

National Mobility Hubs Pilot - Cork City Council

Appropriate Assessment Screening Report

National Transport Authority and Cork City Council

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Executive Summary

AECOM Ireland Limited (AECOM) was commissioned by the National Transport Authority (NTA) and Cork City Council to prepare an Appropriate Assessment (AA) Screening Report for the proposed National Mobility Hubs Pilot (NHMP) in Cork. The Phase 1 application for the NHMP comprises Six Mobility Hub Sites (hereafter referred to as the 'Proposed Development'). The Mobility Hub Sites will facilitate shared mobility services with Electric Vehicle (EV) car sharing, with works primarily on existing hardstanding. No tree removal is anticipated, and all works are designed to minimise environmental impacts and comply with relevant design guidelines.

This AA Screening has been prepared in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and the European Communities (Birds and Natural Habitats) Regulations 2011, transposed into Irish law through the Planning and Development Acts 2000 and 2024. The screening process follows EC and Office of the Planning Regulator (OPR) guidance as well as the NTA (2023b) 'Guidance for EIA and AA Screening of Active Travel Projects Funded by the NTA', ensuring a precautionary approach and adherence to best scientific knowledge.

A desk-based study identified European sites within the potential Zone of Influence (Zol) of the Proposed Development. The assessment considered direct, indirect, and cumulative effects, using a source-pathway-receptor approach. Two European sites were identified within the Zol; Cork Harbour SPA and Blackwater River (Cork/Waterford) SAC.

Potential impacts assessed included:

- Direct loss of or damage to habitat within a European site.
- Loss of functionally-linked habitat.
- Disturbance of qualifying species.
- Changes to surface water hydrology.
- Changes to groundwater flow or volume.
- Injury and/or mortality of QI/SCI species.
- Barriers to or displacement of QIs/SCIs or supporting species.
- Waterborne and airborne pollution
- Spread of invasive non-native species.

The scale and nature of works are minor and temporary, with embedded design measures (e.g., no artificial lighting, standard noise and pollution prevention). The assessment found that:

- No direct loss or damage to European site habitats will occur.
- No loss of functionally-linked habitat will occur.
- Disturbance to qualifying species is unlikely, given the urban context and habituation to existing disturbance levels next to adjacent roads and car parks.
- No significant pathways for waterborne and airborne pollution, hydrological changes, or spread of invasive species were identified.
- Cumulative impacts with other projects were assessed and excluded due to the non-concurrent nature and minor scale of works.

Having regard to the foregoing, on the basis of objective information and in view of best scientific knowledge and applying the precautionary principle, for the reasons set out above and in the AA Screening Report, it has been concluded that the Proposed Development, individually or in combination with other plans or projects, without relying on any mitigation measures, will not have a significant effect on any European Sites, in view of the sites' conservation objectives, and that there is no reasonable scientific doubt in relation to this conclusion.

There is consequently no requirement to proceed to the next stage of AA.

1 Introduction

1.1 National Mobility Hubs Pilot Overview

The Department of Transport (DoT) and the National Transport Authority (NTA) are working with five local authorities in Carlow, Cork, Dún Laoghaire-Rathdown, Louth and Sligo to deliver the National Mobility Hubs Pilot (NMHP). The NMHP involves the establishment of approximately 270 Mobility Hub Sites across the five local authority areas, each tailored to its urban context and transport needs. Each Mobility Hub Site has been strategically selected to ensure accessibility, visibility, and integration with existing transport networks, while minimising environmental and infrastructural impacts.

The pilot aims to accelerate the transition towards sustainable, shared, and integrated transport options across Ireland. The Mobility Hub Sites will deliver convenient access to shared mobility services including e-bikes, e-scooters, EV car sharing, and e-cargo bikes. The Mobility Hub Sites will be positioned within easy walking distance of where people live and work, as the project supports short urban trips, first/last mile connectivity and aims to reduce the dependency on private car ownership. The approximately 270 Mobility Hub Sites will be located across five candidate areas in Ireland: Carlow, Cork, Dún Laoghaire-Rathdown, Dundalk and Sligo, as shown in Figure 1-1.

Figure 1: Mobility Hub Network Map

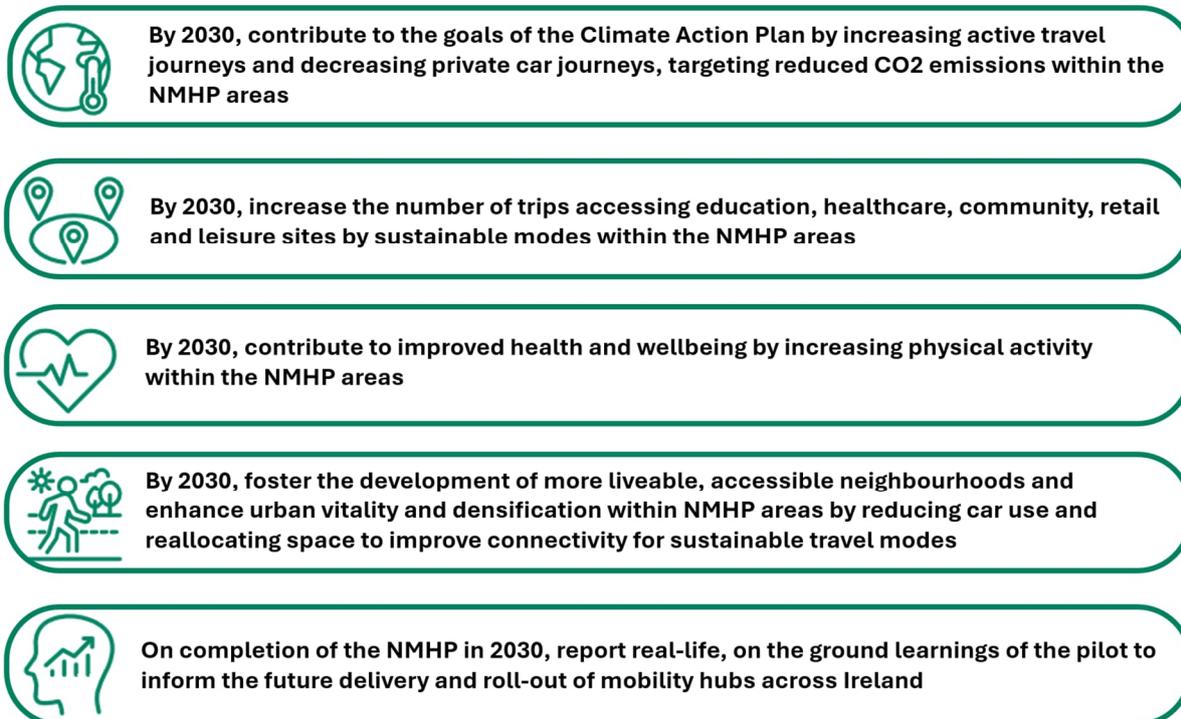


Figure 1-1: Map of Pilot Locations

1.2 NMHP Objectives

The following objectives have been set for the pilot:

Diagram 2. NMHP Objectives



1.3 Purpose of this Report

AECOM Ireland Limited (AECOM) was commissioned by the NTA and Cork City Council to prepare an Appropriate Assessment (AA) Screening Report for Phase 1 of the provision of Mobility Hub Sites in Cork (herein referred to as the 'Proposed Development') as part of the wider NMHP. The location of the Proposed Development in Cork, as shown in Appendix A Figure 1, is herein referred to as the 'Site'.

There is a total of 12 Mobility Hub Sites throughout Cork City of which six are on council-owned land and six are on private land. This Phase 1 Part 8 application is for six of the Mobility Hub Sites on council-owned land. The remaining six sites will be progressed through planning in a separate Part 8 (Phase 2).

The phased approach for the NMHP in Cork City is due to ongoing development and agreement on design details for the sites proposed on private land with the respective landowners. However, there are indicative locations for the private Mobility Hub Sites at this stage. Therefore, this AA Screening Report focus on Phase 1 with future phases (Phase 2) to be assessed in a subsequent AA Screening Report when more information becomes available.

Consequently, a worst-case scenario approach has been adopted in this AA Screening report for Phase 1. The cumulative impacts of the NMHP network in Cork, including future phases, have been considered to the extent possible based on the available information. The Phase 2 AA Screening report will assess the cumulative impacts of the network further once designs are developed for all Mobility Hub Sites.

Appendix B Table B-1 sets out the names, locations, and design information for the six Phase 1 Mobility Hub Sites that comprise the Proposed Development.

The total extent of the Proposed Development covers approximately 0.13 hectares (ha). All the works will be located on hardstanding. The Mobility Hub Sites are situated in existing parking bays within the road boundary and in existing car parks. Existing vegetation within each Mobility Hub Site will be retained wherever possible, with no removal of trees anticipated as part of the works.

The Mobility Hub Sites will be constructed from conventional street furniture “components”. All six Mobility Hub Sites propose EV car bays, which would include some or all of the infrastructure noted above with the following additional works:

- Road markings to demarcate the Mobility Hub Sites.
- Installation of information poles and relocation of existing traffic signs.
- Provision of dropped kerbs, where required.
- Earthworks, where required.
- Additional drainage channel in only few locations.
- Proposed footpath/ traffic islands.
- Installation of 1 to 2 No. EV charger (max 2 x 22kw).
- Installation of a mini pillar.
- Associated ducting and utilities.

The artist’s impression in Figure 1-2 below presents a typical layout of a mobility hub with EV car bays.



Figure 1-2 - Artist’s impression of a typical mobility hub layout

Across the region there are 12 2kW EV charging stations, along with the proposed ancillary works.

The Proposed Development has been designed in line with the NTA’s Cycle Design Manual (NTA, 2023) and the Department of Transport’s Zero Emission Vehicles Ireland Universal Design Guidelines for Electric Vehicle Charging Infrastructure (Department of Transport, 2024). There will also be measures embedded in the project design for the Proposed Development (i.e. measures that are not specifically intended to avoid or reduce harmful effects on a European site) including no artificial lighting, standard noise measures, and standard pollution prevention measures, which will be set out in the Construction Environmental Management Plan (CEMP).

