

SUB THRESHOLD EIA SCREENING REPORT

PROPOSED DEVELOPMENT: 12 GERALD GRIFFIN STREET, CORK - P8.HCP.26.02


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 proposed development is a 3-storey residential building which will consist of 2 no. housing units; one 1 bedroom unit and one 2 bedroom unit.</p> <p>Total floor area approx. 154.8 m², site area approx. 91m².</p> <p>The site is located on Gerald Griffin Street, situated between Bleasby's Street and Allinett's Lane, adjacent to Neptune Stadium.</p>
Cumulation with other Proposed Development	<p>A review of Cork City Council's Planning Enquiry portal identified no recent planning applications in the immediate vicinity of the site. No cumulative impacts are therefore likely.</p>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<p>The development site previously contained a 3 storey mid-terrace single family dwelling. Demolition to ground level has been completed. No further demolition is envisaged for the proposed development.</p>
Use of Natural Resources	<p>Energy, including electricity and fuels, will be required during construction phase. 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.</p> <p>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.</p>
Production of Waste	<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. All waste material will be subject to segregation and appropriate disposal. – No significant impacts likely.</p> <p>Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor. No significant negative impacts are likely.</p>
Pollution and Nuisances	<p>No significant pollution and nuisances are expected. Any impact is commensurate with that of the normal residential development associated with what is an existing residential urban area of the city. The management of any potential nuisances will be in line with best practice. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.</p>
Risk of Major Accidents	<p>No significant risk of major accidents.</p>
Risk to Human Health	<p>No significant risk to human health.</p>

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	<p>The site is a brownfield site, currently fenced off and vacant. The site is located on Gerald Griffin Street, situated between Bleasby's Street and Allinett's Lane, adjacent to Neptune Stadium.</p>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<p>Limited, given the urban nature of the area. The site is a brownfield site, and the surrounding area is primarily residential in character and not sensitive in terms of natural resources. There are no sensitive watercourses or habitats within or surrounding the site. No significant negative impacts are likely.</p>
Absorption Capacity of the Natural Environment	<p>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. Proposed use is compatible with the built-up nature of the wider geographical area. The dwellings are architecturally designed to integrate with neighbouring properties.</p>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<p>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 Neighbourhood and Local Centres (ZO 08) in the City Development Plan 2022-2028. – No significant impacts likely.</p> <p>The impact of the development is considered neutral, given that the new development will have a similar residential density to that of the 3 storey mid-terrace dwelling which previously occupied the site.</p> <p>The site lies within the zone of an architectural conservation area (Blackpool ACA), and the demolished building had been listed on the NIAH (National Inventory of Architectural Heritage). The impact of the development is considered neutral, given that the new development will:</p> <ul style="list-style-type: none"> ▪ Continue the existing pattern of 3-storey mid-terrace housing along Gerald Griffin Street, tying into the adjoining No. 13 Gerald Griffin Street. ▪ Reinstall in a contemporary format the façade of the previously demolished No. 12 Gerald Griffin Street, which mirrors that of the adjoining No. 13 Gerald Griffin Street.
Transfrontier nature of the Impact	Not applicable – The effects of the development are local in nature and there are no transboundary impacts associated with the proposed development.
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. No significant negative impacts are likely.
Probability of the Impact	Construction impacts are possible, but these will be short term and not significant. Standard best practice procedures will be implemented during the construction stage.
Duration, Frequency and Reversibility of the Impact	<p>The construction impacts will commence within approximately 6 months from planning approval; they will be short-medium term, over a period of c. 2 years and restricted by planning conditions in terms of the hours of operation. 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
<i>The proposed development is deemed a sub-threshold development and has been screened to determine whether an Environmental Impact Assessment (EIA) is required. 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.</i>

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