will access the site via Horgan's Quay or the South link. Site traffic entering via Horgan's Quay will turn left at Eamon De Valera bridge and access the site via the access gate on Albert Quay. Site traffic entering via South City Link will continue onto Eglinton Road, turning right onto Albert Quay. An alternative site access to the site compound will be provided, whereby traffic will continue onto Albert Quay East, Victoria Road and Albert Road to the access gate on Albert Road.

Vehicles leaving the site will proceed to end of Albert Quay onto Victoria Road and Albert Quay. Form here traffic can proceed south to the South Link or North to Penrose Quay.

3.5.8 Site Compound

The location and operation of the site compound will be co-ordinated by the main contractor with details provided to the planning authority prior to commencement.

3.5.9 Work on Public Roads

Works on public roads outside the site will be co-ordinated and will be co-ordinated with Cork City Council and the adjoining businesses and residents. These works include: footpath replacement and/or repair works; public lighting; and improved public realm works. Any existing dropped kerbs, not intended to serve as a vehicle access route or pedestrian crossing, are to be removed and replaced with full height kerbs.

Secure site hoarding will be installed around any works outside of the site, with controlled access points.

3.5.10 Hours of Work

Working hours during site clearance and construction shall be restricted to 0800-1800 hours on Mondays to Fridays. Activities outside these hours shall require the prior approval of the CCC Housing Capital Section.

3.5.11 Demolition

Table 3.1 shows the estimated volume of waste/asbestos from the proposed demolition at the Carey Tools retail building and office building which are due for demolition, as well as the set back of the eastern boundary wall to the north and south.

Table 3.1: Estimated volume of waste/asbestos from demolition

Non-Hazardous

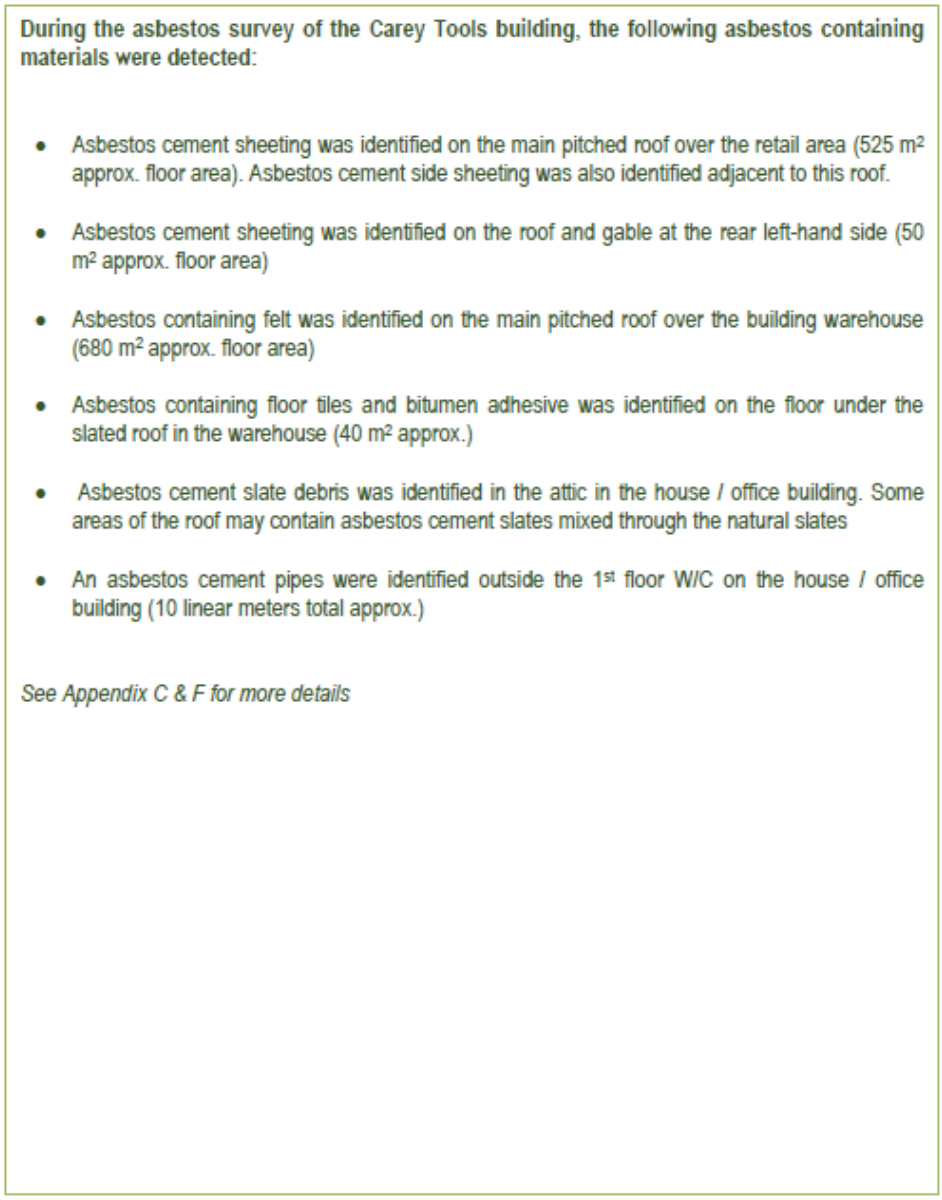
Material	Volume (m^3)	Code

Timber	292.80	17 02 01
Plasterboard	2.21	17 08 00
Metals	287.23	17 04 00
Concrete	811.83	17 01 00
Others	209.10	17 09 00
Total =	1603.17	

Hazardous

Material	Volume (m^3)	Code
Asbestos Cement Sheeting	3.45	17 06 05
Asbestos containing felt	2.04	17 06 05
Asbestos containing floor tiles	0.40	17 06 05
Asbestos cement pipes	0.12	17 06 05
Total =	6.01	

An Asbestos Survey report of the buildings at the Carey Tools Building now occupied by Park Facilities was carried out by Pheonix Environmental Safety Ltd with the aim of finding asbestos containing materials within the site. The scope of the asbestos survey encompassed all accessible areas of the existing Carey Tools retail building and office building which are due for demolition. Shown in Figure 3.1 are the findings from the survey.



During the asbestos survey of the Carey Tools building, the following asbestos containing materials were detected:

- Asbestos cement sheeting was identified on the main pitched roof over the retail area (525 m² approx. floor area). Asbestos cement side sheeting was also identified adjacent to this roof.
- Asbestos cement sheeting was identified on the roof and gable at the rear left-hand side (50 m² approx. floor area)
- Asbestos containing felt was identified on the main pitched roof over the building warehouse (680 m² approx. floor area)
- Asbestos containing floor tiles and bitumen adhesive was identified on the floor under the slated roof in the warehouse (40 m² approx.)
- Asbestos cement slate debris was identified in the attic in the house / office building. Some areas of the roof may contain asbestos cement slates mixed through the natural slates
- An asbestos cement pipes were identified outside the 1st floor W/C on the house / office building (10 linear meters total approx.)

