

SUB THRESHOLD EIA SCREENING REPORT

PROPOSED DEVELOPMENT: Old Market Place, Cork – P8.HCP.26.07

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	49/50 Old Market Place, Gurrabraher, Cork: The Old Market Place proposed development comprises of the demolition of the existing steel frame on site, construction of 14 no. homes, comprising 12 no. 1 bed apartments, 2 no. 2 bed apartments and all ancillary site works. The proposed development is 4 storeys in height with a set back on the fourth floor and is located at 49/50 Old Market Place, Gurrabraher, Cork. The development site area is approximately 0.0561 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 of the existing structure on site. 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 the demolition and construction phase. Rock and soil resources 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 demolition and 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 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. – 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 construction works may be experienced by residents and other property users in the vicinity, however these aspects will be managed appropriately during demolition and 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. – No significant impacts likely.

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	The proposed development will result in the construction of a residential development on a site currently a long term vacant site and is identified as suitable for the provision of residential development as identified under Sustainable Residential Neighbourhoods (ZO 01) in the City Development Plan 2022-2028. There is no significant planting on the site. – 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 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 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	<p>The effects of the development are local in nature and there are no transboundary impacts associated with the proposed development. – No significant impacts likely.</p>
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>Some level of construction impacts is highly probably, but these will be mitigated by standard best practice techniques. – 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; EIA Screening Preliminary Examination Statement prepared by BON and Inis dated January 2026.</p>

Name:	
Position:	A/Director of Services - Housing
Date:	24/2/26

Appendix A

EIA Screening Report

Proposed Residential Development

49/50 Old Market Place

EIA Screening

January 2026

This report considers the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Summary

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.

Preliminary Examination:		
The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.		
	Comment:	Yes/No/ Uncertain:
<p>Nature of the development:</p> <p><i>Is the nature of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	<p>Proposed Works includes the demolition of an existing structure and construction works of a four-storey residential development containing 14 no. residential units and all ancillary site development works.</p> <p>There are no watercourses within or adjoining the proposed development site. Surface water from the site will be discharged to the existing combined sewer network. The proposed wastewater flow for this development has been estimated 0.248 l/s for the peak Dry Weather Flow. Based on the Uisce Eireann feasibility statement and the discharge of development waste water to Cork City WWTP (D0033-01) and distance from the nearest sensitive environment, the activity type, scale, and nature of works will not produce significant waste, emissions, or pollutants.</p>	<p>No.</p> <p>No.</p>
<p>Size of the development:</p> <p><i>Is the size of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i></p>	<p>Proposed Development is on an existing brown field site from an incomplete construction. Some shrubs and weeds have colonised the boundaries of the site but the existing receiving environment will not be negatively changed from its current baseline.</p> <p>Cumulative significant effects from other plans or projects are not likely to occur as a result of construction or operational sources.</p>	<p>No.</p> <p>No.</p>

Introduction

Addendum to EIA Screening. The Additions to the EIA Screening were made by Clara O Neill of Butler O Neill Total Planning Solutions. Clara has 14 years experience in practice and has experience of EIA and EIA Screening preparation. The following additions are required to be appended to the EIA Screening for the proposed development at Old Market Place Cork City.

- **Size of Proposed Development**

The proposed development provides a total of 14 no. residential units (consisting of 1 & 2-bedroom apartments). The proposed development has been designed as a direct response to the grain of development in the surrounding area. The arrangement and design of the scheme has been carefully considered to benefit from natural light throughout the day while also ensuring that the privacy and amenity of neighbouring properties is retained.

- **Cumulation with other Proposed Development**

In 2021 on a nearby site, planning permission was granted for construction of a residential apartment scheme on a site at Old Market Place and Blarney Street in Cork City. The proposed scheme will consist of the construction of 27 no. residential apartment units in two blocks ranging in height from 2 to 4 storeys, comprising 17 no. 1 bed apartment units and 10 no. 2 bed apartment units. The development includes the demolition of 489.5m² of the existing vacant and derelict structures while maintaining 50.5m² of existing buildings. Development has not commenced on this site and the planning permission will expire next year. If the planning permission is commenced then it is considered that the cumulative impact of this and the proposed development which is the subject of this Part 8 scheme will not have a substantial impact on the receiving environment or on people or traffic.

Selected Site(s): Cork City Council

File number:

Surname:

At Address: old market place

Development Description:

For: 5 years

Page Number : 1

File Number	Application Status	Decision Due Date	Decision Date	Decision Code	Received Date	Applicant Name	Development Address	Development Description	Local Authority Name
2140362	WITHDRAWN	13/09/2021			19/07/2021	Majestic Property Developers Limited	Old Market Place Gurrabraher and Blarney Street Gurrabraher Cork City	Permission for construction of a residential apartment scheme on a site at Old Market Place and Blar...	Cork City Council
2140384	APPLICATION FINALISED	17/03/2022	16/03/2022	CONDITIONAL	27/07/2021	Majestic Property Developers Limited	Old Market Place Gurrabraher Cork City and Blarney Street Gurrabraher Cork City	Permission for construction of a residential apartment scheme on a site at Old Market Place and Blar...	Cork City Council

Source: Planning Enquiry System [last 5 years] Cork City Council

In summary the cumulation of the impact with the impact of other existing and/or development has been considered for the purposes of section 172(1A)(b) of the Act and is not considered to have any negative impact.

