

## 1. EUROPEAN SITE DATA

<b>Great Island Channel candidate Special Area Of Conservation (site code 001058)</b>	
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	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 <a href="http://www.npws.ie">www.npws.ie</a> for further details)

<b>Cork Harbour Special Protection Area (site code 004030)</b>	
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	Conservation Objectives for Cork Harbour SPA [004030] (NPWS), Natura 2000 Standard Data Form (NPWS), Site Synopsis Cork Harbour SPA Site Code 004030 (NPWS) (see <a href="http://www.npws.ie">www.npws.ie</a> for further details)

## 2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	P8.HCP.26.03 - Straw Hall
Development consent type	Part 8 Planning
Development location	11-13 Straw Hall, Farren St., Cork
Description of development	Demolition of existing dilapidated structure and construction of two houses
Distance from cSAC	Approx. 9.1 km
Distance from SPA	Approx. 3.7 km
Relevant strategies or policies	Cork City Development Plan 2022-2028
EIS submitted?	N/A, EIA Screening report

## 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

**3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS**

Yes / No

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
<b>Comments or notes</b>	

**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]. This Appropriate Assessment screening report 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.

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

## SUB THRESHOLD EIA SCREENING REPORT

### Proposed Development: 2 NO. HOUSING UNITS AT STRAW HALL, CORK – P8.HCP.26.03


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	Cork City Council is undertaking the redevelopment of Former Boxing Club at Straw Hall, Farren Street, Cork City. The proposed development comprises of the construction of 2 no. two-bed houses: a 2-storey house and a one-and-a-half-storey house – i.e. using the roof attic space - with each having their own front door access and rear gardens. The development site area is approximately 0.03Ha.
Cumulation with other Proposed Development	The proposed redevelopment is in an area of the city centre with limited scope for further development of the immediate surroundings. Any neighbouring development is likely to be limited to extensions and alterations of existing dwellings by private owners. No cumulative impacts are therefore likely.
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	The proposed development involves the demolition of an existing single storey disused structure previously used as a boxing club. Structure is mid-20 <sup>th</sup> century block construction. It is dilapidated, not suitable for renovation and in danger of falling into further disrepair.
Use of Natural Resources	Energy, including electricity and fuels, will be required during the construction phase. Construction process will include use of 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 negative impacts are likely. 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. 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. All waste material will be subject to segregation and appropriate disposal. – No significant impacts likely. Operational waste generated will be domestic waste from the residential unit. All domestic waste will be disposed of in accordance with standard domestic waste disposal practices. No significant negative impacts are likely.
Pollution and Nuisances	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.
Risk of Major Accidents	No significant risk of major accidents.
Risk to Human Health	No significant risk to human health.

<b>2. LOCATION OF PROPOSED DEVELOPMENT</b>	
Existing Land Use	The site is a brownfield site, currently fenced off and the existing single storey structure is derelict.
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	Limited, given the urban nature of the area. The surrounding area is primarily residential in character and not sensitive in terms of natural resources. There are no sensitive habitats, trees or vegetation within or surrounding the site. No significant negative impacts are likely.
Absorption Capacity of the Natural Environment	There are no natural environments in proximity likely to be impacted by the construction of the proposed redevelopment. The site is already surrounded by similar dwellings and is in a long-established residential area of Cork city. Proposed use is compatible with the built-up nature of the wider geographical area. Dwellings are architecturally designed to integrate with neighbouring properties. No significant negative impacts are likely.

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<p>The site is located at Straw Hall, Farren Street, Cork. It is 0.03 ha. and it is in a built-up area that is well served by public transport.</p> <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 Sustainable Residential Neighbourhood (ZO 01) in the City Development Plan 2022-2028.</p> <p>The site lies within the zone of an architectural conservation area (Blackpool ACA). The proposed development will remove a dilapidated building and provide 2 no. residential units. The dwellings are architecturally designed to integrate with neighbouring properties.</p> <p>The demolition and construction impacts have potential to cause nuisance associated with noise, dust and traffic. A Construction Management Plan will put 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	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 negative impacts are 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