See Appendix C & F for more details

Figure 3.1: Asbestos Survey from Carey Tools

3.6 ASSESSMENT OF THE CHARACTERISTICS OF THE PROJECT

An assessment of the potential characteristics of the project, as described above, against the criteria outlined in Schedule 7A to the 2001 Regulations is set out in Table 3.2.2 below and a conclusion and rationale are provided to determine whether these characteristics have the potential to result in likely significant effects to the environment.

Table 3.2: Assessment of Characteristics of the Project

Screening Question	**Response**
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
(a) the size and design of the whole project	The overall project site is c. 0.2744ha in area. All construction works, aside from those occurring on the public road in the immediate vicinity of the project site, will be restricted to the footprint of the project site and will be completed within a 24-month period. The construction phase works will adhere to best practice construction measures, the implementation of which will provide sufficient protection for surrounding environmental receptors such that the potential for likely significant environmental effects is eliminated. The design of the project will result in a new building that will be prominent but not substantially uncharacteristic in the context of the receiving environment. The nature of the design is considered to be compatible with the evolving built environment and thus will complement the setting.
(b) cumulation with other existing and/or approved projects;	An assessment of recently permitted projects, listed below, has concluded that there is no potential for this project to combine with other existing and/or approved projects to result in cumulative impacts to the environment. An evaluation of the potential for cumulative effects to the environment to arise as a result of the project in combination with these other projects is set out below. Planning Reference No. 2342106: this proposed residential development was subject to EIA. The EIA completed by Cork City Council concluded that likely significant effects on the environment would be mitigated by measures set out in the EIAR, and that the provision of these measures will eliminate the potential for this project to combine with other projects to result in cumulative negative effects to the environment. On the basis of this conclusion, the potential for

Screening Question	**Response**
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	this project to combine with the previously consented project to result in cumulative negative effects to the environment is ruled out. Planning Reference No. 2241572: this development relates to the erection of new signage at the Jury's Inn Hotel, Anderson's Quay. Cork City Council have found that this development will not have the potential, alone or in-combination with other projects, to result in likely significant effects to the environment. Planning Reference No. 2241206: This development comprised a change of use of a previously consented project, and was found by Cork City Council not to have the potential to result in likely significant effects to the environment. The parent development consent application (18/37909) was subject to EIA and it was concluded by Cork City Council that that likely significant effects on the environment would be mitigated by measures set out in the EIAR, and that the provision of these measures will eliminate the potential for this project to combine with other projects to result in cumulative negative effects to the environment. On the basis of this conclusion, the potential for the current project to combine with this other project to result in cumulative negative effects to the environment is ruled out. Planning Reference No. 2140713: this project relates to the development of a rehabilitation hospital at a site bounded by Kennedy Quay and Victoria Road. This project was subject to EIA completed by Cork City Council, which concluded that likely significant effects on the environment would be mitigated by measures set out in the EIAR, and that the implementation of these measures will eliminate the potential for this project to combine with other projects to result in cumulative negative effects to the environment. On the basis of this conclusion, the potential for the current project to combine with this other project to result in cumulative negative effects to the environment is ruled out. Planning Reference No. 2140702: this project relates to the development of a mixed use facility at a site bounded by Kennedy Quay, Marina Walk and Victoria Road. This project has been subject to EIA completed by Cork City Council, which concluded that likely significant effects on the environment would be mitigated by measures set out in the EIAR, and that the implementation of these

Screening Question	**Response**
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	measures will eliminate the potential for this project to combine with other projects to result in cumulative negative effects to the environment. On the basis of this conclusion, the potential for the current project to combine with this other project to result in cumulative negative effects to the environment is ruled out. Planning Reference No. 2039173: This project relates to an application for the modification to office block D at the Navigation Square Development. Cork City Council determined that this project will not have the potential, alone or in-combination with other projects, to result in likely significant effects to the environment. Planning Reference No. 2039114: This project relates to the retention of a change of use at a building on Victoria Road. Cork City Council determined that this project will not have the potential, alone or in-combination with other projects, to result in likely significant effects to the environment.
(c) the nature of any associated demolition works	The nature of the demolition works required for the project are set out above. Considering the distance between the sensitive residential locations to the main potential site access point to the north and the current traffic use on surrounding road, there are no significant impacts that will arise from the demolition phase of the project on any adjacent sensitive receptors. The contractor will be obliged to implement all the best practice measures contained in a Construction, Environmental Management Plan [CEMP] to be agreed with Cork City Council prior to the commencement of development. These measures will include all the proposed measures set out in the Construction and Demolition Report, submitted with the planning application, which has been prepared in line with the specifications set out in Section 11.272 of the Cork City Development Plan 2022–2028. For the avoidance of doubt, the CEMP to be agreed with the planning authority shall be consistent with the provisions of Section 9.3 of the Cork City Development Plan

Screening Question	**Response**
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	2022 – 2028 and Strategic Objective 8 and Objective 9.20 which seeks to promote the pro-active management of noise.
(d) the use of natural resources, in particular land, soil, water and biodiversity;	The footprint of the project is restricted to an existing brownfield site. Construction related activities will be restricted to the footprint of the project site, as well as the adjacent public road. Works on the public road will be coordinated with Cork City Council and the adjacent businesses and residents. Material that will be excavated within the project site will be disposed of at an approved facility in accordance with the C&D Waste Management Procedures set out in the Construction and Demolition Report provided under separate cover with the planning application documentation. Water required for the construction phase and operation phase of the project will be supplied by the existing mains water supply. Uisce Éireann has confirmed that there is adequate water to meet the future needs of the project. No sensitive biodiversity receptors are located within the footprint of the project site. The River Lee adjacent to the site to the north represents the only sensitive biodiversity receptor in the vicinity of the site. The potential impact to the River Lee that could arise as a result of the project is the discharge of polluted waters generated at the site to the river. The risk of a release of polluted surface waters to the River Lee is considered to be low and not significant given that the project site is buffered from the river by c. 25m. This buffer distance exceeds standard set back requirements set out in a range of best practice guidance documents. For instance, the Inland Fisheries Ireland (IFI) guidance document *Protection and conservation of fisheries habitat with particular reference to road construction* (IFI, 2016) specifies a setback distance of 5m from a watercourse, whilst the *Working at Construction and Demolition Sites: PPG6 Pollution Prevention Guidelines* (Environment Agency, Northern Ireland Environmental Agency and Scottish Environment Protection Agency, 2012) specifies a setback distance of 10m from a watercourse. Furthermore it is noted that standard best practice measures are identified in the Construction and Demolition Report, the implementation of which shall provide further protection against