2 Appropriate Assessment

2.1 Legislative Context

Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, which is more commonly known as the ‘Habitats Directive’, requires Member States of the European Union (EU) to take measures to maintain or restore, at favourable conservation status, natural habitats and wild species of fauna and flora of Community interest. The provisions of the Habitats Directive require that Member States designate Special Areas of Conservation (SACs) for habitats listed in Annex I and for species listed in Annex II.

Similarly, Directive 2009/147/EC on the conservation of wild birds, which is more commonly known as the ‘Birds Directive’, provides a framework for the conservation and management of wild birds. It also requires Member States to identify and classify Special Protection Areas (SPAs) for rare or vulnerable species listed in Annex I of the Birds Directive, as well as for certain regularly occurring migratory species. Collectively, SACs and SPAs are known as ‘European sites’.

In the Republic of Ireland, the habitats and/or species that justify the designation of an SAC are referred to as ‘Qualifying Interests’ (QIs). The bird species for which SPAs are designated are referred to as ‘Special Conservation Interests’ (SCIs).

Under Article 6(3) of the Habitats Directive, any plan or project that is not directly connected with or necessary to the management of a European site but would result in likely significant effects on such a site, either individually or in-combination with other plans or projects, must be subject to an Appropriate Assessment (A) of its implications for the European site in view of the European site’s Conservation Objectives.

Following the repeal of the Planning and Development Act 2000 (as amended) (herein abbreviated to the ‘PDA 2000’), the requirements of Article 6(3) will be transposed into national law through Part 6 of the Planning and Development Act 2024 (as amended) (herein abbreviated to the ‘PDA 2024’) for planning matters, and by the European Communities (Birds and Natural Habitats) Regulations 2011 in relation to other relevant approvals/consents. The legislative provisions for AA Screening for planning applications will be set out in Section 212 of the PDA 2024.

However, the PDA 2024 will be commenced on a phased basis, with the existing provisions of the PDA 2000 remaining in place until the relevant provisions of PDA 2024 are commenced. Therefore, during the transitional period before the relevant provisions of the PDA 2024 commence, the requirements of Article 6(3) are transposed into the existing national law through Part XAB of the PDA 2000 for planning matters, and by the European Communities (Birds and Natural Habitats) Regulations 2011 in relation to other relevant approvals/consents. The legislative provisions for Appropriate Assessment Screening for planning applications are set out in Section 177U of the PDA 2000.

2.2 Overview of the Appropriate Assessment Process

The process required by Articles 6(3) and 6(4) of the Habitats Directive is stepwise and must be followed in sequence. Diagram 3 below outlines the stages of AA according to current European Commission (EC) guidance (EC, 2021). The stages are essentially iterative, being revisited as necessary in response to more detailed information becoming available, recommendations incorporated, and any relevant changes to the plan or project being made until no significant adverse effects remain.

The first step in the sequence of tests is to establish whether an AA is required. This is often referred to as ‘AA Screening’. The purpose of AA Screening is to determine, in view of best available scientific knowledge, whether a plan or project, either alone or in-combination with other plans or projects, could have likely significant effects on a European site, in view of that site’s Conservation Objectives.

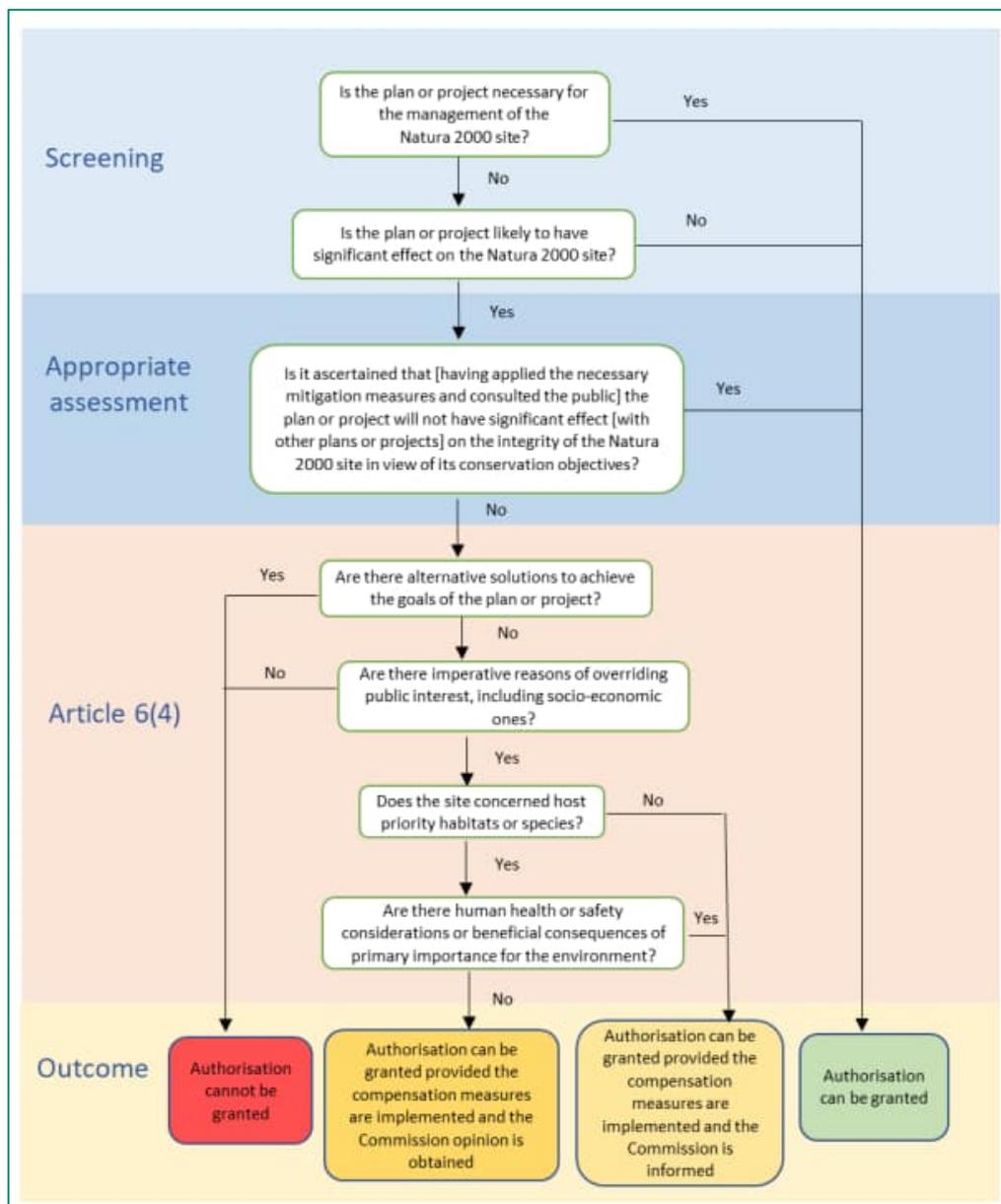
Whilst the various steps involved in the AA process must be carried out by a Competent Authority, under Section 212(3) of the PDA 2024 (and Section 177U(3) of the PDA 2000), project proponents or their consultants may undertake a form of screening to establish if an AA is required and provide advice, or may submit the information necessary to allow the Competent Authority to conduct a screening of an application for consent.

Specifically, Section 212(3) of the PDA 2024 states that: “For the purpose of carrying out a screening for appropriate assessment under this section, the competent authority may request such information or such further information or clarification from the applicant for permission as it considers necessary to enable it to carry out that screening, or consult with such persons as the competent authority considers appropriate...”.

Specifically, Section 177U(3) of the PDA 2000 states that: “In carrying out screening for appropriate assessment of a proposed development a competent authority may request such information from the applicant as it may consider necessary to enable it to carry out that screening, and may consult with such persons as it considers appropriate...”

This Report therefore considers the potential for likely significant effects from the Proposed Development on European sites, both alone and in-combination with other plans or projects, and provides the information needed for competent authority to undertake an AA Screening of the Proposed Development, as well as giving AECOM’s opinion on the requirement for further AA.

Diagram 3: The stages in assessment of plans and projects in relation to European sites (European Commission (2021))



2.3 Sources of Guidance

This AA Screening Report has been prepared in accordance with the EC guidance document *Assessment of Plans and Projects in relation to Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC* (EC, 2021). It also accords with the guidance provided in the Office of the Planning Regulation (OPR) document *Appropriate Assessment Screening for Development Management* (OPR, 2021), and follows the structure and approach it recommends, as shown on Diagram 5, below.

Diagram 4: The AA Screening process (taken from OPR (2021))



The full list of guidance considered during the preparation of this AA Screening Report:

- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC;
- Appropriate Assessment Screening for Development Management. Office of the Planning Regulator (2021);
- Appropriate Assessment of Plans and Projects in Ireland (Department of the Environment, Heritage, and Local Government (DoEHLG), 2010);
- Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (European Commission, 2018);
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular Letter NPWS 1/10 & PSSP 2/10 (NPWS, 2010); and,
- Guidance for EIA and AA Screening of Active Travel Projects Funded by the NTA (NTA, 2023b).

2.4 Quality Assurance

This AA Screening Report, and the assessment described within it, has been completed in accordance with the AECOM Integrated Management System (IMS). AECOM's IMS places emphasis on professionalism, technical

excellence, quality, as well as covering health, safety, environment and sustainability management. All AECOM staff members are committed to maintaining accreditation to those parts of BS EN ISO 9001:2015 and 14001:2015 that are relevant to a consultancy service. The AA Screening has been carried out by AECOM ecologists with experience in conducting such assessments.

2.5 Statement of Authority

This Report was prepared by Sarah Houcke, checked by Alison Donnelly and verified by Brian Cuthbert.

