

1. EUROPEAN SITE DATA

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

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

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	P8.HCP.25.01
Development consent type	Capital Works Management Framework – Part VIII Planning Process
Development location	Clanrickarde Lodges, Boreenmanna Road, Ballintemple, Cork City,
Description of development	<ul style="list-style-type: none"> Construction of a new part 3-storey / part 2-storey / part single-storey residential building, comprising four number own-door access residential units, including two number accessible 2-bed ground floor units, one number 2-bed first floor unit and one number 3-bed duplex unit on the first and second floor, at Clanrickarde Lodges, Boreenmanna Road, Ballintemple, Cork City. All associated site development works, including services, water services connections, landscaping and site boundary works, including demolition and reconfiguration of the existing front boundary wall.
Distance from cSAC	<p>Great Island Channel SAC is the nearest to the site. The boundary is located approximately 7.1 km to the east of the proposed development site and 7.1 km to the north-east. (Refer to image in Appendix)</p> <p>There is no overlap or direct connectivity from the proposed project to the SAC. Given the location of the proposed development relative to the SAC, it can be concluded that there is no potential for the proposed development to negatively impact the SAC in any way.</p>
Distance from SPA	<p>The closest Natura 2000 site is the Cork Harbour SPA, located approximately 1.0 kilometre south-east of the development site to the nearest edge. It is separated by the neighbourhood of Ballinlough, comprising predominantly of other housing developments, sports grounds and road infrastructure networks. It is objectively concluded that no significant effects from the development are likely to occur in relation to the identified SPA.</p>
Relevant strategies or policies	<p>Cork City Development Plan 2022-28. (The site is zoned ZO 01 Sustainable Residential Neighbourhoods within the Cork City Development Plan 2022-28)</p> <p>European Nature Directives (Habitats and Birds)</p> <p>EC (Birds and Natural Habitats) Regulations 2021</p> <p>Planning & Development Regulations 2021</p> <p>Cork City Heritage & Biodiversity Plan 2021-2026</p>
EIS submitted?	N/A. EIAR Screening Report is submitted which rules out the requirement for an EIS.

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

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

Comments or notes

The development is sufficiently detached from any designated Natura 2000 site, thereby ruling out any direct habitat loss. There are no direct or indirect hydrological links to the Cork Harbour SPA & therefore it is not foreseen that the development will cause disturbance to or displace any species therein.

No land-take of the SAC or SPA is required for the proposed project. No habitats for which Great Island Channel SAC / Cork Harbour SPA have been designated are located within the works areas. There are no water abstraction requirements for the proposed project and there shall be no emissions during the operational phase of the project.

Having regard to the location of the proposed development, it can be concluded that there is no potential for the proposed development to give rise or contribute to negative impacts on any Natura 2000 site which could be significant.

4. SCREENING CONCLUSION STATEMENT

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

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

**Appropriate Assessment is required**

Significant issues have been identified and/or significant effects are certain, likely or uncertain, and the submission of a Natura Impact Statement (NIS) is required, or the proposed development must be rejected.

Further information required / Comments or Notes

In accordance with the Habitat Directive, an Appropriate Assessment (AA) Screening has been carried out on the project, in relation to any potential impacts upon the Cork Harbour Special Protection Area (Site No. 004030) and the Great Island Channel Special Area of Conservation (Site No. 001058). This Appropriate Assessment screening report therefore concludes that the proposed development would not be likely to have a significant effect on any Natura 2000 site and it is not necessary to undertake any further stage of the Appropriate Assessment process.

Please refer to Appendix A for report titled; Appropriate Assessment Screening Report – Stage 1 prepared by Ailtirí Architects dated December 2024.

Name:	<i>Alie Prane</i>
Position:	Director of Services, Housing
Date:	<i>13.02.2025</i>

*Proposed housing development at Clanrickarde Lodges,
Boreenmanna Road, Cork City*

Appropriate Assessment Screening Report – Stage 1

19th December 2024



1.0 INTRODUCTION

Aitirí Architects Ltd. have been commissioned to prepare a planning application for 4no. proposed housing units on a brownfield site at Boreenmanna Road, Ballintemple, Cork City. In support of that Part VIII application the following screening report has been compiled to demonstrate that the proposed works will have no adverse impact upon any Natura 2000 sites including the SAC at Great Island, nor the Cork Harbour SPA.

In support of this report is a map highlighting the site and its distance from the SPA & SAC in question. This can be found in the Appendix. A map highlighting the site and its distance from other EIA sites within a 10km radius can be found in fig. 4 below.

This Appropriate Assessment Screening therefore concludes that the proposed development would not be likely to have a significant effect on any Natura 2000 site.



Fig. 1 above is the site in the context of the OSI 1:10560 Record Place Map (Not to scale)



Fig. 2 above is the site in the context of the OSI 1:1000 Urban Place Map (Not to scale)



Fig. 3 above is the proposed site plan drawing for the works (by author)



Fig. 4 above is a map showing the site in red with a 15km radius around and the SPA / SAC indicated



Fig. 5: Base map above is taken from EPA web portal edited by author. Indicates zone around site overlapping the Cork Harbour SPA & Great Island SAC. Available: <https://gis.epa.ie/EPAMaps/> Larger image of the above appended to this report.

For further information relating to the proposed works, please refer to the Architects Design Statement accompanying this application.