Screening Question	**Response**
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	any potential pollution being generated at the project site. The measures set out in the Construction and Demolition Report are consistent with Objective 9.5, Objectives 9.6 and Objectives 9.7 of the Cork City Development Plan 2022 – 2028 and their full implementation will in turn protect the River Lee against pollution during the construction phase of the project. The project has been designed such that the operational phase will not pose a risk to the water quality of the River Lee. These design measures include the surface water management infrastructure that will be provided for the project, including SuDS measures, and the provision of on site attenuation as set out in Section 3.1 above. Resources in the form of hydrocarbons will be required for energy and electricity during the construction 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 their provision will not have the potential to result in significant effects on the environment.
(e) the production of waste;	In terms of construction waste, it is proposed that all excavated material will be removed from the site to an appropriately licensed facility. Soil for disposal from the site is classified as waste and, accordingly, soil for disposal will be processed in accordance with all applicable waste management legislation. During construction of the project, there will be construction waste generated, which will be processed in the manner identified in the Construction and Demolition Report. The main non-hazardous and hazardous waste streams that will be generated by the construction and demolition activities at the site are described in Section 3.3. above. A temporary segregation bay will be constructed at the site for the duration of the construction phase of the project. The bay will

Screening Question	**Response**
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	include segregated areas for recyclable waste streams, such as gypsum (plasterboard), cardboard, timber, concrete/blocks/tiles etc. Cardboard will be segregated on site. The cardboard will be flattened and placed in a covered skip or tied and covered, to prevent the card getting wet. A recycling contractor will collect it as required. There will be a separate skip for plasterboard at the site. A specialist contractor will be engaged to ensure that the plasterboard is recycled, insofar as is practicable. Reprocessed gypsum powder, which makes up to 94% of the plasterboard, can be reprocessed into new plasterboard or converted for use in soil conditioners for the agricultural industry. The paper, which makes up to 6% of the plasterboard, can be reused in various industries. Excess excavated soil will be disposed of off-site. Soil will be removed and disposed of by licensed contractors and this material will be used for fill material on other sites, or capping purposes, e.g. at a landfill. Environmental testing of the soil samples recovered during the site investigation process has been undertaken. From a review of the environmental testing results, it is concluded that no material encountered is classified as Hazardous and that all material is within the inert & stable non-hazardous limits. It was noted that there were some instances where the material exceeds inert limit values and that a further extensive investigation will be undertaken and submitted to the planning authority prior to construction. All classifications for contaminations are in accordance with the EU Waste Framework Directive. As plastic is now considered a highly recyclable material, much of the plastic generated during construction will be diverted from landfill and recycled. Clean plastic will be segregated at source and kept as clean as possible and stored in a dedicated covered skip.

Screening Question	**Response**
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	There will be timber waste generated from the construction works as off-cuts or damaged pieces of timber. Timber that is uncontaminated, i.e. free from paints, preservatives, glues etc, will all be recycled. It will be stored on site in a designated skip, and collected by a recycling contractor. Such companies shred the timber and use it for manufacture of wood products or for landscaping (wood chips etc). Steel is a highly recyclable material. A segregated skip will be available for steel storage on site pending recycling by a specialist contractor. A specialised contractor will also be engaged to carry out an environmental clean-up in order to remove all traces of contaminated material from the site. All waste arising during this process will be disposed of at a suitably licensed disposal facility. The roof of some of the warehouse structures comprise asbestos cement. These asbestos cement elements will be removed and disposed of by an appropriately licensed contractor at an appropriately licensed facility. *Tracking and Documentation Procedures for Off-Site Waste* All waste will be documented prior to leaving the site. Any contractor engaged to remove waste materials from the site will be required to be compliant with all applicable waste management legislation and regulations. All relevant information, including collection and facility permits, records on the quantities of waste arising and waste movements, will be entered in a waste management system kept on the site during the construction phase. There will be a general skip or receptacle for C&D waste not suitable for reuse or recovery. This skip will include polystyrene, contaminated cardboard, plastic etc. The contractors will be required to recycle as much municipal waste as possible, i.e. cardboard,

Screening Question	**Response**
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	plastic, metals and glass. General wet waste will be presented separately for recovery. Food waste will be segregated with separate receptacles for collection and disposal. Prior to removal off site, the municipal waste receptacle will be examined to ascertain that recyclable materials have not been placed there. If this is the case, efforts will be made to determine the cause of the waste not being segregated correctly. During the operational phase, the waste generated will be typical of a commercial/business development. The management of waste generated on site will follow the waste management hierarchy of reduce, reuse and recycle followed ultimately by disposal. All waste generated will be disposed of by a licenced waste contractor. Wastewater generated during the operation phase will be directed to the existing Carrigrennan WWTP. A pre-connection enquiry has been submitted to Uisce Éireann, which has responded with a Confirmation of Feasibility. An examination of treated wastewater discharges from the Carrigrennan WWTP to Cork Harbour and its implication for the water quality of the harbour has been completed through a review of the latest Annual Environmental Report (AER) for the WWTP. The latest AER concluded that the treated discharges from the WWTP are not having an observable effect on water quality. In light of the foregoing and the procedures to be put in place to manage, treat and dispose of all waste materials arising as a result of the proposed development, there will be no potential for waste generated as a result of the proposed development to result in significant impacts to the environment.
(f) pollution and nuisances;	Potential pollution and nuisance effects that could arise as a result of the project relate to Water, Noise & Vibration, Air & Traffic. Each of these topics are examined below.

Screening Question	**Response**
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	Water The effects to surface waters (i.e. the River Lee) that could arise during the construction phase include: • Spills/leaks during construction could result in surface water contaminated with suspended solids or hydrocarbons entering the River Lee via the existing drainage system on site, which would, if they occurred, lead to a negative effect on water quality; and • During limited dewatering, excess water, which may contain silt/sediment could potentially enter the River Lee and possibly affect water quality. These potential effects are typical of any construction site and best practice measures will be put in place and the effective implementation of these measures will ensure that spills/leaks are eliminated, whilst standard measures to treat surface water during the limited dewatering of excavations will be carried out throughout the construction phase. The operational phase of the project will represent a negligible risk of generating contaminated surface water runoff. No car parking is to be provided and as such there will be no risk of fuel leakage that can arise from car parking. The surface water management infrastructure comprises SuDS that will reduce surface water flows and treat surface water generated at the project site via a nature-based solution e.g. rain-gardens. In addition, on-site attenuation storage, designed to cater for a 1 in 20 year flood event will be provided. ***Noise & Vibration*** There will be no significant noise impacts from the proposed development on any of the identified adjacent noise sensitive receptors. This conclusion is underpinned by previous scientific investigations and noise impact assessment (CLV Consulting, 2019) prepared for the previously approved SHD development at the project site. The results of these investigations and assessment found that no significant noise impact would be expected from a proposed

Screening Question	**Response**
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	development at the project site (similar in scale and design to the current project). With regard to vibration, it is noted that the previous scientific investigations and impact assessment (CLV Consulting, 2019) also concluded a low risk of structural or even cosmetic damage to existing nearby dwellings Standard best practice measures such as the implementation of guidance outlined in the best practice guidelines BS5228: Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1 Noise and vibration limit thresholds will be implemented during the construction phase. The implementation of these measures will ensure consistency with the aims of the Cork City Development Plan Strategic Objective 8 and Objective 9.20. ***Air*** During the construction phase, works on site will have the potential to generate dust as a result of demolition, earthworks, general construction works and the movement of plant and construction vehicles. The most common impacts are dust soiling and increased ambient PM10 concentrations due to dust arising from activities on the site. Dust impacts are more likely to occur during drier periods as rainfall acts as a natural dust suppressant. Under such conditions dust could be a potential nuisance off site if not adequately mitigated against. However, standard best practice measures will be implemented such that the potential for dust to be generated during the construction phase, and act as a nuisance offsite, is mitigated so that significantly residual nuisance effects is eliminated. With regard to air emissions from construction traffic, these will not have the potential to result in likely significant effects to the environment. Asbestos is known to occur at the former Carey Tool Hire Building.