This AA Screening Report was authored by Sarah Houcke, Consultant. Sarah holds an Honours degree in Environmental Science from the University of Stirling and an MSc in Ecological Economic from the University of Edinburgh. She has 4 years of experience in professional consultancy and has prepared AA Screening Reports for plans and projects across Ireland.

Alison Donnelly BSc (Hons), MSc, is a Senior Ecologist with over seven years' professional experience of ecological consultancy in Ireland. Alison has vast experience of preparing ecological reports (including AA) and surveying for a variety of species throughout Ireland. Alison has particular expertise in ornithology and marine ecology, in addition to protected species such as bats, badger, and otter.

Dr Brian Cuthbert BSc (Hons) MSc PhD MCIEEM PISEP is an Associate Director of Ecology and holds a BSc (Hons) in Zoology from the University of Glasgow, an MSc in Environmental Technology from Edinburgh Napier University and was awarded a PhD in Zoology from the University of Cambridge. He has nearly 30 years of professional environmental consultancy experience in terrestrial and marine ecology, environmental impact assessment and development of mitigation to achieve no net loss or net gain, in the UK and Ireland, as well as in Africa, the Middle East and Central Asia.

3 Methodology

3.1 Data Sources

A desk-based study was carried out to help establish the baseline conditions relevant to the Proposed Development. The following resources were analysed to inform the baseline description of the Site of the Proposed Development and for assessing sensitivities of European sites:

- Environmental Protection Agency (EPA) maps website (<https://gis.epa.ie/EPAMaps/>) (accessed March 2026);
- National Parks and Wildlife Service (NPWS) Protected Sites in Ireland website (<https://www.npws.ie/protected-sites>) (accessed March 2026);
- Google Maps website (<https://maps.google.com/>) (accessed March 2026);
- The Status of European Union (EU) Protected Habitats and Species in Ireland (Article 17 Report) (<https://www.npws.ie/publications/article-17-reports/article-17-reports-2019>) (accessed March 2026); and,
- Freshwater pearl mussel *Margaritifera margaritifera* data from the NPWS (<https://www.npws.ie/maps-and-data/habitat-and-species-data>) (accessed March 2026).

3.2 Establishing the Zone of Influence

3.2.1 Approach

Department of Environment, Heritage and Local Government guidance (DoEHGL 2010) states that European sites with the potential to be affected by a project should be identified taking into consideration the potential for direct, indirect and/or cumulative (in-combination) effects. It states that the specific approach in each case is likely to differ depending on the scale and likely effects of the project. However, it advises that the following should generally be included:

- all European sites within or immediately adjacent to the project area;
- all European sites within the likely 'zone of influence' of the project; and,
- adopting the Precautionary Principle (UNESCO, 2005), all European sites for which there is doubt as to the potential for significant effects.

The likely Zone of Influence (Zol) of a project is the geographic extent over which it could affect the receiving environment in a way that could have significant effects on the QIs or SCIs of a European site (OPR, 2021). In the case of projects, the DoEHLG guidance acknowledges that the Zol must be devised on a case-by-case basis with reference to the following criteria:

- the nature, size/scale and location of the project;
- sensitivity of ecological features under consideration; and,
- cumulative effects.

When seeking to identify potentially relevant European sites, consideration was given to identified impact pathways and the source-pathway-receptor approach (OPR, 2021), rather than adopting a purely 'zones'-based approach whereby European sites within, potentially arbitrary, set distances of the Proposed Development would be assessed. The source-pathway-receptor approach is a standard tool in environmental assessment. For an effect to occur, all three elements of this mechanism must be in place. The absence or removal of one of the elements disrupts the mechanism and means there is no possibility of an effect occurring. If, for example, there is a sensitive European site (receptor) in the vicinity of the Proposed Development (source) but no ecological pathway by which the Proposed Development would impact that European site then there is no potential for an ecological effect. Furthermore, even where an impact is predicted to occur, it may not result in significant effects.

The process of determining which European sites, if any, are within the Zol of the Proposed Development involved assessing how each potential impact source could affect the QIs/SCIs of those European sites. This process is set out in Table 1 and was conducted with cognisance of the impact sources described in Section 3.2.2 below.

3.2.2 Potential Sources of Impact

Development activities can give rise to a range of impacts on the QIs/SCIs of European sites. It is important to note that the impacts described under the following sub-headings are mainly generic. The impacts apply to a range of possible development activities and, to the full suite of QIs/SCIs for which European sites are designated in Ireland. Some may not be specifically relevant to the Proposed Development. However, they are discussed for the purpose of demonstrating that all potential sources of impact and all QIs/SCIs were considered when initially seeking to establish the European sites within the potential Zol of the Proposed Development.

Direct loss of or damage to habitat within the boundary of a European site

This could only occur if the Proposed Development was located within the boundary of an SAC or SPA. Habitat lost could be a QI/SCI itself or could support QI/SCI species.

Loss of habitat outside of European sites that supports QI/SCI species

Habitat outside of the boundary of a European site that supports the QI/SCI species, is defined as being 'functionally-linked'. The ruling in the *Holohan and Others v An Bord Pleanála (C-461/17)* case concluded that the loss of functionally-linked habitat could result in significant effects on the QI/SCI of a European site, if this prevented the Conservation Objectives from being met.

This impact can only occur on mobile animal species that could be present outside of the European site for which they are designated. For several bird species, NatureScot (formerly Scottish Natural Heritage (SNH)) has published guidance on the distances up to which qualifying species may use functionally-linked habitat outside of European sites (SNH, 2016). The distances given in this guidance were used when searching for SPAs within the Zol of the Proposed Development. Accordingly, SPAs up to 20 km were searched for, as this is given as the largest core foraging range for any species (non-breeding pink-footed goose *Anser brachyrhynchus* and greylag goose *Anser anser*).

Based on research by DLRCC, light-bellied brent geese *Branta bernicla hrota* are increasingly foraging in urban improved grassland such as parks and pitches due to pressures on feeding areas. Clausen *et al.* (2013) also found foraging distances to range from 5-10 km per day. SPAs designated for seabirds that exclusively inhabit the marine environment and do not use the terrestrial habitats within the Site of the Proposed Development were excluded.

For other mobile terrestrial, aquatic or amphibious animals for which SACs are designated in Ireland, the following distances were used when searching for European sites that could be impacted by loss of functionally-linked habitat:

- marsh fritillary *Euphydryas aurinia* – research by Wahlberg *et al.* (2002) found that the average dispersal distance of male marsh fritillaries was 1.3 km, and up to 510 m for females. On a precautionary basis, therefore, a distance of 1.5 km was adopted;
- otter *Lutra lutra* – studies quoted in Reid *et al.* (2013) are that otter have large home ranges in Ireland (approximately 6.5 to 13.2 km). Thus, a buffer of 15 km, and only where there is direct hydrological connectivity to the Proposed Development, was used when searching for SACs designated for otter;
- lesser horseshoe bat *Rhinolophus hipposideros* – the Lesser Horseshoe Bat Species Action Plan (NPWS and VWT, 2022) estimates that presence of suitable commuting and foraging habitat within at least 2.5 km is important for the success of a maternity colony. According to the NPWS (2018), some researchers have also found that lesser horseshoe bats normally forage in woodlands/scrub within 2.5 km of their roosts (e.g. Bontadina *et al.*, 2002). Therefore, for each roost, a 2.5 km zone is considered an appropriate distance when considering potential foraging areas. The Zol of the Proposed Development on lesser horseshoe bats was therefore considered to extend to at least 2.5 km from the Proposed Development; and,
- all fish species – no set distance was used when considering potential impacts on fish species. Where a direct hydrological link exists between the Proposed Development and an SAC designated for these species, it was considered that there could be impacts on these QI species.

Marine mammals were not considered as the Proposed Development has no potential to cause any disturbance or loss of any habitat used by these animals.

Although the whorl snails *Vertigo angustior*, *V. geyeri* and *V. moulinsiana*, and Kerry slug *Geomalacus maculosus* are all mobile species, their ability to move over any substantial distance is extremely limited. Functionally-linked habitat for these species was therefore considered to only exist up to a distance of 100 m from any SAC for which these species are a QI.

Freshwater pearl mussel and Nore pearl mussel *Margaritifera durrovensis* are not mobile species. However, they rely upon salmonid fish for part of their lifecycle. Therefore, in cases where a direct hydrological connection exists between the Proposed Development and an SAC designated for freshwater pearl mussel/Nore pearl mussel, the potential impacts on these species would be considered, with additional cognisance of freshwater pearl mussel catchments (NPWS, 2020).

Waterborne pollution

Proposed Developments have the potential to pollute watercourses and/or waterbodies. These could:

- represent a QI of a European site (qualifying interest);
- be within a European site and support the QI of that site (supporting); or
- be outside a European site and used by the QI species (functionally-linked).

Waterborne pollution may arise through spillages of fuels, oils, chemicals or other pollutants, or from the uncontrolled released of sediment. Discharges of effluent, which could increase the nutrient levels in the water would also fall under this category of impact.

Waterborne pollution can degrade habitats and can lead to the direct mortality of QI species such as fish and freshwater pearl mussel. The distance over which such impacts could have effects would depend on the severity of the pollution. However, any European site which has a direct hydrological connection to the Proposed Development has the potential to be within the Zol.

Airborne pollution

Airborne pollution could occur during the Proposed Development due to the generation of dust or from emissions from vehicles. As for waterborne pollution, above, airborne pollution could impact on qualifying, supporting or functionally-linked habitats.

Dust can directly impact vegetation or aquatic environments and can indirectly impact animal species (for example where these habitats are used by them for foraging). During extended periods of dry weather, dust can cover plant foliage and adversely affect photosynthesis or other biological functions. Rainfall can then remove deposited dust and rapidly leach chemicals into the soil (IAQM, 2024). Guidance published by the Institute of Air Quality Management (IAQM) advises that construction-related air quality impacts on nature conservation sites are likely to be 'medium' within 20-50 m of construction sites, and that impacts decline further with increasing distance (IAQM, 2024).

