

**SUB THRESHOLD EIA SCREENING REPORT**  
**PROPOSED DEVELOPMENT: Ballincollig (Main Street), Cork**

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

<b>1. CHARACTERISTICS OF PROPOSED DEVELOPMENT</b>	
Size of Proposed Development	Main Street, Ballincollig - construction of 8 no. dwellings consisting of 1 no. 4 bed, 4 no. 2 bed townhouses and 3 no. 2 bed apartments/duplex units, site area is 0.12Ha – No significant impacts likely.
Cumulation with other Proposed Development	The screening assessment has also considered potential cumulative impact that could arise from the proposed development in combination with other known projects in the area. – No significant impacts likely.
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	The proposed development provides for the demolition of the existing dwelling house on site and a domestic shed structure to the rear. The dwelling is not of architectural significance and during the demolition phase all works will take place in accordance with best practices as set out in the Construction Environmental Management Plan prepared by DOSA Consulting Engineers. – No significant impacts likely.
Use of Natural Resources	Energy, including electricity and fuels, will be required during the demolition and construction phases. Rock and soil resources are to be excavated. Construction will use various raw materials typical of the construction of residential developments. No out of the ordinary use of natural resources is likely during the construction process. – No significant impacts likely. No out of the ordinary use of natural resources is likely during the operation phase. It will be limited to water, consumption of electricity and energy related to the residential occupancy of the completed development. – No significant negative impacts are likely.
Production of Waste	Waste will be generated during the demolition and construction phases and these will be typical of development of this nature. The handling and disposal of waste during demolition and construction will be in full accordance with statutory legislation and associated guidance. – No significant impacts likely. Operational waste generated will be domestic waste from the development. All domestic waste will be disposed of in accordance with standard domestic waste disposal practices. – No significant negative impacts are likely
Pollution and Nuisances	Development of the site will increase traffic in the area for the duration of the demolition and construction phases. Temporary noise, dust and vibration impacts as well as any potential for water pollution, will be addressed as part of standard best practice controls. – No significant impacts likely. Pollutions and noise will not be significant during the operation phase of the project. – No significant impacts likely.
Risk of Major Accidents	No significant risks are foreseen, subject to strict compliance with standard environmental controls. – No significant impacts likely.
Risk to Human Health	Additional noise and dust from temporary demolition and construction works may be experienced by residents and other property users in the vicinity, however these aspects will be mitigated and managed appropriately during these phases. On completion of the works, noise and dust levels will return to background levels. Standard water control measures will ensure that run-off of sediment or other pollutants will not enter any watercourses, therefore the proposed project will not have any impact on water quality. – No significant impacts likely.


<b>2. LOCATION OF PROPOSED DEVELOPMENT</b>	
Existing Land Use	The site is within a primarily residential area and currently contains a vacant dwelling. It is identified as suitable for the provision of residential development as identified in the City Development Plan 2022-2028. – No significant impacts likely.
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	The site is not located within or in proximity to a designated area. An Appropriate Assessment (AA) Screening Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the proposed development. It concludes that the proposed development either alone or in combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives. – No significant impacts likely. The development is compatible with the surrounding land uses and future uses of other zoned lands in the area. – No significant impacts likely.
Absorption Capacity of the Natural Environment	The development will not impact the absorption capacity of the natural environment. Best practice standards, environmental guidelines measures will be adhered to during the construction phase in order to avoid potential impacts on natural resources and likely significant impacts are not anticipated. On completion of works, noise and dust levels will return to background levels. – No significant impacts likely. The development is compatible with the geographical area and zoning, as well as other policy intentions for the area. Once developed the site will become an integrated part of the urban area consistent with the zoning objectives for the site. – No significant impacts likely.