Screening Question	**Response**
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	The approach to the removal of asbestos-containing material is set out in the Construction and Demolition Report for the project and the effective the implementation of the prescribed asbestos removal measures will ensure that the risk of emission of asbestos to air, in the form of dust, will be eliminated. ***Traffic*** The construction phase will not result in any significant changes to traffic flows at, or surrounding, the project site. Given the fact that no car parking is proposed as part of the operational phase of the project, there will be no potential for changes to the baseline traffic patterns to arise from the operational phase of the project.
(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;	The construction phase of the project will be managed to adhere to standard HSA operating procedures and guidelines. Accordingly, the risk of a major accident or disaster occurring is negligible. The project has been designed to safeguard the proposed building against flood impacts during the operational phase, which has been achieved by setting a minimum floor level of 3.80mOD. The proposed building will be subject to standard regulatory management requirements during the operation phase, the effective implementation of which will avoid the potential for a major accident event to occur.
(h) the risks to human health (for example due to water contamination or air pollution).	Item 1(f) of this Table details best practice and inherent measures that will be implemented to ensure that the project does not result in nuisance generated by noise, and vibration, air emissions and traffic. All best practice and inherent mitigation measures will be implemented. With the effective implementation of these measures, there is no potential for the project to cause a significant effect on human health.

Conclusion: No potential for significant effects on the environment to arise from the characteristics of the proposed development.

Rationale: The scale and extent of the works proposed are representative of a project in keeping with recent and recently consented developments in the vicinity and is consistent with Cork City Council land use policy. The project site is located in an area of low ecological value in an area of representative urban land cover and high levels of human activity. Design measures that form part of the project will ensure protection of the receiving environment. These design measures include the implementation of storm water management and SuDS. The implementation of best practice measures to manage noise and vibration levels and dust emissions at sensitive receptors will also ensure that the project does not result in nuisance to the receiving population.

4.0 LOCATION OF THE PROJECT

4.1 INTRODUCTION

The location of the proposed development is described in accordance to 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, as amended. 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 project is provided in the following sub-sections.

4.1.1 Population & Human Health

The project site lies within the Cork City Council administrative area. The National Planning Framework (NPF) identifies Cork as being located within the Southern Region and sets out a target population growth for the city. The NPF specifies an objective to regenerate and rejuvenate Cork City focused on compact growth, with increased residential population and enhanced amenity and design quality.

An assessment is set out below of potential impacts to the receiving population in terms of:

- Land use
- Human health
- Population & economic activity
- Local amenity impacts

In terms of land use, the project is consistent with the land use zoning for the project site.

With regard to human health, the examination set out in this screening report with respect to noise and vibration, air emissions and traffic enable an assessment to be carried out by the competent authority as to whether or not the project has the potential to result in significant effects to human health. For the reasons set out elsewhere in this report, including the effective implementation of best practice measures, with respect to noise and vibration, air quality and traffic management, it is concluded that there is no potential for significant effects to human health from the project.

In terms of the operational phase, from the perspective of human health, it is considered that the increase in the local population density that will arise as a result of the project will not impact on amenities of existing or future residents.

In terms of population and economic activity, the construction phase of the project is expected to result in a short-term increase in local economic activity, whilst the residential population supported by the project will have the potential to contribution to longer-term sustained increases in economic activity.

With regard to local amenities, the construction phase will not have the potential to result in any significant effect to local amenities given that construction activities will be largely confined to the footprint of the project site. The operational phase of the project will contribute towards local amenities in the area.

4.1.2 Biodiversity

The project site is located in an area of urban land cover with no natural or semi-natural habitats occurring within the project site. The project site provides very limited habitat to support fauna and does not support any protected fauna or fauna of conservation concern.

The River Lee to the north of the project site represents the closest sensitive biodiversity receptor.

The project will not result in any direct impacts to sensitive biodiversity receptors. The principal consideration with respect to biodiversity relates to the potential impacts to water quality in the unlikely event of pollution to the River Lee to the north of the project site. As set out in Section 3 above, the potential for the project to result in the generation and discharge of polluted surface water at and from the project site to the River Lee is considered to be low and insignificant given the separation distance of c. 25m between the project site and the river and implementation of a suite of standard construction phase management measures that are in accordance with the requirements of Cork City Development Plan 2022 – 2028 Objectives.

4.1.3 Soils & Geology

The bedrock geology in the vicinity of the site as indicated on geological maps is Waulsortian limestone, a massive unbedded fine-grained limestone. These limestones overlay those of the Ballysteen Formation and are formed as a result of the deposition of carbonate mud mounds on the sea floor. The commercial retail core of Cork City Centre has been extensively developed and the sub-soil conditions are consistent. In Cork City Centre, limestone bedrock levels are at

circa 17 - 25 m in depth below the existing ground level. Overlying this at depths between 10 metres and 25 metres are stiff gravels with a high bearing capacity (N values of between 20 and 60 are typically recorded). Between 3 and 10 metres in depth a layer or layers of soft to medium dense Gravels and silty Sands are encountered. Layers of silt and peat are generally encountered between 1.5 and 3.0m in depth. Fill material, encountered from surface level, consists of broken rubble, hardcore etc., which has been built up over the years, but may also contain timbers and other organic, material in smaller quantities.

Environmental testing of subsoil material has been completed at the project site, as a result of which it has been concluded that no material encountered is representative of hazardous material.

4.1.3.1 Land & Subsoils

4.1.3.2 Geological Heritage Sites and Protected Habitats

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

4.1.3.3 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 vicinity of the project site.

4.1.3.4 Quarrying

There are no quarries in the vicinity of the project site.

4.1.4 Water

4.1.4.1 Surface Water

The River Lee North and South Channels flow in an easterly direction approximately 30m and 150m respectively from the site boundary. Existing footpath levels at Albert Quay East, Albert Road and Albert Street (N27) are approximately 2.60mOD, 3.10mOD and 2.90mOD respectively.

The EPA defines the section of the River Lee adjacent to Albert Quay, as the Lee (Cork) Estuary Lower. The risk status of the River Lee is classified as ‘at risk’ according to the Transitional

Waterbodies Risk., while it has a 'intermediate' Transitional Waterbody WFD Status 2018-2020 under the following headings – biological status, dissolved oxygen saturation, fish status, general conditions, nutrient conditions and oxygenation conditions.