Vehicles that operate via internal combustion engines emit airborne pollutants. The most important of these for European sites are oxides of nitrogen (NO_x). At close distances to source and very high concentrations, NO_x can have a directly toxic effect on vegetation. However, likely to be of greater concern is the contribution NO_x makes to the deposition of nitrogen to soils. Increases in nitrogen deposition from the atmosphere can, if sufficiently great, enhance soil fertility and lead to eutrophication. This can have adverse effects on community composition and quality of semi-natural, nitrogen-limited terrestrial and aquatic habitats (e.g. Wolseley *et al.*, 2006; Dijk, 2011; <http://www.apis.ac.uk/search-pollutant-impacts>). Both the IAQM and the Design Manual for Roads and Bridges (DMRB) advise that such impacts are only likely to extend to a maximum of 200 m from a road (or Proposed Development area), and that air pollution levels fall sharply within the first few tens of metres (Highways England *et al.*, 2019; IAQM, 2020).

Changes to surface water hydrology

Changes to surface water hydrology can occur as a result of development activities. Abstraction of water (e.g. for use in dust suppression or other construction works) can also reduce water levels, as can changes to the existing flows of surface water to a watercourse.

These impacts can act on the QI of a European site if they pass through or occur within the relevant part of the watercourse. Therefore, any European site with direct freshwater hydrological connectivity (i.e. not including marine sites) could be impacted by changes to surface water hydrology.

Changes to groundwater flow or volume

Changes to groundwater conditions can occur as a result of excavations or the installation of piled structures (for example by interrupting groundwater flows). Guidance published by the Scottish Environment Protection Agency (SEPA) suggests that such activities could impact on groundwater dependent terrestrial ecosystems (GWDTE) up to 100 m from excavations less than 1 m in depth, extending up to 250 m for deeper excavations (SEPA, 2017). Considering the activities required for the Proposed Development, and that large, deep excavation will not be required, it is very unlikely that groundwater impacts will extend more than 100 m.

Disturbance of qualifying species

Construction activities have the potential to cause disturbance of qualifying animal species. Disturbance can be caused visually (for example by the presence of personnel and plant, or as a result of artificial illumination of habitats) and/or by the noise and vibration. This could impact qualifying species when inside the boundary of a European site, or outside of a European site when using functionally-linked habitat.

The potential for disturbance to be caused will depend on the location and nature of activities, the distribution of the QI/SCI, and the sensitivity of the species to noise and visual disturbance from human activities. Where disturbance is caused, it can have multiple adverse effects on species including increased energy expenditure, reduced feeding time, behavioural changes, and displacement.

Based on the published guidance referenced below, the following distances were used when considering how far activities may disturb qualifying species:

- otter – 150 m, in accordance with Transport Infrastructure Ireland (formerly NRA, 2008), which suggests this distance for otter breeding sites, reduced to 20 m for other resting sites not used for breeding purposes;
- lesser horseshoe bat – on a precautionary basis, a distance of 150 m is considered the maximum at which disturbance could be caused to roosting lesser horseshoe bats by development activities;
- non-breeding waterbirds – the Waterbird Disturbance Mitigation Toolkit (Cutts *et al.*, 2013) provides species-specific information on the sensitivity of several bird species which are qualifying features of SPAs. However, it suggests that, in general, disturbance of non-breeding waterbirds can occur up to distances of around 300 m from construction/decommissioning works; and,
- breeding birds – 1 km, this being the maximum distance at which NatureScot consider disturbance could occur on the most sensitive species for which SPAs are designated (Goodship and Furness, 2022).
- Disturbance of fish species is considered to be possible where works take place within 50 m of watercourses, although even within this distance disturbance is unlikely due to the vibration damping effect of intervening soil and rock.
- Snail and slug species have no acoustic sense (Chase, 2001) and are not considered to be vulnerable to disturbance as a result of decommissioning works.

Injury or mortality of qualifying species

The direct injury or mortality of QI species could occur where the species in question may be using functionally-linked habitat outside of a European site boundary.

The potential for the direct mortality of fish species as a result of waterborne pollution is also considered above.

Prevention of migratory movements of qualifying species

The only feasible way in which development activities could impact on species in such a way that their migratory movements could be prevented is where they take place in or near to watercourses. The pollution of a watercourse, or noise/visual disturbance could all act to prevent the migratory movement of QI fish species.

This impact was therefore considered to be possible where the Proposed Development is located adjacent to a river which is hydrologically-linked to a SAC for which fish are a qualifying species.

Spread of invasive non-native species

Invasive non-native species can have detrimental effects on native flora and fauna. The activities involved with the Proposed Development are very unlikely to result in the spread of any non-native animal species. However, they do have the potential to spread invasive non-native plant species. This could introduce such species to a European site and have impacts on habitats and species.

When preparing this AA Screening Report, it has been assumed that the spread of invasive non-native plants could occur where Proposed Development take place up to a distance of 50 m from a European site, or where there is a direct hydrological connection between the Proposed Development and a European site.

Summary of potential sources of impact

A summary of the maximal search areas for establishing the ZoI distances for the identified potential sources of impacts and the QI/SCI(s) to which they relate are listed in Table 1, below. Where a distance is provided for the ZoI, this is measured from the European site boundary to the Proposed Development site boundary.

Table 1. Summary of the search areas for establishing the Zol for the identified potential sources of impacts

Potential Source	QIs/SCIs	Search Area
Direct habitat loss within European site	Any/all	Within European site boundaries
Direct loss of functionally-linked habitat	Fish species	Direct hydrological link
	Freshwater pearl mussel <i>Margaritifera margaritifera</i> and Nore pearl mussel <i>Margaritifera durrovensis</i>	Direct hydrological link
	Bird species (initial search for certain species)	20 km
	Otter <i>Lutra lutra</i>	15 km
	Lesser horseshoe bat <i>Rhinolophus hipposideros</i>	2.5 km
	Marsh fritillary <i>Euphydryas aurinia</i>	1.5 km
	Whorl snails <i>Vertigo angustior</i> , <i>V. geyeri</i> and <i>V. moulinsiana</i> , and Kerry slug <i>Geomalacus maculosus</i>	0.1 km
Waterborne pollution	Any/all	Direct hydrological link
Airborne pollution	Qualifying, supporting or functionally-linked habitats	50 m (dust)
		200 m (vehicle emissions)
Changes to surface water hydrology	Any/all	Direct freshwater hydrological connectivity
Changes to groundwater	GWDTE	100 m
QI species disturbance	Otter breeding holts	20 m
	Otter resting sites	150 m
	Roosting lesser horseshoe bats	150 m
	Non-breeding waterbirds	300 m
	Breeding birds	1 km
	Fish species	50 m
QI species injury or mortality	Any/all	Considered within functionally linked and waterborne pollution
QI species migration prevention	Fish species	Adjacent to direct hydrological link
Invasive non-native species	Invasive non-native plant species	50 m or direct hydrological link

3.3 European sites within the Zol

Taking the approach described in Section 2.2.1 and with cognisance of the impact sources set out in Section 2.2.2, the Zol for the Proposed Development, and all of the European sites within it, was determined. This is set out in Table 2.

The locations of all European sites within the Zol are shown on Figure 1.

Not all impacts will have pathways for effects to the QI/SCI of all European sites within the Zol. Consequently, some sites may be within the Zol for certain impacts, but not for others.

All distances set out in the table are measured from the closest point of the Site boundary to the closest point of the European site or watercourse boundary, unless otherwise stated (e.g., downstream distances).

Table 2: Establishing the Zol of the Proposed Development

Impact Source	Pathway to European site(s)	Potentially Relevant Mobility Hub Site(s)	European Site(s) within the Zol
Construction Phase			
Direct loss of or damage to habitat within a European site.	<p>There are no European sites within any Mobility Hub Sites.</p> <p>The closest European site to the Site is the Cork Harbour SPA [004030 (NPWS, 2014)]. The SPA is located approximately 2.6 km to the closest point of the Site (No. 17 Lapps Quay). The next closest Mobility Hub Site (No. 63 South Mall) is 2.9 km from the SPA. All other Mobility Hub Sites are over 3 km from the SPA.</p> <p>All other European Sites are over 8 km from the Site.</p> <p>The Proposed Development will comprise minor works to install bicycle racks, scooter racks, and EV car share parking spaces and EV chargers on existing hardstanding and grassy verges. There will be EV parking spaces at all the Mobility Hub Sites. These will have a maximum of two spaces located on existing pavement. There is no possibility of the construction of Mobility Hub Sites resulting in direct loss or damage to the European Sites.</p> <p>There will be no works within the boundary of European sites and no in-stream works. Therefore, there is no potential for the direct loss or damage to QI or other habitats within European sites.</p>	None	None
Loss of habitat outside of European sites but which supports qualifying species (i.e. loss of functionally-linked habitat).	<p>The Site is in an urban setting. All the Mobility Hub Sites are proposed for pre-existing hard surfaces such as roads and car parks therefore no suitable habitat for foraging SCI species was identified. There are no watercourses or wetlands within the Site and therefore no suitable habitat for otters or salmon was identified. No other mobile QIs/SCIs were identified within the Zol search area. No potential for loss of functionally linked habitat was identified within the Site.</p>	None	None
Disturbance of qualifying species (e.g. visual, noise, vibration or artificial light).	<p>Construction works could disturb QI/SCI species from visual, noise and/or vibration. Within the search area, European sites designated for SCI bird species, QI otter and salmon were identified.</p> <p>Qualifying species and supporting habitat – SCI bird species</p> <p>Disturbance of wintering birds can occur up to 300 m from construction works. Wintering birds were identified as a qualifying interest of Cork Harbour SPA (NPWS, 2014). There are no Mobility Hub Sites within 300 m of this SPA.</p> <p>Disturbance of breeding birds can occur up to 1 km. Breeding birds were identified as a qualifying interest for the Cork Harbour SPA (NPWS, 2014). There are no Mobility Hub Sites within 1 km of this SPA.</p>	None	None
	<p>Functionally-linked habitat – SCI bird species</p> <p>There is one Mobility Hub Site within 300 m of amenity grassland and urban spaces that could be utilised for foraging and loafing by SCI gull species.</p> <ul style="list-style-type: none"> No. 62 Mardyke Walk is adjacent to the cricket ground and some amenity grassland. <p>Within foraging distances, SCI gull species are qualifying interests for the Cork Harbour SPA.</p>	Functionally-linked habitat 62	Cork Harbour SPA