- **The nature of any associated demolition works (* see article 8 of SI 235 of 2008)**

There is an existing steel structure on site that is to be demolished. Since the site is roughly 1.5m above the level of Glen Ryan Road, the proposed finished ground floor level is at +33.17m. The public footpath to the south of the site, where we propose to enter the site, is at a level of +32.00m. There was previously a planning permission granted on the site and the permission commenced and the site was cleared – a steel structure and associated works were undertaken – this needs to be removed to ensure the proposed building will be compliant with standards. The proposed demolition is minor in nature and is the removal of a steel structure and associated foundations [detailed drawings accompany the application] the impact of this level of demolition is minor. The development includes the demolition of 489.5m² of the existing vacant and derelict structures while maintaining 50.5m² of existing buildings.

- **Use of Natural Resources**

The proposed development will involve the minimal use of natural resources, in particular land, soil and water

- **Production of Waste**

The proposed development during construction will manage waste as per the Construction Waste Environmental Plan which will be submitted by MMOS Engineers prior to construction. Throughout the lifetime of the scheme a management company will manage operational waste generated by future residents but there will not be a significant impact. As the development includes the demolition of 489.5m² of the existing vacant and derelict structure demolition waste will be carefully managed. Details of same will be agreed with the planning authority prior to commencement.

- **Pollution and Nuisances**

There will be no pollution generated as a result of the proposed development. Nuisance will be short term and minimal during the construction noise and hours of operation will be limited to business hours.

- **Risk of Major Accidents**

There is no risk of major accidents

- **Risk to Human Health**

No. The development of residential dwelling on an infill site will not give rise to risks to human health. The final proposed development does also not give rise to any significant adverse environmental impacts. It is considered that the proposed scheme in general achieves a better result in terms of impact on the environment and human health. For example, no carparking numbers relying on pedestrian and cycle movements would lead residents away from car dependence and have a positive impact on human health.

- **Existing Land Use**

The proposed scheme will comply with the land use zoning objective for the site outlined in the 2022 Cork City Development Plan. The proposed scheme will revitalise a long term vacant semi derelict site and will be an improvement and have a positive rather than negative impact on existing land use.

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

There are no supply issues with regards to Natural Resources in this area. The proposed scheme will have no impact on this issue.

- **Absorption Capacity of the Natural Environment**

The fact that this is an infill scheme on a semi derelict brownfield site means that the proposed site and surrounding environment is well placed to accommodate the proposed scheme.

- **Extent of the Impact**

There will be a minimal impact / not be a negative impact

- **Transfrontier nature of the Impact**

The "transfrontier nature of the impact" refers to an environmental impact that crosses national or administrative boundaries. It is a key consideration in environmental impact assessments, which evaluate whether a project's effects, such as pollution, could extend beyond the immediate location and affect neighboring regions or countries – this is not relevant to the subject site.

- **Magnitude and Complexity of the Impact**

It is determined that the proposed project is expected to have negligible or minimal significant effects on the environment and surrounding systems.

- **Probability of the Impact**

It has been determined that the proposed development of 14 apartments is unlikely to have a significant impact on the environment. The scale and nature of the development suggest a low probability of significant adverse effects on surrounding sensitive receptors or the wider area. Based on the EIA screening criteria, it is concluded that the proposed development of 14 apartments is a sub-threshold project and is not of a nature, scale, or location likely to have significant effects on the environment, either individually or in-combination with other existing or approved projects.

- **Duration, Frequency and Reversibility of the Impact**

In terms of Duration: The majority of the impacts will be short-term or temporary. The primary effects, such as construction noise, traffic disruption, and dust generation, will be limited to the construction phase. Once the development is complete and operational, these impacts will cease. Long-term operational impacts, such as minor increases in local traffic and waste generation, are well within the capacity of existing infrastructure and local services. In terms of Frequency: The most notable impacts will occur irregularly and only during the working hours of the construction period. There are no frequent, continuous, or repetitive impacts predicted that would cause ongoing, daily disturbances once the building is operational. All developments are in principle reversible, any potential adverse impacts are largely reversible. The physical impacts are contained within the development footprint. Should any unintended consequences arise, the site could be remediated.

Screening for EIA

The European Commission have published a Guidance on Screening document (Directive 2011/92/EU and amended 2014/52/EU) which summarises the need for an EIA based on specific measures and/or limits, according to predefined criteria such as project characteristics, location and/or certain project features, such as a project's potential impacts. The methodology in this report is based on *Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-Threshold Development* (EPA, 2020 and the 2017 guidance issued by the EU).

The report follows the three-step screening process for EIA that is set out in the Office of the Planning Regulator Practice Note (See Section 1.3 above).