The northern area of the project site is located within Flood Zone A and B. The southern area of the site is located within Flood Zone C. The overall project site is considered to lie within Flood Zone A. The project has been designed to safeguard the building against flood impacts during the operation phase. This has been achieved by setting a minimum floor level of 3.80mOD. As such the project will not have any significant impact on flood risk off site as the primary flood risk to the site is tidal.

4.1.5 Air & Climatic Factors

4.1.5.1 Air

The existing baseline conditions in the vicinity of the project site were assessed and equate to what the Environmental Protection Agency (EPA) would consider Zone B, Cork Conurbation. The following levels of Particulate Matter (PM2.5) have been determined from an ambient analyser at Cork City. The air quality index for this project would be considered as Good - Class 3. Limits outlined for PM2.5 are 20 ug/m3. The data indicates that the area is compliant with the Ambient Air Quality Standards and Cleaner Air for Europe (CAFE) Directive 2000/50/EC.

4.1.5.2 Climate

The Climate Action and Low Carbon Development Act was enacted by government in December 2015. The Act sets out the national objective of transitioning to a low carbon, climate resilient and environmentally sustainable economy in the period up to 2050. The Act provides for the preparation of a National Mitigation Plan and Sectoral Plans that will specify policies to reduce greenhouse gas emissions for each sector.

The first National Mitigation Plan, which was issued in July 2017, outlines the existing mitigating measures in place and additional measures to be implemented for each of the following sectors ‑ Electricity Generation, the Built Environment, Transport, Agriculture and Forestry. In accordance with the Act, successive National Mitigation Plans will be prepared, at

least every five years. Ireland has set a target to reduce non‐Emissions Trading Scheme (ETS) sector emissions by 30% by the year 2030, compared to the 2005 emission levels. Non-ETS sectors include agriculture, transport, residential, commercial, non-energy intensive industry, and waste.

In addition, the Act refers to the National Adaptation Framework (NAF). Irelands first NAF was published in January 2018 and sets out the national strategy to reduce the State's vulnerability to the negative effects of climate change and avail of the positive impacts. The NAF complements the work already carried out under the National Climate Change Adaptation Framework, which was published in December 2012. The aim of the NCCAF is to ensure adaptation measures are taken across different sectors at a local level to reduce Irelands susceptibility to climate change which were identified as:

- increase in average temperatures;
- more extreme weather conditions including storms and rainfall events;
- an increased likelihood of river and coastal flooding;
- water shortages, particularly in the east of the country;
- changes in types and distribution of species; and
- the possible extinction of vulnerable species.

The recently published Climate Action Plan 2019 sets out Ireland's plan to address climate disruption and the impact it has on the environment, society, economy and our natural resources. In addition to reducing Ireland's greenhouse gas emissions, many of the changes proposed in the Plan will have positive economic and societal co-benefits, including cleaner air, warmer homes, and a more sustainable economy for the long term

4.1.6 Landscape & Visual

The project site is not located in an "Area of High Landscape Value" as shown on Map 01 of the Cork City Development Plan 2022-2028. The local area has a mixed character arising from a range of natural and built features in the locality. A primary influence is the Lee River and the South Docks which are an integral part of the historical development of the city. The broad

expanse of the Lee River immediately to the north-east of the site facilitates panoramic views of the Montenotte/Tivoli Ridge and part of the docklands.

These elements impart a strong sense of the history and heritage of the area as does the residential area to the south of the subject site which is comprised of narrow streets and brick-built houses. These contrast with more recent interventions in the locality such as two new office developments to either side of the subject on Albert Quay East (Navigation Square) and Albert Quay West, the Elysian residential development to the south-west of the site, commercial developments along Lapp's Quay and a number of on-going developments to the north of the Lee River on Horgan's Quay and Penrose Quay.

There is a well-defined road hierarchy in the vicinity of the site associated with traffic movement along the north and south quays as well as movement across the river channels. The road hierarchy to and from the docks is large scale and reflective of the industrial nature of the area. Pedestrian movement is accommodated along roadside paths which have been improved sequentially as part of recent developments in the locality. Amenities in the area include Shalom Park which is located approximately 180 metres to the south of the site.

There are no direct views to or from the project site identified in the Cork City Development Plan 2022. On the opposite side of the River Lee, Custom House is a Local Landmark Building and Custom House Quay is a Strategic Landmark Building. There is a Linear View of Special Amenity Value from St. Luke's Church in the north-east towards Custom House Quay, and a Strategic Linear View of the Elysian from Churchfield Park in the north-west.

4.1.7 Cultural Heritage

The site is part of the Albert Quay, Albert Road and Victoria Road Architectural Conservation Area (ACA) as shown on Map 01 of the City Development Plan.

There are 2 no. Protected Structures adjacent to the project site: the two-storey former Cork, Blackrock and Passage Railway Offices, Ref. No. PS 1137, and the adjoining single-storey former Blackrock and Passage Railway Terminus – Ticket Office, Ref. No. PS 1138, which is also a Recorded Monument, CO074-119002.

4.1.8 Material Assets

4.1.8.1 Transportation

The principal roads in the vicinity of the project site are the N27, Albert Quay and Victoria Road. The River Lee to the north of the site is navigable up to Albert Quay and Customs House Quay.

4.1.8.2 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
- Uisce Éireann - Storm Water & Foul Wastewater
- Uisce Éireann – Water Supply and Sewerage

4.2 ASSESSMENT OF THE LOCATION OF THE PROPOSED DEVELOPMENT

Table 4.1 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, as amended.

Table 4.1: Location of the Proposed Development

Screening Criteria ***The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:***	**Response**
(a) the existing and approved land use;	The existing land use within the project site is commercial land use. The Cork City Development Plan has zoned the project site ZO 5 City Centre. The proposed residential development at the project site is consistent with the land use zoning for the site.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	The project site is currently representative of a brownfield site. The project site is not sensitive in terms of natural resources. The project will not have the potential to result in any deterioration in the quality of soils or groundwater occurring at the project site. Best practice design measures have been implemented to ensure that surface water generated at the project site is managed and treated such that the project does not have the potential to result in the discharge of contaminated surface water from the project site to the receiving environment. These design measures are standard for development projects and are consistent with objectives of the Cork City Council, such as Objectives 9.4 and 9.5 of the Development Plan. The effective implementation of these measures will ensure that the project does not result a deterioration in surface water quality in the receiving environment. As outlined above a range of standard procedures will be put in place to manage, treat and dispose of all waste materials arising as a result of the project and with the implementation of these procedures there will be no potential for waste generated as a result of the project to result in significant negative impacts to the environment. It is further noted that, given the design of the project, with much of the substructure to be constructed at the existing ground level, the volume of excavation and soil to be removed off site will be reduced from the outset.