Impact Source	Pathway to European site(s)	Potentially Relevant Mobility Hub Site(s)	European Site(s) within the ZOI
	<p>Functionally-linked habitat – QI otter and salmon</p> <p>Otters and salmon are a QI species of Blackwater River (Cork/Waterford) SAC [002170] (NPWS, 212), which is located approximately 15.16 km north of the closest point of Site (No. 64).</p> <p>There are three Mobility Hub Sites that are within 50 m of the River Lee, which is within the disturbance distance for QI otter and salmon. The River Lee is hydrologically linked to the Blackwater River (Cork/Waterford) SAC (30.9 km upstream) and therefore could theoretically be used by QI otter and salmon.</p> <ul style="list-style-type: none"> • 17 Lapps Quay – 6.7 m north of the River Lee; • 64 Popes Quay – 14. 3 m north of the River Lee; and • 63 South Mall – 40.1 m north of the River Lee. 	17, 63, 64	Blackwater River (Cork/Waterford) SAC
Waterborne pollution of qualifying, supporting or functionally-linked habitat(s), or of qualifying or supporting species.	<p>There are no watercourses or wetlands within the Site and therefore no instream works will occur. There are three Mobility Hub Sites within 50 m of watercourses:</p> <ul style="list-style-type: none"> • 17 Lapps Quay – 6.7 m north of the River Lee; • 64 Popes Quay – 14. 3 m north of the River Lee; and • 63 South Mall – 40.1 m north of the River Lee. <p>There are retaining walls between the road and the river at all three of these Mobility Hub Sites. No. 63 is set back from the river separated by a pedestrian walkway and small park, while 17 and 64 are adjacent to the riverside pavement and retaining wall. Furthermore, runoff from the Site will enter and be treated through the pre-existing drainage system. Therefore, there is no potential pathway for water pollution to a European site from the Site.</p>	None	None
Airborne pollution of qualifying, supporting or functionally-linked habitat(s), or of qualifying or supporting species.	<p>The works will involve construction vehicles and other machinery for minor works to install bicycle, scooter, and EV parking on existing hardstanding and grassy verges within an urban setting. Emissions could occur during construction of the Proposed Development and dust generation is possible.</p> <p>No Mobility Hub Sites were identified within 50 m of qualifying habitat within a European site and therefore no direct airborne impacts on qualifying or supporting habitats has been identified.</p> <p>Mobility Hub Sites adjacent to grass verges and existing green spaces were reviewed, there is some potentially suboptimal functionally-linked foraging habitat for SCI gull species. However, this is entirely improved grassland, which unlike some intertidal habitats (e.g. saltmarsh), have low sensitivity to nitrogen deposition. Consequently, these Mobility Hub Sites will not be considered further for airborne pollution.</p> <p>There are three Mobility Hub Sites within 50 m of watercourse that are potentially functionally-linked habitat for QI otters and salmon species from the Blackwater River (Cork/Waterford) SAC.</p> <ul style="list-style-type: none"> • 17 Lapps Quay – 6.7 m north of the River Lee; • 64 Popes Quay – 14. 3 m north of the River Lee; and 	None	None

Impact Source	Pathway to European site(s)	Potentially Relevant Mobility Hub Site(s)	European Site(s) within the Zol
	<ul style="list-style-type: none"> 63 South Mall – 40.1 m north of the River Lee. <p>Construction dust may be generated during the works. However, based on the scale of works, this is likely to be very minor in nature, and deposition of dust within the river is not considered likely to elicit any impacts nor effects to the European sites. Therefore, these Mobility Hub Sites will not be considered further for airborne pollution.</p>		
	<p>Vehicle Emissions</p> <p>The Site is located in an urban setting, adjacent to roads, and the number of construction vehicles will be consistent with the current traffic baseline.</p> <p>As the Mobility Hub Sites promote electric mobility, no vehicle emissions are associated with the operation of the Proposed Development.</p> <p>It is concluded that likely significant effects from the Development in relation to vehicle emissions can be excluded.</p>	None	None
Changes to surface water hydrology.	There will be no in-stream works and therefore no possibility of changes to hydrology being caused.	None	None
Changes to groundwater flow or volume.	Given that there will be no works that have the potential to alter groundwater flows (e.g. deep excavations or activities that would involve excessive ground compaction), there is no potential for changes to groundwater flows or volume being caused by the Proposed Development.	None	None
Injury or mortality of qualifying species.	The Proposed Development is not situated in locations where qualifying mobile species are likely to occur as it predominantly traverses existing hardstanding and grassy verges in an urban setting. Furthermore, any QI species (i.e. otters) can move away from sources of injury such as plant machinery.	None	None
Barriers to or displacement of QIs/SCIs or supporting species.	There are three Mobility Hub Sites within 50 m of the Rive Lee, which is hydrologically linked to the Blackwater River (Cork/Waterford) SAC, designated for QI otter and salmon. However, there are no instream works. The scale of the works is minor and the nature similar to baseline activities in the area. The river is channelised adjacent to the Mobility Hub Sites and there is a vertical as well as horizontal separation between the water and the works with no appropriate habitat for otter layups or holts. It is concluded that barriers or displacement to QI species can be excluded.	None	None
Spread of invasive non-native species.	The spread of invasive non-native plants could occur where construction works disturb vegetation within 50 m or where there is direct hydrological link with a European site. There are no Mobility Hub Sites where vegetation disturbance within 50 m of a European site or watercourse.	None	None
Operation Phase			
Direct loss of or damage to habitat within a European site.	There are no European sites within the Site.	None	None
	There is no potential for direct loss or damage to habitats as a result of the Proposed Development during the operational phase.		
Loss of habitat outside of European sites but which supports qualifying	There is no mechanism by which operation of the Proposed Development could result in a direct loss of functionally-linked habitat outside of the boundary of a European site.	None	None

Impact Source	Pathway to European site(s)	Potentially Relevant Mobility Hub Site(s)	European Site(s) within the ZOI
species (i.e. loss of functionally-linked habitat).			
Disturbance of qualifying species (e.g. visual, noise, vibration or artificial light).	Given that the Site is located in an urban area adjacent to existing roads and car parks, no change in traffic is anticipated as a result of the Proposed Development.	None	None
Waterborne pollution of qualifying, supporting or functionally-linked habitat(s), or of qualifying or supporting species.	There is no pathway for waterborne pollution of supporting of functionally linked habitats and/or species during the operational phase.	None	None
Airborne pollution of qualifying, supporting or functionally-linked habitat(s), or of qualifying or supporting species.	No dust is anticipated from operation. As the Mobility Hub Sites promote electric mobility, no vehicle emissions are associated with the operation of the Proposed Development.	None	None
Changes to surface water hydrology.	There is no mechanism by which operation of the Proposed Development could result in changes to surface water hydrology of any European site.	None	None
Changes to groundwater flow or volume.	There is no mechanism by which operation of the Proposed Development could result in changes to groundwater conditions of any European site.	None	None
Injury or mortality of qualifying species.	Injury or mortality to qualifying species is not anticipated given the nature of the Proposed Development in an urban setting adjacent to existing roads.	None	None
Barriers to or displacement of QIs/SCIs or supporting species.	There is no possibility of the operation of the Proposed Development to prevent the regular movements, including migration, of any qualifying species.	None	None
Spread of invasive non-native species.	There is no mechanism by which the operation of the Proposed Development could cause the spread of invasive non-native species.	None	None

3.4 Limitations

Information obtained during a desk study is dependent upon people and organisations having made and submitted records for the area of interest. As such, a lack of records for particular species does not necessarily mean they do not occur in the study area. Likewise, the presence of records for a particular species does not automatically mean that these still occur within the area of interest or are relevant to the Proposed Development.

No field survey was carried out to inform this AA Screening Report. However, given the minor nature of the Proposed Development, the European sites within the ZOI, and the availability of sufficient information from the desk-based study, this is not considered to have limited the assessment of likely significant effects.

4 Test of Likely Significant Effects

4.1 Overview

This section assesses the potential for the identified impacts, for which pathways exist to European sites, to have likely significant effects on those sites. ‘Likely’ in this context is taken to mean ‘possible’, while a ‘significant’ effect is one which could undermine the Conservation Objectives of a European site.

The purpose of AA Screening is to determine those elements of a project regarding which it can be stated, without detailed appraisal, that significant effects on a European site are unlikely. In line with case law¹, consideration cannot be given at this stage to specific measures intended to avoid or reduce harmful effects on a European site. The test of likely significant effects in this section is therefore necessarily a high-level assessment, carried out without consideration of specific mitigation measures, and with a precautionary approach adopted when reaching a conclusion.

However, according to more recent case law², measures to avoid environmental impacts more generally (e.g. the removal of contaminants), which are not specific to European sites, and have been incorporated in/are inherent to the plan or project, can be considered during the AA Screening stage.

For any impacts for which likely significant effects cannot be ‘screened out’ (i.e. excluded), further assessment at the Appropriate Assessment stage will be required.

