

Part XAB of the Planning and Development Act 2000 (as amended)

1. EUROPEAN SITE DATA

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

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

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	
Development consent type	Part 8 Planning
Development location	Former Weighmaster’s House/Western Bay of Butter Market, 2 Church Street, Shandon, Cork City
Description of development	Proposed refurbishment, internal alterations and change of use
Distance from SAC	Great Island Channel SAC (site code:1058) approx.9 kilometres to the east
Distance from SPA	Cork Harbour SPA (site code 4030) approx..3.5kilometres to the east
Relevant strategies or policies	Cork City Development Plan 2022-2028
EIS submitted?	N/A
Screening report/NIS submitted?	N/A

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

1. Is the proposed development directly connected to or necessary for the conservation management of the SPA and/or SAC? (If yes, no further assessment required. If no, screening required.)	No
2. Is the proposed development located within or partly within the SPA?	No
3. Is the proposed development located within 100m of the SPA?	No
4. Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	No
5. Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	No
6. Could the proposed project increase the level of recreational or other use of marine or intertidal areas within the potential impact zone of the SPA?	No
7. Does the proposed development involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SPA?	No
8. Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	No
9. Does the existing wastewater treatment system have the capacity to treat any additional loading?	Yes

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

10. Would the proposed development result in direct surface water or other discharge to water bodies in or feeding into the SPA or SAC? Would it result in additional storm flows into a combined sewer and subsequently into a combined sewer overflow (CSO), resulting in increased frequency, quantity and/or duration of overflow from the CSO to watercourses feeding into the European sites?	No
11. Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	No
12. Could the proposed development give rise to increased risk of oil or chemical spillage or leaks within the marine environment or watercourse within the potential impact zone for the SPA or SAC?	No
13. Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	No

Comments or notes

In accordance with 177U of the Planning and Development Act 2000(as amended) and on the basis of the objective information provided in this report, it is concluded that the proposed project does not pose a risk of causing any significant negative impacts on any EU site for the following reasons:

- The nature and scale of the works are for the refurbishment of an existing building;
- No works are proposed within any of the listed European sites;
- There are no direct source-receptor pathways between the proposed site and any of the Natura 2000 sites;
- The site is located sufficiently distant from any EU site to be satisfied that there is no risk of activities associated with the project causing disturbance to qualifying habitats or species;
- Wastewater is to connect to the public sewer.

It is therefore determined that a Stage 2 Appropriate Assessment under Section 177V of the Planning and Development Act 2000 (as amended) is not required.

Sharon McDonnell
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Cork City Council
06/11/2024