Screening Criteria ***The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:***	**Response**
	The proposed development will not have the potential to cause a significant effect on the relative abundance, availability, quality and regenerative capacity of natural resources.
(c) the absorption capacity of the natural environment, paying particular attention to the following areas: (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (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;	The potential for the proposed development to significantly affect the absorption capacity of the environment, with respect to the parameters listed in Column 1 opposite are outlined below. (i) no works are proposed that will affect wetlands. The project is located immediately to the south of the River Lee, however, no natural riparian zone occurs along this stretch of the river. The project is located adjacent to the lower River Lee which is representative of a river mouth. The project will not result in any direct physical interaction with the River Lee bankside or the river mouth. Surface water from the project site is identified as the only pathway connecting the project to the River Lee. In the absence of the implementation of best practice construction approaches during the construction phase or the inclusion of standard design measures, the project could result in the emission of polluted surface water to the Lower River Lee. However as set out in Section 3 above, a range of best practice measures will be implemented during the construction phase to manage and treat surface water generated on site, such that the potential for the project to affect the water quality of the River Lee is avoided. Similarly, standard measures will be implemented which will ensure that surface water generated during the operation phase is managed and treated so that only clean water is discharged from the project site to the River Lee. (ii) not applicable, the project is not located within the coastal zone or the marine environment. (iii) not applicable, the project is located at a remote distance from mountainous and forested areas. (iv) not applicable, the project is located at a remote distance from any nature reserves and parks.

Screening Criteria ***The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:***	**Response**
	(v) The Screening Report for Appropriate Assessment that accompanies the application has examined the potential likely significant effects of the project on the conservation objectives of European Sites in the vicinity, namely, the Cork Harbour SPA and the Great Island Channel SAC, and has concluded that the possibility of the project causing likely significant effects on any qualifying interests of any European site can be excluded. The section of the Cork Harbour SPA along the River Lee downstream of the project site is broadly contiguous with the boundary of the Douglas River pNHA. Given this broad overlap in the boundary of both the SPA and the pNHA, the findings of the Screening Report for Appropriate Assessment with respect to the exclusion of the possibility of adverse effects to the Cork Harbour SPA are also applicable to the Douglas River pNHA. In view of the above it can be concluded that the project will not result in any potential for environmental effects to areas designated for natural heritage conservation.
(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;	(vi) Surface water quality of River Lee has been assessed by the EPA to be of Intermediate status and "at risk" Water Framework Directive status, and is currently failing to meet the objectives of the Water Framework Directive. As noted above a range of standard measures have been included in the design of the project in order to ensure that it does not result in the release of contaminated surface water from the project site to the River Lee. Standard measures to manage, treat and appropriately discharge wastewater generated by the project during the construction phase and operation phase have been set out in Section 3 above. All wastewater generated at the project site, during both the construction and operational phases, will be directed to the municipal wastewater treatment plant for treatment. Uisce Éireann have confirmed that adequate capacity is available at the wastewater treatment plant to appropriate treat future wastewater loads generated by the project.

Screening Criteria ***The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:***	**Response**
	The latest Uisce Éireann AER for the Carrigrennan wastewater treatment plant has concluded that the discharges from this wastewater treatment plant do not have any observable negative impact on the water quality of the receiving waters in lower Cork Harbour. The implementation of these measures will ensure that all wastewater generated by the project will not have the potential to affect the status of receiving surface waters and will not undermine the Water Framework Directive objectives for the lower River Lee or the lower Cork Harbour. 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 identified. The project site is located within the Lee Valley Gravels groundwater body. The Water Framework Directive status of this groundwater body is currently classified by the EPA as "at risk". During excavations, there will be contact with groundwater through groundwater ingress to excavated areas. It is noted that previous environmental testing of the soils and subsoils at the project site have recorded them to be non-contaminated. Any groundwater entering the excavations will be dewatered and treated as per the Construction and Demolition Report. This will ensure that the construction phase of the project does not result in the release of contaminating materials to groundwater. The operational phase of the project will not result in any emissions to groundwaters. The design of the project and the measures that will be effectively implemented during the construction phase will ensure that the project does not affect the long-term quality of the environment in the area surrounding the project site.
(vii) densely populated areas;	The project site is located within Cork City centre. The potential for the project to result in significant effects to the local population has been considered in Section 4.1.1 and it has been concluded that there

Screening Criteria ***The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:***	**Response**
	is no such potential effects arising from the project to the local population.
(viii) landscapes and sites of historical, cultural or archaeological significance	As set out in Section 4.1.6, there are no direct views to or from the project site identified in the Cork City Development Plan 2022. On the opposite side of the River Lee, Custom House is a Local Landmark Building and Custom House Quay is a Strategic Landmark Building. There is a Linear View of Special Amenity Value from St. Luke's Church in the north-east towards Custom House Quay, and a Strategic Linear View of the Elysian from Churchfield Park in the north-west. The design strategy prepared for the project site has demonstrated the high-quality of the design and the suitability of the site as a location for a tall building in line with the provisions of the Cork City Development Plan 2022. The proposed development can be successfully absorbed into the existing and permitted environment in which it is located for the following reasons: • It comprises distinct volumes which break down the scale of the building, emphasise its verticality, and relate it to scale of neighbours. • Its elevation reflects internal floor heights comparable to the adjacent quayside development. • The crown of the proposed development with its fine pattern and vertical emphasis gives it a distinctive character. • It relates well to the neighbouring quay front buildings – Navigation Square & One Albert Quay —with which it now creates a quayside ensemble.

Screening Criteria ***The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:***	**Response**
	• It supports orientation around this strategic location when viewed both locally and from across the city. • The dramatic change in scale, land use and building form is consistent with the 'zone of transition' between city centre and port activities. • The quality of the architectural interface including the set-backs and elevational treatments. • It contributes to the coherence of the tall buildings cluster in the transition zone between the city centre and docklands. • It operates visually as an intermediary between other major developments of quite different scale, form and character. This works to bring contemporary mid- and high-rise developments in the city into some correspondence both with each other and with the existing fabric of the city. • It complements the approved-high rise development at Custom House Quay, establishing a building of intermediate height and scale between it and the surrounding quayside development. In terms of cultural heritage, as described in the Architectural Heritage Statement prepared for the project, the following points are noted: • The Railyard Apartments development is considered in the context of the already altered architectural context with the Elysian and One Albert Quay developments, the ongoing Navigation House development, and the permitted Custom House tower and South Link Road tower. • The architectural response of the proposed development fully retains both adjacent Protected Structures, and holds the building line back and provides an attractive landscaping

Screening Criteria ***The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:***	**Response**
	proposal in which the Protected Structures can be fully appreciated in their entirety. • The site does not contain any Protected Structures or NIAH buildings. The site is bounded by three protected structures included in the 2022-2028 Development Plan for Cork City: • PS 1137 Two-storey former Cork, Blackrock and Passage Railway Offices • PS 1138 Single-storey former Blackrock and Passage Railway Terminus – Ticket Office • PS 942 Albert Road Post Box • The former CBPR Railway Terminus is also a Recorded Monument, CO074-119002 • The three Protected Structures are also included on the National Inventory of Architectural Heritage: • 20508016 Two-storey former Cork, Blackrock and Passage Railway Offices • 20508018 Single-storey former Blackrock and Passage Railway Terminus – Ticket Office • 20508017 Albert Road Post Box • There are also a number of other Protected Structures and NIAH sites in the immediate vicinity. • The Protected Structures to the south and west of the present site are subject to a current permission for use as offices and a bar/restaurant, which the applicant is committed to implementing. • Although located within an Architectural Conservation Area, the new buildings are proposed in the context of the 2022-2028 Cork City Development Plan, which notes of this ACA that: *The aim should not be to retain all existing buildings*

Screening Criteria ***The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:***	**Response**
	and features but to encourage appropriate development of vacant land and under-used buildings by retaining the most significant elements of heritage interest as an integral part of the evolving character of the area. • The Development Plan also states that new development should generally reflect contemporary architectural practice, and not aim to mimic historic building styles, identifying the City Docks as the strategic area for tall buildings in Cork, providing landmark buildings for the area.

