

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 wigeon. 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.	<i>Laurel Heights Phase 2 – P8.HCP.26.01</i>
Development consent type	<i>Part 8</i>
Development location	<i>Laurel Heights Phase 2, Shanakiel, Blarney Street, Cork, T23 Y6W3</i>
Description of development	<i>The demolition/removal of an existing dwelling and the bin and bike store. The construction of a residential development consisting of 20 no. dwelling units and ancillary site works. The proposed development will form an extension of the existing development Laurel Heights. The works will include the reconfiguration of the existing vehicular entrance and parking spaces. The proposed development is 2 to 3 storeys in height and is located at Laurel Heights Phase 2, Shanakiel, Blarney Street, Cork, T23 Y6W3. The development site area is approximately 0.23 hectares.</i>
Distance from cSAC (Cork Harbour)	<i>Approx. 11.15km</i>
Distance from SPA	<i>Approx. 5.25km</i>
Relevant strategies or policies	<i>Cork City Development Plan 2022-2028</i>
EIS submitted?	<i>No</i>

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

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS Yes / 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	

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 Habitats 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]. The findings of the AA screening noted that no significant effects on any Natura 2000 sites is likely and it was not necessary to undertake any further stage of the Appropriate Assessment process.

Please refer to Appendix A for report titled; Appropriate Assessment Screening Report prepared by Hudson Associates Architects, dated January 2026.

Name:	
Position:	A/ Director of Services - Housing
Date:	3/2/26

Appendix A

Appropriate Assessment Screening Report



**Appropriate Assessment Screening Report
Laurel Heights (Phase 2), Shanakiel, Sundays Well, Cork
On behalf of Summertime Development Ltd**

Part 8 Planning Application January 2026

Introduction

This Appropriate Assessment Screening Report has been prepared by Hudson Associates Architects on behalf of Summertime Development Ltd who intend to develop land for residential development at the site of T23 Y6W3, Blarney Street, Cork.



1 CGI of Proposed Development from Blarney Street

Site Overview

The site is located in the Shanakiel area and adjoins Laurel Heights Phase 1 (Block A & B) which was completed and handed over in December 2022. The site currently accommodates a single bungalow dwellinghouse. It has long road frontages to the north and shares a western boundary with the recently completed Laurel Heights Phase 1. Prospect Lodge – a Tusla building – is situated to the South of the site and Briarscourt Housing Estate is located to the east of the site. As with its neighbouring counterpart, the site slopes appreciably downwards from north-west to south-east but not at a gradient which would preclude development. This very elevated site falls well outside the LeeCFRAMS Study and Maps and local knowledge would bear no evidence to a history of flooding risk on this site.

The site lies within ready walking distance of Sunday's Well and the western City outskirts including UCC, Fitzgerald's Park, the Mardyke and the Lee Fields with their many facilities and amenities, and also marks the beginning of Blarney Street and its connection to Distillery Walk, Shandon and the City Centre. It is particularly close to the Apple Campus and Holyhill Industrial Estate - a very extensive and important employment base - and to the St Anne's Grounds and Pitch and Putt Club.

The proposed vehicular access to the site makes use of the existing, well-established and compliant vehicular access that currently provides entry to the completed Block A & Block B. The use of this existing access is contingent on the demolition and removal of the Phase 1 Bin & Bike store to provide sufficient parking spaces.

This development makes cost-effective and sustainable use of this large and substantially underutilised site which is poorly maintained and presently contains a single storey dwelling house. The subject site lies within a mature and extensive, mixed-tenure area of the city. The area is well serviced by a range of sustainable services and amenities.

Phase 2 comprises of 2no. Blocks amounting to a total of 20no. new units.



2 CGI of Proposed Development (Block D Apartments)

APPROPRIATE ASSESSMENT SCREENING REPORT

In compliance with Section 177U of the Planning and Development Act 2000 (as amended).

GREAT ISLAND CHANNEL CANDIDATE SPECIAL AREA OF CONSERVATION (SITE CODE 00158)

Conservation Objective

To maintain or restore the favourable conservation conditions 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 & Further Information

Conservation Objectives for Great Island Channel SAC (001058) (NPSW), Natura 2000 Standard Data Form (NPWS), Site Synopsis Great Island Channel Site Code 001058 (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 the 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 wigeon. This site is an internationally important wetland site supporting >20,000 wintering waterfowl.

References & Further Information

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)

SUMMARY OF DETAILS OF PROPOSED DEVELOPMENT

Development Consent Type

Cork City Council Housing Programme 2023-2025 Part 8 Planning Application

Development Location

Site of T23 Y6W3, Blarney Street, Cork

Description of Development

The demolition/removal of an existing dwelling and the bin and bike store. The construction of a residential development consisting of 20 no. dwelling units and ancillary site works. The proposed development will form an extension of the existing development Laurel Heights. The works will include the reconfiguration of the existing vehicular entrance and parking spaces. The proposed development is 2 to 3 storeys in height and is located at Laurel Heights, Shanakiel, Sundays Well, Cork. The development site area is approximately 0.23 hectares.