4.2 Impacts with Pathways to European Sites

4.2.1 Impacts Screened Out of Further Assessment

On the basis of the initial assessment described in Section 2 of this document, the following possible impacts have been screened out of further assessment because there is clearly no potential for them to occur on the qualifying features of any European site:

- Direct loss of or damage to habitat within a European site.
- Loss of habitat outside of European sites but which supports qualifying species (i.e. loss of functionally-linked habitat).
- Waterborne pollution of qualifying, supporting or functionally-linked habitat(s), or of qualifying or supporting species.
- Airborne pollution of qualifying, supporting or functionally-linked habitat(s), or of qualifying or supporting species.
- Changes to surface water hydrology.
- Changes to groundwater flow or volume.
- Injury or mortality of qualifying species.
- Barriers to or displacement of QIs/SCIs or supporting species.
- Spread of invasive non-native species

In addition, there are no operational phase impacts that could affect the qualifying interests of any European site (beyond the potential impacts that are already present beside existing roads in this urban area).

4.2.2 Impacts Tested for Likely Significant Effects

As detailed in Table 2, the Cork Harbour SPA and Blackwater River (Cork/Waterford) SAC were identified to be within the potential Zol of the Proposed Development. Possible impacts on these European sites are as follows:

- Disturbance of qualifying species (e.g. visual, noise, vibration or artificial light).

¹ People Over Wind and Sweetman v Coillte Teoranta (C-323/17).

² Eco Advocacy CLG v An Bord Pleanála (C 721/21).

4.3 Screening assessment

For European sites determined to be within the Zol of the Proposed Development, the impacts for which that site was determined to be within the Zol are examined in Table 3 for their potential to result in likely significant effects on the qualifying features.

Information on each European site relevant to the test of likely significant effects, including the list of QI/SCI, Conservation Objectives, and known existing threats or pressures, was obtained from the NPWS website (<https://www.npws.ie/>). A summary of this information for each European site is presented in Appendix C.

Table 3. AA Screening Assessment of Identified Impact Pathways from the Proposed Development in Relation to Specific European Site Receptors

Impact Source	European Site(s)	Potentially Relevant Mobility Hub Site(s)	Discussion of Potential Effects	Likely Significant Effects?
Disturbance of qualifying species (e.g. visual, noise, vibration or artificial light).	Cork Harbour SPA	62	<p>There is one Mobility Hub Site within 300 m of amenity grassland that may offer functionally-linked habitat for foraging and loafing SCI gull species from Cork Harbour SPA. Mobility Hub Site No. 62 is located next to an area of grassland but separated from the larger area of the Cricket club by boundary vegetation. There is limited direct lines of sight and noise will be reduced by the intercepting features.</p> <p>The scale of the proposed works is minor, temporary and will be of a similar nature to the existing background disturbance levels from traffic. SCI species utilising habitat in proximity to the Site would likely be already habituated to the existing levels of disturbance in the area, which are located adjacent to and/or on existing roads or car parks.</p> <p>Furthermore, there will measures embedded in the project design for the Proposed Development (i.e. measures not intended to avoid or reduce harmful effects on a European site) including no artificial lighting and standard noise measures.</p> <p>Therefore, visual and noise disturbance on SCI bird species in view of the conservation objectives of the listed European sites can be excluded.</p>	No
	Blackwater River (Cork/Waterford) SAC	17, 63, 64	<p>There are three Mobility Hub Sites within 50 m of watercourses that may offer functionally-linked habitat for salmon and otter QI species from Blackwater River (Cork/Waterford) SAC.</p> <p>There are no instream works. The River Lee is channelised adjacent to the Mobility Hub Sites, which are separated from the river by retaining walls. The scale of the proposed works is minor, temporary and will be of a similar nature to the existing background disturbance levels from traffic.</p> <p>Therefore, visual and noise disturbance on QI otter and salmon species on the view of the conservation objectives of Blackwater River (Cork/Waterford) SAC can be excluded.</p>	No

4.4 In-combination assessment

Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Effects which arise in-combination with other projects or plans must be considered as part of AA Screening. In accordance with OPR (2021), the assessment of in-combination effects must examine:

- completed projects;
- projects which are approved but not completed;
- proposed projects (i.e. for which an application for approval or consent has been made, including refusals subject to appeal and not yet determined);
- proposals in adopted plans; and,
- proposals in finalised draft plans formally published or submitted for consultation or adoption.

A review of the National Planning Application Database (DoHLGH, 2025), the Cork City Council Planning Portal and An Coimisiún Pleanála's (ACP) (An Coimisiún Pleanála, 2025) database was carried out to identify any planning applications from the last five years within 1 km of the Proposed Development. The majority of planning applications are small-scale domestic applications such as extensions to single dwellings or changes in land use. Individual small-scale proposals are excluded as there is no potential for cumulative impacts with the Proposed Development.

Identified potential impact sources were airborne pollution as well as disturbance of qualifying species for the European sites within the ZoI. However, no likely significant effects from these impacts were identified from the Proposed Development. The works will be very minor for the Proposed Development (i.e., construction of bicycle, scooter, and/or maximum of two EV spaces on existing pavement on each mobility hub site). Furthermore, the Proposed Development and other developments in the area will incorporate standard embedded measures within a CEMP or similar document such as noise measures and pollution prevention measures.

Potential for dust pollution from the Proposed Development is minimal due to scale of works and non-sensitive nature of receptors within 50 m. The construction works associated with the listed planning applications could give rise to construction dust. Given the similar relative location, the non-concurrent nature of the works and/or measures to avoid airborne pollution the listed planning applications will not result in likely significant in-combination effects with the Proposed Development.

The scale of the construction works for the Proposed Development are minor and of short duration. There are no likely significant effects. The construction works associated with the listed applications could cause disturbance to foraging SCI species from noise and visual impacts. Due to the limited number of SCI individuals likely to be using the area, the widespread availability of other suitable habitat, and the non-concurrent nature of the works, the listed planning applications will not result in likely significant in-combination effects with the Development.

In light of the above information, it is concluded that there is no potential for the Proposed Development to act in-combination with any other plans or projects to result in likely significant effects on the QIs/SCIs of any European sites.

5 Appropriate Assessment Screening Statement

Two European sites were considered to be within the potential Zol of the Proposed Development, relevant to 4 of the Mobility Hub Sites:

- Cork Harbour SPA
- Blackwater River (Cork/Waterford) SAC

Pathways for the following impacts to reach the QIs of this European site were identified and tested for likely significant effects:

- Disturbance of qualifying species (e.g. visual, noise, vibration or artificial light).

The assessment as described in further detail in Section 4.3 and 4.4 found that:

- No direct loss or damage to European site habitats will occur.
- No loss of functionally- linked habitat will occur.
- Disturbance to qualifying species is unlikely, given the urban context and habituation to existing disturbance levels next to adjacent roads and car parks.
- No significant pathways for waterborne and airborne pollution, hydrological changes, or spread of invasive species were identified.
- Cumulative impacts with other projects were assessed and excluded due to the non-concurrent nature and minor scale of works.

Therefore, no likely significant effects from these impacts were identified from the Proposed Development alone or in-combination with any other plans or projects. The assessment considered no measures intended to avoid or reduce harmful effects on European sites.

Having regard to the foregoing, on the basis of objective information and in view of best scientific knowledge and applying the precautionary principle, for the reasons set out above and in the AA Screening Report, it has been concluded that the Proposed Development, individually or in combination with other plans or projects, without relying on any mitigation measures, will not have a significant effect on any European Sites, in view of the sites' conservation objectives, and that there is no reasonable scientific doubt in relation to this conclusion.

There is consequently no requirement to proceed to the next stage of AA.

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Appendix A Figures

Figure 2-1. Site Location and European Sites within Potential Zone of Influence (Zoi)

Mobility Hub Draft preliminary design drawings:

60686415-ACM-GEO_GA-18-017-DR-CR-0001

60686415-ACM-GEO_GA-18-022-DR-CR-0001

60686415-ACM-GEO_GA-18-062-DR-CR-0001

60686415-ACM-GEO_GA-18-063-DR-CR-0001

60686415-ACM-GEO_GA-18-064-DR-CR-0001

60686415-ACM-GEO_GA-18-066-DR-CR-0001

Appendix B Mobility Hub Sites Overview

Table B-1. Mobility Hub Matrix

Site ID (ACC)	Road name/Hub name	Drawing Number (ACC)	Proposed Layout	Ownership	Area (m ²)	Main Land Type	Grass verge removal (m ²)	Drainage
17	Lapps Quay	60686415-ACM-GEO_GA-18-017-DR-CR-0001	EV Car Share	Council Owned Land - Road Boundary	337	Existing Road	0	No change
22	Victoria Cross	60686415-ACM-GEO_GA-18-022-DR-CR-0001	EV Car Share	Council Owned Land Other (e.g. Car Park)	217	Car Park	0	No change
62	Mardyke Walk	60686415-ACM-GEO_GA-18-062-DR-CR-0001	EV Car Share	Council Owned Land Other (e.g. Car Park)	182	Car Park	0	No change
63	South Mall	60686415-ACM-GEO_GA-18-063-DR-CR-0001	EV Car Share	Council Owned Land - Road Boundary	213	Existing Road	0	No change
64	Popes Quay	60686415-ACM-GEO_GA-18-064-DR-CR-0001	EV Car Share	Council Owned Land - Road Boundary	227	Existing Road	0	No change
66	Glasheen Road / Hartland's Avenue	60686415-ACM-GEO_GA-18-066-DR-CR-0001	EV Car Share	Council Owned Land - Road Boundary	162	Existing Road	0	No change

Appendix C European Sites Conservation Objectives

Below are details on the conservation objectives of the European sites that were established through the AA Screening reported in this document to be within the ZoI of the Proposed Development.