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

Rationale: The site is not located in an area of high biodiversity or landscape value. It is located adjacent to a sensitive receptor in the form of the River Lee. For the reasons set out above the project will not have the potential to result in likely significant effects to the River Lee and its associated water quality and the fauna supported by it. Effective measures that are considered to be representative of standard measures to manage nuisance such as noise and vibration, air emissions and traffic will be implemented during the construction phase.

With regard to cultural heritage, in view of the points set out in Table 4.1 above as per the Architectural Heritage Statement there is no likelihood of significant effects on the environment.

5.0 CHARACTERISTICS OF POTENTIAL IMPACTS

Having considered the above environmental factors the aim of this section is to address likely impacts on the environment resulting from the project. Whether an EIA should or should not be deemed necessary, relevant to the scale of the project and the environment, will then be examined.

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 Act as amended, 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 5.1 below under the heading of "Environmental Factor". The results of the assessment provided in Table 5.1 are then used to inform an assessment against the criteria evaluating the characteristics of potential impacts.

Table 5.1: Characteristics of Potential Impacts on Environmental Factors

Environmental Factor	Potential Impact
Populations & Human Health	As set out in Section 3 and 4 above, best practice measures that are considered to be representative of standard measures to manage nuisance such as noise and vibration, air emissions and traffic will be implemented during the construction phase.
Biodiversity	The project will not result in any direct impacts to sensitive biodiversity receptors. The principal consideration with respect to impacts to biodiversity relates to the potential for the project to result in the generation and discharge of polluted surface water at and from the project site to the River Lee. This potential is considered to be low and insignificant given the separation distance of c. 25m between the project site and the river and implementation of a suite of standard construction phase management measures that are in accordance with the requirements of Cork City Development Plan 2022 – 2028 Objectives.
Soil and Geology	During the construction phase, approximately 1,280m^3 of soil will be excavated from the project site. All excess soil arising from the excavation and construction works will be removed by a licensed contractor to an appropriately licensed facility. Final certification for all materials removed off site will be provided by the main contractor on completion of the excavation works.
Water	As outlined in Section 3 above, the potential effects to surface waters (i.e. the River Lee) that could arise during the construction phase include:

Environmental Factor	Potential Impact
	Spills/leaks; and During dewatering. These potential effects are typical of any construction site and best practice measures will be put in place to ensure that the risks of spills/leaks are eliminated, whilst standard measures to treat surface water during the limited dewatering of the minimal excavations will be carried out throughout the construction phase. The operational phase of the project will represent a negligible risk of generating contaminated surface water runoff. No car parking is to be provided and, as such, there will be no risk of fuel leakage that can arise from car parking. Given the absence of car parking, the project is considered to fall into the Very Low pollution hazard rank as set out in the CIRIA Simple Index Approach land use hazard ranking for pollution of surface water. The surface water management infrastructure comprises SuDS that will reduce surface water flows and treat surface water generated at the project site via a nature-based solution e.g. rain gardens. In addition on-site attenuation storage, designed to cater for a 1 – 20 year flood event will be provided. The provision of these standard design elements will provide effective treatment of surface water generated at the project site during the operation phase. In view of these standard design measures and the nature of the operation phase activities on site, which represent a very low pollution risk, the operation phase of the project will not have the potential to result in likely significant effects to the receiving waters of the River Lee. A Flood Risk Assessment (FRA) has been completed. This FRA followed a precautionary approach by assessing that project in the context of its location within an area classified as Flood Zone A, even though parts of

Environmental Factor	**Potential Impact**
	the northern area of the site are located within Flood Zone B and the southern area of the site is located within Flood Zone C. The FRA found that the project will not have the potential for significant impact on flood risk off site, as the primary flood risk to the site is tidal. In order to minimise the risk of a potential flood event during its operational phase, the building is designed such that the minimum floor level of the proposed buildings is at 3.80mOD. It is further noted that the project site will be afforded additional flood defence as part of the Lower Lee (Cork City) Drainage Scheme, which has been designed to protect properties at and surrounding the project site from the 1 in 100 year fluvial and 1 in 200 tidal events, plus an allowance for freeboard.
Air Quality and climate	As noted above, the project will require demolition works and limited excavations. These activities will have the potential to generate dust. A range of best practice measures are to be implemented such that the potential for dust to be generated during the construction phase and act as a nuisance offsite is mitigated so that any significant residual nuisance effects are eliminated. With regard to air emissions from construction traffic, they do not have the potential to result in significant effects to the environment. Asbestos is known to be present at the former Carey Tool Hire Building. The approach to the removal of asbestos containing material is set out in the Construction and Demolition Report for the project and it is considered that the implementation of the prescribed asbestos removal approach will ensure that the emission of asbestos to air, in the form of dust, will be eliminated.

Environmental Factor	Potential Impact
Noise and Vibration	As set out in Section 3 above, noise and vibration during the construction works phase will not have the potential to result in any significant change to baseline noise and vibration levels at surrounding receptors. Noise and vibration will be further minimised through best practice. With the effective implementation of these measures during the construction phase, the project will not have the potential to result in significant noise nuisance to sensitive receptors.
Cultural Heritage	There are 2 no. protected structures that occur adjacent to the project site. These structures, along with the project site are located within a part of the city centre has been previously subject to significant alteration through ongoing urban renewal and development. Given the findings of the Architectural Heritage Statement, as summarised in Table 4.1 above, the project, is not identified as being representative of a significant effect to the protected structures and the cultural heritage surrounding the project site.
Landscape & Visual	As per the findings set out in Section 3 and 4 above, the project will not have the potential to result in likely significant effects to receiving townscape.