<b>3. CHARACTERISTICS OF POTENTIAL IMPACTS</b>	
Extent of the Impact	The site is located in an urban area. A Construction Environmental Management Plan prepared by DOSA Consulting Engineers will set out to the satisfaction of the Planning Authority measures to mitigate any potential negative impacts on the area. – No significant impacts likely. The operational phase will result in the development of permanent residential accommodation. The nature of the use is appropriate to the location and proximity to existing facilities. – No significant negative impacts are likely.
Transfrontier nature of the Impact	The effects of the development are local in nature and there are no transboundary impacts associated with the proposed development. – No significant impacts likely.
Magnitude and Complexity of the Impact	The magnitude and complexity of the construction phase is in keeping with modern construction projects. – No significant impacts likely. The operational phase of the development is moderate in scale, integrated with existing infrastructure and will be actively managed. – No significant negative impacts are likely.
Probability of the Impact	Some level of construction impacts is highly probably, but these will be mitigated by standard best practice techniques. – No significant impacts likely. The operational phase will have positive impact on the local environment as the site is within an existing residential area.
Duration, Frequency and Reversibility of the Impact	Any impacts relating to the construction of the units will be short-term and restricted by planning conditions. No permanent negative impacts are anticipated as a result of the construction phase of the project. – No significant impacts likely. The development will be occupied all year round and impacts will be irreversible.

**SCREENING CONCLUSION STATEMENT**

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.

Please refer to Appendix A for report titled; Environmental Impact Assessment Screening prepared by HW Planning, dated September 2024.

<b>Name:</b>	
<b>Position:</b>	A/Director of Services - Housing
<b>Date:</b>	24/3/25

# **Appendix A**

## **EIA Screening Report**



## **Environmental Impact Assessment Screening**

Demolition of an existing dwelling house, domestic shed and construction of a residential development consisting of 8 no. dwellings at Main Street, Ballincollig, Cork.

September 2024

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**Connecting places.**

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# Introduction

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## 1.1 Purpose of Statement

This Environmental Impact Assessment Screening has been prepared by HW Planning to determine whether an Environmental Impact Assessment Report (EIAR) is required for a development comprising of the demolition of an existing dwelling house and the construction of a residential development consisting of 8 no. dwellings at Main Street, Ballincollig, Cork. This statement should be read in conjunction with the accompanying supporting documentation including relevant plans and details.

The requirement for Environmental Impact Assessment (EIA) has its origins in Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment. This Directive has been amended three times and was codified by Directive 2011/92/EU in 2011. Directive 2011/92/EU was then subsequently amended by Directive 2014/52/EU in 2014.

Projects requiring EIA are defined in Article 4 and set out in Annexes I and II of Directive 2014/52/EU. These provisions are in turn transposed into domestic Irish legislation through Schedule 5 of the Planning and Development Regulations 2001, as amended. In determining the requirement for EIA, Schedule 5 differentiates between different types of projects in the context of 'project types':

- Schedule 5 'Part 1' identifies project types which are anticipated to have significant effects on the environment, and which require mandatory EIA.
- Schedule 5 'Part 2' identifies projects which do not necessarily have significant effects but for which different thresholds or other criteria are applied, and if these are met, then EIA is required. In certain cases, projects which are identified in Part 2, but which fall below those thresholds and other criteria, may also require EIA. This is determined by the outcome of a sub-threshold EIA Screening which is undertaken in accordance with Schedule 7.

Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.

Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:

*"1. A description of the project, including in particular:*

*a) a description of the physical characteristics of the whole project and, where relevant, of demolition works.*

*b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*

*2. A description of the aspects of the environment likely to be significantly affected by the project.*

*3. 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.*

*b) the use of natural resources, in particular soil, land, water and biodiversity.*

*4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3."*

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the pro-forma included as Appendix A in this report provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.



# Project Details

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## 2.1 Description & Characteristics of the Proposed Development

The subject site is situated at the junction of Main Street and the Inniscarra View residential development in Ballincollig. According to Cork City Councils online planning enquiry system there is no recorded planning application history at the site. The site currently consists of a single storey dwelling house with domestic shed to the rear.

The proposed development consists of the demolition of these structures and the construction of 8 dwellings consisting of 1 no. 4 bed detached dwelling, 4 no. 2 bed townhouses and 3 no. apartment/duplex units which will be accommodated in a 2.5 storey corner block. Full details are provided in the accompanying drawings, architectural design statement prepared by Deady Gahan Architects and engineering submission prepared by DOSA Consulting Engineers.