Step 1 Understanding the proposal

- a) Is the Proposed Development project as per the EIA Directive?

The Proposed Development are considered to be a project for the purposes of the EIA Directive (Refer to page 14 of the OPR Practice Note): *“Screening should be carried out for all proposals which fall within the definition of a ‘project’ under the EIA Directive, i.e. ‘the execution of construction works or of other installations or schemes, other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources.’ This will include the vast majority of applications for planning permission”.*

- b) Is the project listed in Schedule 5 Part 1 or does it meet or exceed the thresholds in Part 2 of the Planning Regulations?

The proposal is not in a category listed in either Part 1, Schedule 5 of the Planning Regulations or Part 2 of the Regulations.

- c) Is the project ‘sub-threshold’?

The Proposed Development can be regarded as ‘sub-threshold’ development, for which mandatory EIA is not required.

- d) Has Schedule 7A information been provided with the proposal?

This report and the Screening for Appropriate Assessment provide the Schedule 7A information to enable a screening determination. If mandatory assessment is not required, is the project nevertheless likely to have significant effects on the environment, and therefore requires an EIA

Para 15 of Schedule 5 of the Planning and Development regulations states that an EIA is required for: *- Any project in this Part which does not exceed a quantity, area or other limited specified in the Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.*

The 1997 Directive 97/11/EC introduced guidance for Member State about whether or not a development is likely to have significant effects on the environment. The criteria have been transposed into Irish legislation under three headings, as follows:

1. Characteristics of the Proposed Development
2. Location of Proposed Development, and
3. Characteristics of Potential Impacts.

Each of the above groupings includes a number of criteria for consideration. The assessment of the likelihood of significant effects is based on the overall consideration of all criteria and requires clear and rational judgement.

The DEHLG guidance document, *‘Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development’* states that *‘those responsible for making the decision must exercise their best professional judgement, taking account of considerations such as the*

nature and size of the Proposed Development, the environmental sensitivity of the area and the nature of potential effects of the development. In general, it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision.'

The Schedule 7 criteria to be reviewed is discussed in more detail, with reference to the proposed project, in the following subsections. The screening questions are based on the criteria listed under each grouped heading in Schedule 7. The project has also been assessed under criteria set out in Annex 11 of Directive 2014/52/EU and the checklist of criteria set out under European Commission (2017) Guidance on Screening document.

Characteristics of the Project

Screening question	Determination Yes/No
Could the scale of the Proposed Development be considered significant?	No
Considered cumulatively with other adjacent Proposed Developments, would the size of the Proposed Development be considered significant?	No
Is the nature of the Proposed Development significant?	No
Will the Proposed Development utilise a significant quantity of natural resources? Will the Proposed Development produce a significant quantity of waste?	No
Will the Proposed Development create a significant amount or type of pollution? Will the Proposed Development create a significant amount of nuisance?	No
Will there be a risk of accidents, having regard to substances or technologies used?	No
Would any combination of the above factors be considered likely to have significant effects on the environment?	No
Does the potential project have the potential to impact directly or indirectly on any site designated for conservation interest (SAC, SPA, pNHA)?	No. The River Lee located 250 metres to the south of the site is upstream of the Cork Harbour SPA. However, the type, scale, short-duration and nature of works are not likely to negatively impact any EU or National site.
Has the Proposed Development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?	No. Refer to AA Screening Report.
Has the Proposed Development the potential to impact directly or indirectly on any habitats listed as Priority Annex II in the EU Habitats Directive?	No. Refer to AA Screening Report.

Has the Proposed Development the potential to impact directly or indirectly on any species listed as Annex IV in the EU Habitats Directive?	No. Refer to AA Screening Report.
Has the Proposed Development the potential to impact directly or indirectly on any species listed as Annex 1 of the EU Birds Directive?	No. Refer to AA Screening Report.
Has the Proposed Development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?	No. Refer to AA Screening Report.
Has the Proposed Development the potential to impact directly or indirectly on existing land use?	No. Refer to AA Screening Report.
Has the Proposed Development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?	No. Refer to AA Screening Report.
Has the Proposed Development the potential to impact directly or indirectly on listed or scenic views or protected views or protected landscapes as outlined in the County Development Plan?	No

SAC

The proposed development site is not located within any European site. The Great Island Channel SAC is located 9.3km (11.1km downstream) of the proposed development site. Given the distance from the proposed development site and the dilution available within Cork Harbour, no potential pathway for impact from surface water runoff has been identified. The closest European sites is Cork Harbour SPA, located 3.4km southeast of the proposed development site. There are no watercourses within the proposed development site. The closest watercourse is the Lee Estuary located c.225m south of the site. The Lee Estuary is designated as part of Cork Harbour SPA c. 6.5km downstream of the proposed development site. No invasive species were recorded onsite.

Conclusion

The nature of the Proposed Development is not considered to have likely significant effects on the environment

Reasoning

The scale of the Proposed Development, when viewed both individually and cumulatively, is small in the context of the EIAR threshold criteria.

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.