Site Area

0.23 HA

Distance from cSAC

c.11.15km

Distance from SPA

c.5.25km

Relevant Strategies or Policies

City Development Plan 2022 -2028

EIS submitted

N/A

ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

The proposed development is not directly connected to or necessary for the conservation management of the Special Protection Area (SPA) and/or candidate Special Area of Conservation (cSAC), and therefore a screening assessment is not required. The development is neither located within nor within 100 metres of the SPA. It does not involve the development, extension, or upgrade of a cycleway or walkway within 200 metres of the SPA, nor does it include any activity in the intertidal or coastal zones within the SPA's potential impact zone. Furthermore, the project is not expected to increase recreational or other use of marine or intertidal areas, nor does it involve the excavation of previously undeveloped land within a flood-risk area in the SPA's impact zone. There is no significant removal of topsoil within 100 metres of the SPA. The existing wastewater treatment system has adequate capacity to manage any additional loading from the development. The proposal does not involve any direct surface water discharge or any additional storm flows to combined sewers that would lead to increased frequency or volume of combined sewer overflows into watercourses feeding into European sites. The development does not involve dredging or pose a risk of mobilising marine sediments within the harbour area, nor is it expected to increase the risk of oil or chemical spills within the marine environment or watercourses in the potential impact zone of the SPA or cSAC. Finally, there are no known plans or projects that, in combination with the proposed development, are likely to result in cumulative effects.

SCREENING CONCLUSION STATEMENT

In accordance with the Habitats Directive, an Appropriate Assessment (AA) Screening has been carried out on the proposed development, 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]. The findings of the AA screening noted that no significant effects on any Natura 2000 sites is likely and it was not necessary to undertake any further stage of the Appropriate Assessment process.

Yours sincerely,



Adam Hudson

BScArch MArch PDipArch MRIAI

Director, Hudson Associates Architects



Part 8 Planning Application Submission
January 2026

SUB THRESHOLD EIA SCREENING REPORT

PROPOSED DEVELOPMENT: Laurel Heights Phase 2 – P8.HCP.26.01

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	Laurel Heights Phase 2, Shanakiel, Blarney Street, Cork, T23 Y6W3: The demolition/removal of an existing dwelling and the bin and bike store. The construction of a residential development consisting of 20 no. dwelling units and ancillary site works. The proposed development will form an extension of the existing development Laurel Heights. The works will include the reconfiguration of the existing vehicular entrance and parking spaces. The proposed development is 2 to 3 storeys in height and is located at Laurel Heights Phase 2, Shanakiel, Blarney Street, Cork, T23 Y6W3. The development site area is approximately 0.23 hectares. – No significant impacts likely.
Cumulation with other Proposed Development	This screening assessment has considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. – No cumulative impacts are therefore likely.
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	The proposed development includes the demolition/removal of an existing dwelling and the bin/bike store of the existing phase 1. Best practice guidance in relation to demolition will be adhered to. – No significant negative impacts likely.
Use of Natural Resources	Energy, including electricity and fuels, will be required during demolition and construction phases. 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 phase 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 residential units. 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 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. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area. – No significant impacts likely. The proposed development will be connected to public water and sewer infrastructure. – No significant negative impacts are 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 managed appropriately. 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. – No significant impacts likely.

2. LOCATION OF PROPOSED DEVELOPMENT

Existing Land Use	The site currently contains a vacant single storey dwelling. The proposed development will result in the construction of a residential development on a site that is identified as suitable for the provision of residential development as identified under Sustainable Residential Neighbourhood (ZO 01) in the City Development Plan 2022-2028. – No significant impacts likely. The completed development will provide for residential units and ancillary uses in an urban environment. The proposed use is compatible with the existing land use. – 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 any designated area or Natura 2000 sites. – No significant impacts likely. The operational phase will not have any out of the ordinary impact on natural resources. – No significant negative impacts are likely.