Cork Harbour SPA

Site code: 004030

Local planning authority: Cork County Council

Total area: 2677 ha

Qualifying interests:

- Little Grebe (*Tachybaptus ruficollis*) [A004]
- Great Crested Grebe (*Podiceps cristatus*) [A005]
- Cormorant (*Phalacrocorax carbo*) [A017]
- Grey Heron (*Ardea cinerea*) [A028]
- Shelduck (*Tadorna tadorna*) [A048]
- Teal (*Anas crecca*) [A052]
- Pintail (*Anas acuta*) [A054]
- Red-breasted Merganser (*Mergus serrator*) [A069]
- Oystercatcher (*Haematopus ostralegus*) [A130]
- Golden Plover (*Pluvialis apricaria*) [A140]
- Grey Plover (*Pluvialis squatarola*) [A141]
- Lapwing (*Vanellus vanellus*) [A142]
- Dunlin (*Calidris alpina*) [A149]
- Black-tailed Godwit (*Limosa limosa*) [A156]
- Bar-tailed Godwit (*Limosa lapponica*) [A157]
- Curlew (*Numenius arquata*) [A160]
- Redshank (*Tringa totanus*) [A162]
- Greenshank (*Tringa nebulari*) [A164]
- Black-headed Gull (*Chroicocephalus ridibundus*) [A179]
- Common Gull (*Larus canus*) [A182]
- Lesser Black-backed Gull (*Larus fuscus*) [A183]
- Common Tern (*Sterna hirundo*) [A193]
- Wigeon (*Mareca penelope*) [A855]
- Shoveler (*Spatula clypeata*) [A857]
- Wetland and Waterbirds [A999]

Conservation objectives:

1. To maintain the favourable conservation condition of Little Grebe
 2. To maintain the favourable conservation condition of Great Crested Grebe
 3. To maintain the favourable conservation condition of Cormorant
 4. To maintain the favourable conservation condition of Grey Heron
 5. To maintain the favourable conservation condition of Shelduck
 6. To maintain the favourable conservation condition of Wigeon
 7. To maintain the favourable conservation condition of Teal
 8. To maintain the favourable conservation condition of Pintail
 9. To maintain the favourable conservation condition of Shoveler
 10. To maintain the favourable conservation condition of Red-breasted Merganser
 11. To maintain the favourable conservation condition of Oystercatcher
 12. To maintain the favourable conservation condition of Golden Plover
 13. To maintain the favourable conservation condition of Grey Plover
 14. To maintain the favourable conservation condition of Lapwing
 15. To maintain the favourable conservation condition of Dunlin
 16. To maintain the favourable conservation condition of Black-tailed Godwit
 17. To maintain the favourable conservation condition of Bar-tailed Godwit
 18. To maintain the favourable conservation condition of Curlew
 19. To maintain the favourable conservation condition of Redshank
-

Cork Harbour SPA

20. To maintain the favourable conservation condition of Greenshank
 21. To maintain the favourable conservation condition of Black-headed Gull
 22. To maintain the favourable conservation condition of Common Gull
 23. To maintain the favourable conservation condition of Lesser Black-backed Gull
 24. To maintain the favourable conservation condition of Common Tern
 25. To maintain the favourable conservation condition of the wetland habitat as a resource for the regularly occurring migratory waterbirds that utilise it
-

Existing threats, pressures, and activities with impacts on the site: none specified

NPWS, 2014

Blackwater River (Cork/Waterford) SAC

Site code: 002170

Local planning authority: Cork, Kerry, Limerick, Tipperary, and Waterford County Councils

Total area: 2193 ha

Qualifying interests:

- Estuaries [1130]
 - Mudflats and sandflats not covered by seawater at low tide [1140]
 - Perennial vegetation of stony banks [1220]
 - Salicornia and other annuals colonising mud and sand [1310]
 - Atlantic salt meadows (*Glauco-Puccinellietalia maritima*) [1330]
 - Mediterranean salt meadows (*Juncetalia maritimi*) [1410]
 - Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation [3260]
 - Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles [91A0]
 - Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) [91E0]
 - *Margaritifera margaritifera* (Freshwater Pearl Mussel) [1029]
 - *Austropotamobius pallipes* (White-clawed Crayfish) [1092]
 - Sea Lamprey (*Petromyzon marinus*) [1095]
 - Brook Lamprey (*Lampetra planeri*) [1096]
 - River Lamprey (*Lampetra fluviatilis*) [1099]
 - Twaite Shad (*Alosa fallax fallax*) [1103]
 - Salmon (*Salmo salar*) [1106]
 - Otter (*Lutra lutra*) [1355]
 - Killarney Fern (*Vandenboschia speciosa*) [6985]
-

Conservation objectives:

1. To restore the favourable conservation condition of the Freshwater Pearl Mussel.
 2. To maintain the favourable conservation condition of White-clawed Crayfish.
 3. To restore the favourable conservation condition of Sea Lamprey.
 4. To maintain the favourable conservation condition of Brook Lamprey.
 5. To maintain the favourable conservation condition of River Lamprey.
 6. To restore the favourable conservation condition of Twaite Shad.
 7. To maintain the favourable conservation condition of Atlantic Salmon.
 8. To maintain the favourable conservation condition of Estuaries.
 9. To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide.
 10. To maintain the favourable conservation condition of Perennial vegetation of stony banks.
 11. To maintain the favourable conservation condition of Salicornia and other annuals colonizing mud and sand.
 12. To restore the favourable conservation condition of Atlantic salt meadows (*Glauco-Puccinellietalia maritima*).
 13. To restore the favourable conservation condition of Otter.
 14. To maintain the favourable conservation condition of Mediterranean salt meadows (*Juncetalia maritimi*).
 15. To maintain the favourable conservation condition of Killarney Fern.
 16. To maintain the favourable conservation condition of Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation.
 17. To restore the favourable conservation condition of Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles.
 18. To restore the favourable conservation condition of Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*).
-

Existing threats, pressures, and activities with impacts on the site: population decline, loss of suitable habitat for mussels and fish spawning, water quality declines, flow regimes and oxygen content, invasive species (common cord grass, beech, sycamore, rhododendron and cherry laurel).

NPWS, 2012

Appendix D Planning Applications

Planning Authority	Application Number	Development Description	Development Address	Grant Date	Distance (m)
CCC	2140441	Planning Permission for the change of use from the existing multi-purpose Dominican Centre building (which lies within the curtilage of a Protected Structure/s within an Architectural Conservation area) to a private Primary School and Secondary School.	The Dominican Centre, Popes Quay, Cork	2022-02-21	57
ACP	310105	Demolition of existing structures. construction of 243 no. student bedspaces and associated site works.	Kellehers Auto Centre, Wilton Road, Victoria Cross, Bishopstown, Co. Cork. (www.shdstudentvictoriacross.ie)	2021-08-18	64
CCC	2039762	Permission for the demolition of an existing structure and construction of a 5-storey apartment building consisting of 10 no. 1-bedroom apartments and 4 no. 2-bedroom apartments and all ancillary site works	1 Daltons Avenue, Cornmarket Street	2021-10-11	113
CCC	2442903	Change of use of former offices located in a Protected Structure (ref.PS085) to facilitate the provision of 4 apartments (1x1 Bed & 3x2 Bed), communal space, and all associated site works all on a site of approximately 0.01 hectares	7 Father Mathew Quay, Cork	2025-05-19	137
CCC	2241598	Permission for development of this site at Crawford Art Gallery, Emmet Place, Cork City for a period of 7 years. The development will consist of the redevelopment, refurbishment and extension of Crawford Art Gallery (a Protected Structure) at an overall application site area measuring 0.39 hectares. The proposal consists of: Alterations, renovation, repurposing and enhancement of the existing buildings (listed as Protected Structure PS076 in Volume 3 (Built Heritage Objectives) of the Cork City Development Plan 2022-2026) and on the Record of Monuments and Places (Co074-057); The partial localised demolition (c. 299 sq.m.) of existing single storey structures to the north-western corner of the site and 20th century structure at third floor; A new 7 storey over ground floor extension (c.1919 sq. m. gross floor area new build) to provide new public exhibition areas, circulation, 1 no. café at ground floor (c. 94 sqm) and coffee shop (c.11 sq.m.), collection storage spaces, learn and explore studio, WC facilities, staff and back of house facilities and plant space; Works to existing building include Internal reordering to incorporate new Electrical Substation room (c14 sqm), new generator room (12.9 sqm) and switch room (9.4 sqm) at ground floor level with new openings onto Half Moon Street. Removal of internal partitions to reorder existing plan form and circulation at each level, including the modification of existing openings and the provision of new openings at each level. Alteration repair and replacement of internal joinery. Relocation of 16th century fireplace surround. Alteration to internal stairs and steps. Provision of new partitions to reorder existing plan form including new entrance lobby. Provision of new opening connections to the new extension at each level. Works to external envelope to consist of replacement and refurbishment, alteration and thermal upgrade of windows, curtain	Crawford Art Gallery Cork, Emmet Place, Cork	2023-03-15	144