Table 5.2: Characteristics of the potential impacts

The potential effects of project in relation to criteria set out below are informed by	Potential Impact

the results of the assessment provided in Table 5.1 above	
(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);	Minor and localised 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 Tables 3.1; 4.1; and 5.1 above. Where standard measures are effectively 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 project that is consistent with the current and ongoing evolution of urban fabric of Cork City centre. The construction phase will be of short-term duration being completed within an estimated timeframe of 24 months. With the effective implementation of standard construction phase measures, the project will not result in intense or complex impacts to the receiving environment.
(e) the probability of the impact;	Impacts during the construction phase associated with disturbance to fauna and nuisance to sensitive receptors will be low and will not have the potential to be significant. The effective implementation of standard construction phase measures will ensure that any disturbance/nuisance effects are a brief and short-lived.
(f) the expected onset, duration, frequency and reversibility of the impact;	It is estimated that the construction phase will last for approximately 24 months. This will represent a short-term impact and any minor construction phase effects would arise during this phase of the project. There is no potential for long-

	term or permanent significant impacts to arise as a result of the construction phase of the project.
(g) the cumulation of the impact with the impact of other existing and/or approved projects;	As outlined in Table 3.1 above the project does not have the potential to combine with other projects to cause significant cumulative effects to the surrounding environment. In addition, as set out in Table 3.1, the project is consistent with the City Centre land use zone as set out in the Cork City Development Plan.
(h) the possibility of effectively reducing the impact.	Measures are detailed in this screening report that will, upon effective implementation, avoid any potential for the project to result in significant effects to the environment. These measures have been proven to be effective at removing the potential for environmental impacts to occur. In addition, a range of standard design measures have been incorporated into the project to ensure the avoidance of potential environmental effects. These "mitigation by design" measures include the proposed approach to surface water and wastewater management during the construction phase and operational phase, the high-quality approach to the design and the proposed landscape and streetscape design for the operation phase of the development.

Conclusion: No potential significant effects will arise from the project on environmental parameters.

Rationale: As outlined in Table 5.1 the proposed development will not have the potential to result in significant effects to any environmental factor.

6.0 CONCLUSION

The project at Albert Quay does not trigger the threshold for mandatory EIA/EIAR as set out in the 2001 Regulations and has, accordingly, been assessed as a sub-threshold project.

Potential impacts to biodiversity; land and soils; water; air quality; noise and vibration are not considered to be significant and will be further mitigated through implementation measures that are considered to be representative of standard, best practice measures at the proposed development site.

In view of the findings set out in this screening report it is concluded that the characteristics of the project are not significant, due to the scale and nature of the project and its footprint, the characteristics and sensitivities of the receiving environment and design and best practice measures that will be implemented as part of the construction and operational phase of the project.

The European Guidance on EIA Screening[3] provides a checklist to assist with the decision as to whether or not an EIA is required based on the characteristics of a project and its environment. This screening checklist is presented in Table 6.1 below and has been informed by the various assessments that have been set out in Sections 2, 3 and 4 above.

Table 6.1: 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 likelihood of significant effect. The changes that will arise as a result of the project are in keeping with the planning policy for the project site and surrounding area and is consistent with the ongoing evolution of the urban fabric of Cork City centre.
2. Will construction or operation of the Project use natural	Yes	No likelihood of significant effect. The project will require natural resources in the form of

[3] **Environmental Impact Assessment of Projects: Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU). European Commission 2017.**

Questions to be Considered	Yes / No? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?		standard construction materials. The quantities to be used as part of the project will be relatively small given the scale of the project.
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?	Yes	No likelihood of significant effect. Standard construction materials will be used during construction. 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.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes	No likelihood of significant effect. 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 facility. 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.
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	No likelihood of significant effect. It is expected that dust and emissions from construction vehicles, plant and equipment may be released temporarily during construction. Whilst dust and noise emissions generated by the project will not present a risk of significant effects to the environment, best practice measures will be implemented to manage dust and noise emissions during the construction phase of the project. All emissions will be kept within standard air and noise quality limits outlined in the relevant

Questions to be Considered	Yes / No? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
		legislation.
6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes	No likelihood of significant effect. It is expected that noise and vibration of a minor and short-lived scale being restricted to the construction phase of the project. Whilst dust and noise emissions generated by the project will not present a risk of significant effects to the environment, best practice measures will be implemented to manage dust and noise emissions during the construction phase of the project. All emissions will be kept within standard air and noise quality limits outlined in the relevant legislation.
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 wasters or the sea?	Yes	No likelihood of significant effect. Standard, best practice measures, in accordance with the Objectives of the Cork City Development Plan, as outlined in Table 3.2 above, will be implemented during the construction phase to manage and treat all surface water generated on site during this phase of the project. Only clean water will be discharged from the project site to receiving waterbodies.
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 likelihood of significant effect. Construction activities would be undertaken with due regard to occupational health and safety. The site manager will 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 likelihood of significant effect. The project will result in a change to local demography and employment. However, these changes have no real likelihood of significant effects. It will not have the potential to result in changes to traditional lifestyles.
10. Are there any other factors which should be considered such as consequential development which could lead to	Yes	No. The project will not have the potential to combine with other projects or land uses to result in

Questions to be Considered	Yes / No? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?		any significant cumulative impacts 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	Cork Harbour SPA and the Douglas Estuary pNHA are located in the wider vicinity of the project. The potential for impact to these designated conservation areas have been examined in the Screening Report for Appropriate Assessment and it has been found that it can be excluded that the project will result in any adverse effects to the qualifying interests of these designated conservation areas. The project will not result in any potential for significant effects to the receiving cultural environment The project will not have any potential to diminish the value of the townscape 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 the project site are dominated by artificial land cover of negligible value.
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	See response to Q. 11 and 12 above.
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No	The Lower River Lee is located adjacent to the project site. For reasons set out above the project will not have the potential to affect the status of this river.

Questions to be Considered	Yes / No? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
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	No.
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?	No	A Traffic Management Plan will be implemented during the construction phase to ensure that no significant disruption to traffic flows occur during the construction phase. Given that no additional car parking is to be provided as part of the project, it will not have the potential to result in significant changes to traffic patterns during the operation phase.
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	A Traffic Management Plan will be implemented during the construction phase to ensure that no significant disruption to traffic flows occur during the construction phase. Given that no additional car parking is to be provided as part of the project, it will not have the potential to result in significant changes to traffic patterns during the operation phase.
18. Is the project in a location where it is likely to be highly visible to many people?	Yes	No. For reasons set out in Table 4.1 above the project will not have the potential to result in significant effects to the environment as a result of its high visibility to many people.
19. Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes	No likelihood of significant effect. Two protected structures are located adjacent to the project site. For reasons set out in Table 4.1 above the project will not have the potential to result in likely significant effects to these structures and cultural heritage at and surrounding the project site.
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes	No likelihood of significant effect. The project site is located in a man-made, developed environment.

Questions to be Considered	Yes / No? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
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 likelihood of significant effect. As outlined in this Report, best practice measures that will be implemented to manage the project will provide safeguards in terms of ensuring no potential for significant effects to existing land uses in the vicinity of the project site.
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 likelihood of significant effect. The construction phase works will be restricted to the project site and the adjacent public road and with the effective implementation of all best practice measures outlined in this Report, there is 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 occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	Yes	Yes. Given that the construction phase will be restricted to the project site and the adjacent public road and with the effective implementation of 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	No	No.

Questions to be Considered	Yes / No? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
standards are exceeded, which could be affected by the project?		
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?	No	No.

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.