## 2.2 Description of Location of Site

The subject site, is an infill land parcel on Ballincollig Main Street. The site is zoned as 'ZO 01 Sustainable Residential Neighbourhoods' zoning objective in the 2022-2028 Cork City Development Plan (CDP). The subject lands have long been identified as an appropriate location for residential development having been zoned for development in recent Cork City Development Plans and Local Area Plans for Ballincollig.

## 2.3 Environmental Sensitivities

### LANDSCAPE & VISUAL

The subject site is situated within an established urban context and is not subject to any landscape/visual designations in the CDP. The proposed development will not result in any additional landscape and visual impacts.

### AMENITY

The subject site is situated within an established residential area which primarily comprises of two storey dwellings. There are existing dwellings to the immediate south of and to the west along Ballincollig Main Street. The proposed development provides for two storey dwellings and a 2.5 storey corner block element which is compatible with the receiving environment and represents an appropriate architectural approach to the redevelopment of the site.

### BIODIVERSITY & EUROPEAN SITES

An Appropriate Assessment (AA) Screening has also been prepared by HW Planning with respect of the proposed development. The AA Screening report concludes that no significant effects from the development are likely to occur in relation to identified Natura 2000 sites. The site is within an established urban context with no watercourses in the immediate vicinity and is of low biodiversity value.

## **TRAFFIC**

There is an existing bus stop immediately adjacent to the site on north along Main Street. Ballincollig Main Street is identified on BusConnects as a 'Sustainable Transport Corridor' which reflects that upgrades to footpaths, bicycle lanes and bus lanes will likely be delivered along the sites northern boundary in the near future. As detailed in the plans prepared by Deady Gahan Architects, the proposed development fully accommodates any future widening/upgrades that may be delivered through BusConnects. The proposed buildings are sufficiently set back from the sites northern boundary, in line with existing adjacent properties ensuring that the proposed development can be successfully delivered in both scenarios where BusConnects is delivered or the existing scenario remains.

The proposed development provides for only 2 additional car parking spaces which will not result in any traffic/transport impacts.

## **FLOOD RISK**

The Strategic Flood Risk Assessment carried out in preparation of the 2022-2028 City Development Plan does not identify the subject lands as being of any risk of flooding. It is concluded that no significant risk of flooding applies to the subject site.

## **AIR QUALITY AND NOISE**

The subject development will be constructed in accordance with best practices and a suite of construction management and mitigation procedures, ensuring that air quality and noise emissions will not be significant during the construction phase.

## **HERITAGE**

There are no recorded archaeological or heritage features in the immediate vicinity of the site and it is considered the site is of low archaeological/heritage potential or significance.

## **SOIL**

No potential impacts on land, soils, geology, surface water or groundwater during the operational phase of the subject development, are envisaged.

## **CUMULATIVE IMPACTS**

This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using Cork City Councils planning enquiry system. It is not considered that there are any other projects in the sites vicinity that would result in any significant direct, indirect or cumulative impacts.

The proposed development must also be considered in the context of the future development context of the area. The adoption of the 2022 City Development Plan has resulted in new zoning and development objectives for the settlement. Although it is anticipated that other lands in the vicinity of the site will be subject to development proposals in the coming years, due to scale of the subject development which are to be constructed and the surrounding infrastructure, it is not anticipated that cumulative impacts will be significant.

## 2.4 Description of Aspects of the Environment likely to be affected by the project.

The most significant possible negative impacts on the environment, without appropriate mitigation measures in place, are likely to be:

- Construction traffic contributing to traffic congestion and road safety hazards on the local road network.
- Additional traffic on local road network once scheme is operational.
- Adverse health and amenity impacts arising from noise and air quality pollution during demolition and construction phase.
- Disturbance and habitat loss of fauna;
- Possible residential amenity and visual impacts.
- Increased demand on recreation and amenity services in the vicinity.
- Possible impacts include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odour and potential human health impacts.