2. LOCATION OF PROPOSED DEVELOPMENT	
Absorption Capacity of the Natural Environment	<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 demolition and 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.</p> <p>Proposed use is compatible with the built-up nature of the wider geographical area. The dwellings are architecturally designed to integrate with neighbouring properties. – No significant negative impacts are likely.</p>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<p>The construction impacts have potential to cause nuisance associated with noise, dust and traffic. The Construction Management Plan puts in place measures to avoid, reduce or mitigate impacts. – No significant impacts likely.</p> <p>The operational phase will result in the development of permanent residential accommodation and ancillary services. The nature of the use is appropriate to the location and proximity to existing facilities. – No significant negative impacts are likely.</p>
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	<p>The site is located off an urban road in a suburban location. A Construction Traffic Management Plan will be put in place prior to commencement of development at the site to mitigate any potential negative impacts on traffic flow. – No significant impacts likely.</p> <p>The operational phase of the development is moderate in scale and will be actively managed. - No significant negative impacts are likely.</p>
Probability of the Impact	<p>Construction impacts are possible, but these will be short term and not significant. Standard best practice procedures will be implemented during the construction stage. – No significant impacts likely.</p> <p>The operational phase will inevitably change the local environment; however, the change will be consistent with emerging trends in the area. Measures are in place to avoid, reduce, or mitigate any likely negative impacts.</p>
Duration, Frequency and Reversibility of the Impact	<p>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.</p> <p>The development will be occupied all year round and impacts will be irreversible.</p>

SCREENING CONCLUSION STATEMENT	
<p>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.</p> <p>Please refer to Appendix A for report titled; Environmental Impact Assessment (EIA) Report prepared by Hudson Associates Architects dated January 2026.</p>	

Name:	
Position:	A/Director of Services - Housing
Date:	3/2/26

Appendix A

Environmental Impact Assessment (EIA) Report



**Environmental Impact Assessment (EIA) Report
Laurel Heights (Phase 2), Shanakiel, Sundays Well, Cork
On behalf of Summertime Development Ltd**

Part 8 Planning Application January 2026

Introduction

This Environmental Impact Assessment (EIA) Report has been prepared by Hudson Associates Architects on behalf of Summertime Development Ltd who intend to develop land for residential development at the site of T23 Y6W3, Blarney Street, Cork.



1 CGI of Proposed Development from Blarney Street

Site Overview

The site is located in the Shanakiel area and adjoins Laurel Heights Phase 1 (Block A & B) which was completed and handed over in December 2022. The site currently accommodates a single bungalow dwellinghouse. It has long road frontages to the north and shares a western boundary with the recently completed Laurel Heights Phase 1. Prospect Lodge – a Tusla building – is situated to the South of the site and Briarscourt Housing Estate is located to the east of the site. As with its neighbouring counterpart, the site slopes appreciably downwards from north-west to south-east but not at a gradient which would preclude development. This very elevated site falls well outside the LeeCFRAMS Study and Maps and local knowledge would bear no evidence to a history of flooding risk on this site.

The site lies within ready walking distance of Sunday's Well and the western City outskirts including UCC, Fitzgerald's Park, the Mardyke and the Lee Fields with their many facilities and amenities, and also marks the beginning of Blarney Street and its connection to Distillery Walk, Shandon and the City Centre. It is particularly close to the Apple Campus and Holyhill Industrial Estate - a very extensive and important employment base - and to the St Anne's Grounds and Pitch and Putt Club.

The proposed vehicular access to the site makes use of the existing, well-established and compliant vehicular access that currently provides entry to the completed Block A & Block B. The use of this existing access is contingent on the demolition and removal of the Phase 1 Bin & Bike store to provide sufficient parking spaces.

This development makes cost-effective and sustainable use of this large and substantially underutilised site which is poorly maintained and presently contains a single storey dwelling house. The subject site lies within a mature and extensive, mixed-tenure area of the city. The area is well serviced by a range of sustainable services and amenities.

Phase 2 comprises of 2no. Blocks amounting to a total of 20no. new units.



2 CGI of Proposed Development (Block D Apartments)

SUB-THRESHOLD EIA SCREENING REPORT

Criteria for determining whether a development would or would not be likely to have significant effects on the environment in compliance with the requirements of Article 120 of the Planning and Development Regulations 2001-2021.

CHARACTERISTICS AND IMPLICATIONS OF PROPOSED DEVELOPMENT

Site & Location

Site of T23 Y6W3, Blarney Street, Cork which adjoins the completed development Laurel Heights Block A & Block B to the west. The overall area of the subject site is 0.23ha.

[Please note that this does not account for the site area of completed Laurel Heights Phase 1 that will be altered as part of the proposed 2nd Phase. This overall area amounts to c.0.23ha. This area has not, however, been used to for the site areas outlined below].

Size & Characteristics of Proposed Development

The demolition/removal of an existing dwelling and the bin and bike store. The construction of a residential development consisting of 20 no. dwelling units and ancillary site works. The proposed development will form an extension of the existing development Laurel Heights. The works will include the reconfiguration of the existing vehicular entrance and parking spaces. The proposed development is 2 to 3 storeys in height and is located at Laurel Heights, Shanakiel, Sundays Well, Cork. The development site area is approximately 0.23 hectares.

