

SUB THRESHOLD EIA SCREENING REPORT PROPOSED DEVELOPMENT: 24 THOMAS DAVIS STREET


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

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	<p>The development consists of the demolition of the existing 2 storey dwelling and the construction of a new 3-Storey building containing 2no. residential units proposed. 1 bed apartment at ground floor level with 2 bed Maisonette over.</p> <p>Total floor area approx. 156.5 sqm, site area approx. 0.0091 hectares</p>
Cumulation with other Proposed Development	<p>A search of Cork City Council planning register indicates that there are a number of active planning applications in the area. These mainly relate to minor urban developments of single extensions or alterations to existing developments.</p> <p>A Large Scale Residential Development (LRD) for 62 no. residential units is permitted to the north east of the site (reference: 2341723)</p> <p>The proposed development has been designed to ensure there will be no adverse impact on the residential amenities of the area.</p> <p>It is not considered likely that the construction of the proposed development will result in significant cumulative environmental impacts.</p> <p>The proposed development is located in a built-up area, near other residential units and estates. The development replaces an existing residential unit and will connect to existing services.</p> <p>It is not considered likely that the operation of the proposed development will result in significant cumulative environmental impacts.</p>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<p><i>The development site contains a derelict 2 storey mid -terrace property. Demolition is proposed.</i></p>
Use of Natural Resources	<p>Energy, including electricity and fuels, will be required during the construction phase. Construction process will include use of various raw materials. No out of the ordinary use of natural resources is likely during the construction process.</p> <p>No significant negative impacts are likely.</p> <p>Water, consumption of electricity and energy related to the residential occupancy of the completed development. No out of the ordinary use of natural resources is likely during the operation phase.</p> <p>The development will connect to existing services.</p> <p>No significant negative impacts are likely.</p>
Production of Waste	<p>The construction process will result in some construction related waste, which will be disposed of in compliance with the CEMP and Waste Management Plan.</p> <p>No significant negative impacts are likely.</p> <p>Operational waste generated will be domestic waste from the residential units. All domestic licensed waste contractor.</p> <p>No significant negative impacts are likely.</p>
Pollution and Nuisances	<p>The construction process has the potential to cause nuisance related to noise, dust and vibration impacts. The CEMP details measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.</p> <p>With mitigation measures in place no significant negative impacts are likely as a result of the construction phase of the project.</p> <p>An Operational Waste Management Plan will put in place measures to avoid and / or mitigate pollution from operational waste.</p> <p>With mitigation measures in place no significant negative impacts during operation of the proposed development are likely.</p>
Risk of Major Accidents	<p>Construction Impact: None foreseen, subject to strict compliance with building regulations and environmental controls. No significant negative impacts are likely.</p> <p>Operational Impact: None foreseen, subject to compliance with building and fire regulations. No risk of flooding has been identified. With mitigation measures in place no significant negative impacts are likely.</p>
Risk to Human Health	<p>The CEMP details measures to mitigate any likely impacts associated with noise, dust or pollution from the construction process.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p> <p>The proposed development will be connected to public water and sewer infrastructure. No emissions other than from air conditioning and heating units are anticipated.</p> <p>No significant negative impacts are likely.</p>

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	<i>Existing derelict building, currently vacant.</i>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<i>Limited, given the urban nature of the area.</i>
Absorption Capacity of the Natural Environment	<i>Commensurate with the urban nature of the area.</i> No significant negative impacts are likely The proposed operational phase will not have any out of the ordinary impact on natural resources. No significant negative impacts are likely.

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<i>The impact of the development is considered neutral, given that the new development will only marginally increase the density of the site.</i> With mitigation measures in place no significant negative impacts are likely.
Transfrontier nature of the Impact	There are no construction phase transboundary impacts. There are no operational phase transboundary impacts.
Magnitude and Complexity of the Impact	The magnitude and complexity of the impact of the development is considered negligible, given the residential nature of the development within a residential area of the city.
Probability of the Impact	Some level of construction impacts is probable, but these will be short term and not significant. Any impacts will be mitigated by the CEMP. Any change to the local environment during the operational phase will be consistent with emerging trends in the area. Measures are in place to avoid, reduce, or mitigate any likely negative impacts.
Duration, Frequency and Reversibility of the Impact	The construction impacts will commence within approximately 6 months of planning approval; they will be short term and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the demolition and construction phase of the project. No significant negative impacts are likely. The development will be occupied all year round and impacts will be irreversible.

SCREENING CONCLUSION STATEMENT
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.

Name:	
Position:	A/Director of Services - Housing
Date:	12/3/25