Due to the scale of the development and the sites receiving context and environment, any of the aspects outlined above are not considered to be significant and have been appropriately mitigated through construction and operational mitigation measures.

## 2.5 Expected Residues / Emissions / Production of Waste

It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention reduction measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant impacts on the environment. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. This will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant impacts on the environment.

During the operational phase, everyday waste and recycling from residential dwellings will be disposed of by approved licensed waste disposal contractors. There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant impacts on the environment in order to complete the proposed scheme. Any measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.

## 2.6 Use of Natural Resources – Soil / Land / Water / Biodiversity

There will be no significant likely impacts on the environment in relation to natural resources in the area. The main use of natural resources will be land. However, the land is a brownfield site in an urban context. The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely impacts on the environment. As outlined in the prepared Appropriate Assessment screening, there is no likelihood of significant impacts on the nearest European sites.

# Assessment of EIA Requirement

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## 3.1 Schedule 5 Criteria

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations sets out the classes of development for which a planning application must be accompanied by an Environmental Impact Assessment Report (EIAR). Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring EIA. The subject proposal does not come under any of the stipulated categories contained in Part 1.

The proposed development for a residential and employment scheme and ancillary works falls within the category of an 'Infrastructure Project' under Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIAR must be carried out for the following projects:

*"b)*

*(i) Construction of more than 500 dwellings*

*(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*

*(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*

*(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 district*" means a district within a city or town in which the predominant land use is retail or commercial use.) The proposed development does not trigger a requirement for mandatory EIA because the number of units proposed on the site does not exceed 500 units and the total site area of the subject site relative to the subject application is 0.12 hectares which is below the threshold that would trigger a mandatory EIA.

## 3.2 Schedule 7 Criteria

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the following provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU

# Appendix A – Schedule 7

## Screening Summary

### Construction Phase

Criteria for assessment of EIA sub-threshold	Impacts during Construction Phase
<p><b>1. Characteristics of proposed development</b> The characteristics of the proposed development, in particular</p>	
<ul style="list-style-type: none"> <li>- The size of the proposed development</li> </ul>	<p>As detailed previously, the proposed development represents an appropriate scale of development at the site. A Construction Environmental Waste Management Plan will be prepared by DOSA Consulting Engineers and detail all mitigation and monitoring procedures will be adhered to throughout the construction phase.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- The cumulation with other proposed development</li> </ul>	<p>This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- The Nature of any demolition works</li> </ul>	<p>The proposed development provides for the demolition of the existing dwelling house on site and a domestic shed structure to the rear. The dwelling is not of architectural significance and during the demolition phase all works will take place in accordance with best practice as set out in the Construction Environmental Management Plan prepared by DOSA Consulting Engineers.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the use of natural resources, in particular land, soil, water and biodiversity</li> </ul>	<p>Energy, including electricity and fuels, will be required during construction phase. Rock and soil resources to be</p>

	<p>excavated. Construction will use various raw materials typical of the construction of residential developments. No out of the ordinary use of natural resources is likely during the construction process.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the production of waste</li> </ul>	<p>Waste will be generated during the construction phase and these will be typical of development of this nature. The handling and disposal of waste during construction will be in full accordance with statutory legislation and associated guidance.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- pollution and nuisances</li> </ul>	<p>Development of site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts, as well as any potential for water pollution, will be addressed as part of standard best practice controls.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- 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</li> </ul>	<p>No significant risks on the proposed development site are foreseen, subject to strict compliance with standard environmental controls.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the risk to human health (for example due to water contamination or air pollution)</li> </ul>	<p>Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity, however these aspects will be mitigated and managed appropriately during construction. On completion of works, noise and dust levels will return to background levels. Standard water control measures will ensure that run-off of sediment or other pollutants will not enter any watercourses, therefore the proposed project will not have any impact on water quality.</p> <p><b>No significant impacts likely.</b></p>
<p><b>2. Location of proposed development</b> The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<ul style="list-style-type: none"> <li>- the existing land use</li> </ul>	<p>The site is presently in within a primarily residential area, and is identified as suitable for the provision of</p>