Associated Demolition Works

It is required that the existing bungalow dwelling house on site at T23 Y6W3 be demolished. It is also required to remove the Bin/Bike Store constructed as part of Phase 1 of the Laurel Heights development. The existing vehicular will be utilised and modified as required.

Use of Natural Resources

The use of natural resources associated with this development is limited to construction materials only.

Production of Waste

For the construction phase, waste production will consist of the following:

- Small quantity of demolition waste
- Excavated soil-based material
- General building waste

All general waste material will be subject to segregation and appropriate disposal to a Licensed Receiving Centre. The operational phase of the development will generate domestic waste only.

Pollution & Nuisances

No known pollution and nuisances. Any other impacts will be commensurate with normal residential development within a peripheral inner suburban location.

Emissions & Energy Efficiency

The development will be subject to Legislative requirement to achieve NZEB performance, minimising energy and environmental impacts.

Risks to Human Health

A full Statutory Health and Safety regime including Construction and Traffic Management Planning will be adopted for the construction phase.

No significant risks to human health have been identified.

Risk of Accidents

No particular risk of accidents commensurate with normal development within an inner suburban location.

Impacts on Infrastructure

No material impacts on infrastructure have been identified.

ENVIRONMENTAL CONSEQUENCES OF PROPOSED DEVELOPMENT

Existing Land Use

Residential (Single-storey Dwelling House).

Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area

The site is not located within any statutory designated area from an environmental perspective. An Appropriate Assessment (AA) Screening Report has been prepared in respect of designated Natura 2000 sites and has concluded that no significant impact is likely.

Temporary impacts on the environment during construction may arise due to noise or dust emissions. Best practice standards, environmental guidelines and mitigation measures will be followed in order to avoid potential impacts on natural resources and significant effects are not anticipated. This will ensure no significant impact on the abundance, quality and regenerative capacity of natural resources in the area.

Consultation will be carried out with nearby residences by way of an active stakeholder engagement plan to ensure that the minimum amount of disturbance will be caused. Particular attention will be paid to the residents of the completed Laurel Heights development (Phase 1) comprising Blocks A & Block B.

The implementation of the above measures will ensure that the proposed development will not have any significant negative effects on the relative abundance, quality and regenerative capacity of natural resources in the area.

Planting, trees and a sizeable areas of both private and public amenity space will be provided as part of this development which will further enhance the regenerative Capacity of Natural Resources in the Area.

Absorption Capacity of the Natural Environment

There will be no impact on land use outside of the development area. The site is not in a flood risk area and there are no recorded monuments or heritage assets associated with the subject site. The potential for negative effects on the natural environment in the immediate vicinity of the development area has been assessed in the context of potential secondary effects on Natura 2000 sites and the Report for Screening for Appropriate Assessment concluded that there is no potential for adverse effects. Therefore there is no potential for significant adverse effects on the geographical area in which the works are proposed with regards to the absorption capacity of the natural environment.

CHARACTERISTICS OF POTENTIAL IMPACTS

Extent of the Impact

No significant negative impact is expected or likely to occur.

Transboundary Nature of the Impact

As previously outlined, this development is contingent on the demolition of the constructed Bin/Bike Store. This proposal is seen as Phase 2 of the Laurel Heights development and has been designed to integrate with the completed Phase 1 accordingly. There will be transboundary impact as a consequence of this approach and measures will be taken to manage impacts and minimise disruption / inconvenience.

Considerate construction will be implemented and the existing vehicular entrance will be modified towards the end of the construction programme. If required, a temporary bin store will be provided when the existing bin store is demolished. The construction programme will be arranged to minimise the disruption this will cause.

Magnitude and Complexity of the Impact

Magnitude and complexity of the potential impact considered to be immaterial, given the peripheral inner suburban context of the development.

Probability of the Impact

The development is likely to proceed subject to planning/funding approval.

Duration, Frequency and Reversibility of the Impact

No permanent negative impacts are anticipated as a consequence of the construction period. No significant negative impacts are likely following the construction stage. The development will be permanently occupied and impacts will be irreversible.

SCREENING CONCLUSION STATEMENT

A positive environmental impact is anticipated following the conclusion of the proposed development. While there are likely to be temporary impacts experienced by people during the construction phase (noise dust, disturbance etc), these will not be significant and will actively managed and mitigated as required. The proposed development will have a positive effect on this street - regenerating the streetscape and removing an underutilised site from the Shanakiel area.

Having regard to the contents of Articles 120 and Schedules 6 and 7 of the Planning and Development Regulations, it is considered that the proposed development, by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that an Environmental Impact Assessment is not required.

Yours sincerely,



Adam Hudson

BScArch MArch PDipArch MRIAI

Director, Hudson Associates Architects



Part 8 Planning Application Submission
January 2026