	<p>residential development as identified in the 2022-2028 City Development Plan.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the relative abundance, quality and regenerative capacity of natural resources in the area</li> </ul>	<p>The site is not located within or in proximity to a designated area. An Appropriate Assessment (AA) Screening Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase. It concludes that the proposed development either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the absorption capacity of the natural environment, paying attention to the following areas: <ul style="list-style-type: none"> <li>(a) wetlands,</li> <li>(b) coastal zones,</li> <li>(c) mountain and forest areas,</li> <li>(d) nature reserves and parks,</li> <li>(e) areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,</li> <li>(f) areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,</li> <li>(g) densely populated areas,</li> <li>(h) landscapes of historical, cultural or archaeological significance</li> </ul> </li> </ul>	<p>The development will not impact the absorption capacity of the natural environment. Best practice standards, environmental guidelines measures will be adhered to during the construction phase in order to avoid potential impacts on natural resources and likely significant impacts are not anticipated. On completion of works, noise and dust levels will return to background levels.</p> <p><b>No significant impacts likely.</b></p>
<p><b>3. Types and Characteristics of potential impacts</b> The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in</p>	
<ul style="list-style-type: none"> <li>- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</li> </ul>	<p>The site is located in an urban area. A Construction Environmental Management Plan prepared by DOSA Consulting Engineers will det out to the satisfaction</p>

	<p>of the Planning Authority measures to mitigate any potential negative impacts on the area.</p> <p><b>No significant impacts likely.</b></p>
- the nature of the impact	<p>Potential for the environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed via standard environmental protection measures.</p> <p><b>No significant impacts likely.</b></p>
- the transboundary nature of the impact	<p>Given the scale and nature of the proposed development and the remoteness from the nearest E.U. Member state, no transboundary impacts are expected.</p> <p><b>No significant impacts likely.</b></p>
- the intensity and complexity of the impact	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p><b>No significant impacts likely.</b></p>
- the probability of the impact	<p>Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques.</p> <p><b>No significant impacts likely.</b></p>
- the expected onset, duration, frequency and reversibility of the impact.	<p>Any impacts relating to the construction of the remaining units will be short-term and restricted by planning conditions. No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p><b>No significant impacts likely.</b></p>
- The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of	<p>There is potential for impacts caused by one as of yet unknown projects to combine with the subject proposal to give rise to a cumulative effect. This has been considered in full as part of the the on-site construction management plans and the potential for such unforeseen impacts will be mitigated accordingly as part of focused response measures.</p> <p><b>No significant impacts likely.</b></p>



<p>the Environmental Impact Assessment Directive by or under any other enactment.</p>	
<ul style="list-style-type: none"> <li>- The possibility of effectively reducing the impact</li> </ul>	<p>There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods.</p> <p><b>No significant impacts likely.</b></p>

# Operational Phase

Criteria for assessment of EIA sub-threshold	Impacts during Operational Phase
<p>1. Characteristics of proposed development</p> <p>The characteristics of the proposed development, in particular</p>	
<ul style="list-style-type: none"> <li>- The size of the proposed development</li> </ul>	<p>As detailed previously, the subject site is situated within the wider urban context of Ballincollig which comprises an established urban neighbourhood. The design has been tested relative to key policy and guidelines, as well as landscape and visual considerations. Collectively, the size and design of the project will deliver positive benefits relative to the 'do-nothing' scenario including the delivery of new housing at a sustainable location relative to public transport, employment and recreational opportunities.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the cumulation with other proposed development</li> </ul>	<p>This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. The development is consistent with the land use zoning of the site and compatible with adjacent land-uses, as enshrined in adopted planning policy. The development will positively integrate with other plans and projects once operational.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the use of natural resources, in particular land, soil, water and biodiversity</li> </ul>	<p>Water, consumption of electricity, energy related to the proposed residential uses. No out of the ordinary use of natural resources is likely during the operational phase.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the production of waste</li> </ul>	<p>Domestic waste will be generated from the development, the disposal of which will be informed by a waste/refuse management strategy for the site. Related practices are unlikely to cause unusual, significant or adverse impacts.</p> <p><b>No significant impacts likely.</b></p>

<ul style="list-style-type: none"> <li>- pollution and nuisances</li> </ul>	<p>Pollutions and nuisances will not be significant during the operational phase of the project.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- 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</li> </ul>	<p>None foreseen, subject to compliance with building and fire regulations.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the risk to human health (for example due to water contamination or air pollution)</li> </ul>	<p>None. The development will not involve the use, storage, transport, handling or production of substances or materials which could be harmful to people and the environment.</p> <p><b>No significant impacts likely.</b></p>
<p>2. Location of proposed development</p> <p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<ul style="list-style-type: none"> <li>- the existing land use</li> </ul>	<p>The development is compatible with the surrounding land uses and future uses of other zoned lands in the area.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the relative abundance, quality and regenerative capacity of natural resources in the area</li> </ul>	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the absorption capacity of the natural environment, paying attention to the following areas: <ul style="list-style-type: none"> <li>▪ wetlands,</li> <li>▪ coastal zones,</li> <li>▪ mountain and forest areas,</li> <li>▪ nature reserves and parks,</li> <li>▪ areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,</li> </ul> </li> </ul>	<p>The proposed use is compatible with the geographical area and zoning, as well as other policy intentions for the area. Once developed the site will become an integrated part of the urban area consistent with the zoning objectives for the site.</p> <p><b>No significant impacts likely.</b></p>

<ul style="list-style-type: none"> <li>▪ areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,</li> <li>▪ densely populated areas,</li> <li>▪ landscapes of historical, cultural or archaeological significance</li> </ul>	
<p>3. Characteristics of potential impacts</p> <p>The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in</p>	
<ul style="list-style-type: none"> <li>- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</li> </ul>	<p>The subject site area is sub-threshold for the purposes of EIA [Schedule 5, Part 2, Section 10 (b)(iv) of 2001 Planning and Development Regulations]. Development will be compatible with its urban context and consistent with zoning objectives.</p> <p>The existing population likely to be impacted will be residents of the existing residential developments in the immediate vicinity of the site. However, as the lands are zoned for development, and located within an urban area it is considered acceptable, as such the proposed land use is appropriate and will be compatible with the existing surrounding uses.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the nature of the impact</li> </ul>	<p>The proposal will contribute towards the achievement of targeted housing and population growth in the area and is in accordance with the future vision for the area and wider settlement as outlined in the City Development Plan.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the transboundary nature of the impact</li> </ul>	<p>Given the scale and nature of the proposed development and the remoteness from the nearest E.U. Member state, no transboundary impacts are expected.</p> <p><b>No significant impacts likely.</b></p>
<ul style="list-style-type: none"> <li>- the intensity and complexity of the impact</li> </ul>	<p>The proposed development, by its nature will be of low intensity and complexity and the impact of the development will be moderate and will actively managed.</p>

	<b>No significant impacts likely.</b>
- the probability of the impact	<p>The operational phase will inevitably change the local environment. Measures will be in place to avoid, reduce, or mitigate any likely negative impacts.</p> <p><b>No significant impacts likely.</b></p>
- the expected onset, duration, frequency and reversibility of the impact.	<p>Once constructed, the proposal will result in landscape and visual impacts that will be permanent and non-reversible. However these impacts will not be significant given the scale and intensity of the proposal.</p> <p><b>No significant impacts likely.</b></p>
- cumulation of the impact with the impact of other existing and/or approved projects.	<p>The development of the subject site is supported by adopted Development Plans and policy objectives which have been subject to Strategic Environmental Assessment. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area by contributing new and sustainably designed housing units.</p> <p><b>No significant impacts likely.</b></p>
- The possibility of effectively reducing the impact	<p>The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. It has been objectively concluded that the proposal will provide for long-term beneficial impacts of varying degrees.</p> <p><b>No significant impacts likely.</b></p>

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.