Planning Authority	Application Number	Development Description	Development Address	Grant Date	Distance (m)
		wall glazing system upgrade, replacement of external panelled doors, pointing renewal, brick cleaning and repair, stonework cleaning and repair including weathering protection flashing. Roof renewal/upgrade works, gutter refurbishment, renewal of flat roofs and thermal upgrade of roofs. Removal of two roof lights and replacement of two patent glazing lanterns and all roof lights with thermally efficient system. Replacement & upgrade of mechanical and electrical services including provision of new risers, horizontal and vertical distribution routes.			
CCC	2140301	Permission for the redevelopment of the site of the current Hickey's retail store. The proposed development comprises of the change of use of a portion of the ground floor of the existing Hickey's retail store from retail to residential (to facilitate entrance lobby, plant room, covered bin store and bike store) accessed from Maylor Street comprising 173.15m2, and the consequent reconfiguration of a portion of the ground floor retail element retaining 980.44m2 of the Hickeys store (916.87m2 shop access). Access to the Hickeys retail Store will be retained from Maylor Street as well as from nos. 123 and 124 Oliver Plunkett Street. The existing apartments above accessed at no. 125 Oliver Plunkett Street are not included in this development. Proposed above the retail on the Maylor Street side is 6 no storeys of residential development proposing the construction of 32 no. apartments comprising 9 no. studio apartments, 11 no. 1 bed apartments and 12 no. 2 bed apartments. The development also includes the demolition of 1916.41.2m2 of the site, mainly to the north east to facilitate an access to the residential units from Maylor Street site, and also includes drainage, landscaping and surface treatments including a podium garden, and all ancillary site development works.	Site of the current Hickey's Retail Store at , nos. 9-12 Maylor Street, Cork City	2021-12-23	156
CCC	2240919	Permission is sought for a proposed extension to the north east of the existing Mardyke Arena facility at Mardyke Walk, Cork, T12N1FK by University College Cork. The proposed development is a single storey strength and conditioning gym including all associated ancillary, landscape and site works.	Mardyke Arena, University College Cork, Mardyke Walk	2022-08-11	198
CCC	308444	Permission for the extension and change of use of former Public House to residential use comprising of 10 units.	21/22 Dominic Street, Shandon, Cork	2021-04-13	203
CCC	2140435	Permission for the redevelopment and amalgamation of retail units at St. Patrick's Street, Cook Street, Oliver Plunkett Street and Robert Street, Cork City. The proposed works comprise the following: (1) Reconfiguration and alterations to the existing layout to provide for 2 floors of retail, with ancillary storage, office and staff uses, and plant and equipment on the 2nd and 3rd floors; (2) Change of use of 1 Cook Street and 3 Cook Street from restaurant use to retail use; (3) Change of use of 33-34 St. Patrick's Street from commercial use to retail use; (4) Demolition works to 33-34 St. Patrick's Street and 1-3 Cook Street to facilitate the reconfiguration of the retail space including demolition of existing floors and roofs and partial demolition of internal party walls; (5) Partial demolition of Elbow Lane, integrating the northern part of the laneway into the retail floor area. The southern part of Elbow Lane will remain as private access and yard space for independent retail units; (6) Demolition of southern wall of 31-34 St. Patrick's Street and partial demolition of western façade of 27-30 St. Patrick's Street to incorporate Elbow Lane; (7) Alterations to the facades of St. Patrick's Street (Protected	No.s 27-34 St.Patricks Street, No.s 99-102 Oliver Plunkett, Street No.s 1-4 Cook Street &	2022-05-18	220

Planning Authority	Application Number	Development Description	Development Address	Grant Date	Distance (m)
		Structures PS414, PS415, PS416 and PS417), Cook Street, Oliver Plunkett Street and Robert Street, including signage, adjustment to shopfront plinths, glazing, parapet detailing and site entrances; (8) Widening of existing entrance at No.2 Cook Street to form a secondary entrance; (9) Provision of underground sprinkler tank; (10) Provision of new link corridor at second floor of 27-30 St. Patrick's Street, connecting the existing bridge over Robert's Street with the stock room at second floor level of 4-7 Robert Street; (11) Provision of new signage panels on facades of St. Patrick's Street, Oliver Plunkett Street and Cook Street; (12) Construction of new electricity substation at ground floor level with access onto Robert Street; (13) Construction of new storm sewer under the footprint of 4 Cook Street (Protected Structure PS027); and (14) All associated ancillary site development works including drainage. The proposed development consists of the carrying out of works to Protected Structures PS414, PS415, PS416, PS417 and PS027.			
CCC	2140598	Permission for a new 3-storey building at Carmelite Place, Western Road, Cork. The residential development comprises of a total of 14 dwellings in a mix of 5 no. 1-bed and 2 no. 2-bed ground floor apartments, and 5 no. 3-bed and 2 no. 4-bed duplexes. Site development works includes 40 bicycle parking spaces, plantroom, waste and recycling storage, and external shared amenity areas. Pedestrian and cycling access will be from Mardyke Walk.	Carmelite Place, Western Road, Cork	2022-05-23	228
ACP	308596	Redevelopment of the Custom House site. 240-bedroom hotel, and a range of commercial uses including retail, office, food and beverage, distillery, tourism and leisure. An EIAR and NIS accompany the application. Includes work to a protected structure	North Custom House Quay and, South Custom House Quay, Custom House Street, Cork City	2021-03-22	230
CCC	2241592	Permission is sought for 20 sheltered housing apartment units. The development is split into two adjoining 3-storey blocks comprised of 18 no. 1 bedroom apartments, and 2 no. 2 bedroom apartments and associated external amenity, car parking and all other associated site development and ancillary works.	Farranree Sheltered Housing Association CLG, Ard Na Ri, Closes Green	2023-05-11	243
ACP	310020	Residential development of 3 no. 2 storey detached dwellings.	Site to rear of, No. 18 St. Finbarrs Park, The Lough, Cork City.	2021-08-24	244
ACP	309974	Demolition of building and change of use from residential to student accommodation	Hawthorn House, fronting onto Western Road and Mardyke Walk, Cork.	2021-10-13	291
CCC	2240929	Permission for alterations to the student accommodation building permitted by An Bord Pleanála Reference ABP 307605-20 (as amended by ABP-309858-21) and all ancillary site development works. At ground floor level, the proposed alterations include: (I) The amalgamation of 2 no. permitted ground floor retail units into 1 no. retail unit, (II) Reconfiguration of footprint of permitted cafe and adjacent ESB substation/switch room, (III) The construction of a new single storey tank room on northern elevation, (IV) Relocation of permitted external bicycle parking stand to internal courtyard and larger bicycle store at ground floor, (V) Internal alterations to permitted building including increased administrative/reception areas, relocation of laundry room and reduction in floor area of permitted cinema. At roof level the proposed development provides for additional rooftop	Nos. 92-96, North Main Street, Cork	2022-06-20	301

Planning Authority	Application Number	Development Description	Development Address	Grant Date	Distance (m)
		plant, external maintenance stairs and the omission of previously permitted brise soleil on western elevation. The proposed development also provides for elevational changes to the permitted building including the provision of new signage, alterations to permitted building façade treatments/openings and all other ancillary site works.			
CCC	2240868	Permission to install a rooftop photovoltaic solar panel array consisting of approximately 753 sqm of solar panels and associated fall arrest system fixed to the southern roof slope of existing building.	John F. Connelly Road, Churchfield, Cork City	2022-05-19	303
CCC ACP	2140068 313328	Permission for development of a new research facility at the site at: University College Cork, Distillery Fields, North Mall, Cork T23XA50. The proposed development will consist of: Construction of a new purpose-built research facility comprising of approximately 16,135 sqm (GIA) rising from 4 storeys at the east to 7 storeys at the west. This comprises a mix of research laboratories, with support accommodation of seminar rooms, offices, exhibition space and café. Construction of a separate stand-alone two storey utilities building of approximately 190 sqm which incorporates a new sub-station (relocating an existing sub-station on the site). Construction of a new walled enclosure to contain a central gas store, water tanks, bins and general storage areas. Construction of two single storey secure bike parking structures, 60.5 sqm and 80.5 sqm. Relocation and rationalisation of the existing 154 car parking spaces into a new central car park. All ancillary development including site wide landscaping. In order to facilitate the above proposals, which are in line with the National Planning Framework and Cork City Development Plan 2015-21 objectives (refer to the Urban Design Framework Section 2), the former Irish Distillers Bottling Plant, associated parking, hard standing and existing utility buildings are to be demolished. The equipment, processes and operations in the new laboratory building will be subject to a Trade Effluent Licence and biannual testing on emissions to atmosphere for several parameters to ensure that the stated limits are not exceeded. This will be an extension of Tyndall's current licensing agreements. The development will involve works adjacent to Alderman Reilly's Bridge (PS814) and will be within the curtilage of Distillery House and Chimney (PS813), which are protected structures identified on the Record of Protected Structures of the Cork City Development Plan 2015-2021. An Environmental Impact Assessment Report (EIAR) has been prepared and will be submitted to the planning authority with the application. A Natura Impact Statement (NIS) will be submitted to the planning authority with the application.	University College Cork, Distillery Fields, North Mall	2023-12-13	312
CCC	2039165	Permission for the redevelopment of the Leisureplex site, No.1 MacCurtain Street and Brian Boru Street, Cork to provide for a 171-bedroom hotel. The proposed development consists of: the demolition of existing structures; retention of and modifications to the existing façade of the Former Postal Sorting Offices (Protected Structure PS007); the construction of a 5-7 storey hotel including a bar and restaurant at ground floor level, roof top plant at 5th floor level, a new service vehicle access onto MacCurtain Street, a service yard including an external plant area and generator enclosure, all ancillary signage and all associated site development works. The proposed development consists of the carrying out of works to Protected Structure PS007.	Leisureplex site, No.1 MacCurtain Street, and Brian Boru Street	2021-01-13	319

Planning Authority	Application Number	Development Description	Development Address	Grant Date	Distance (m)
CCC ACP	2442796 308923	Permission for a Large-Scale Residential Development comprising amendments to a permitted Strategic Housing Development of 265 no. units (An Bord Pleanála Ref: 308923-20) on the site of the Former St Kevin's Hospital and Grounds, Shanakiel, Cork (A Protected Structure, 'Saint Kevin's Hospital' RPS Ref. PS1154). The proposed amendments include Replacement of the permitted Block G (A c. 1072.5sq m, 3 no. storey apartment building comprising 5 no. two bedroom duplex apartments and 5 no. four bedroom duplex apartments) with 6 no. two storey townhouses (4 no. three bedroom, 2 no. four bedroom townhouses, cumulatively c. 675.2sq m) including associated private amenity space. The proposed development will also comprise of the internal reconfiguration and change of use of the permitted ground floor creche within the Former St Kevin's Hospital building (c. 440 sq m; RPS ref. no. PS1154) to provide 6 no. apartments (4 no. one bedroom, 2 no. two bedroom), with no associated changes to elevations of the building; and the change of use and internal reconfiguration of the permitted office/enterprise space within the Chapel to a creche (630 sqm) including the necessary internal servicing and associated outdoor play area. The proposed amendments provide an overall increase of 2 no. additional units on site. The proposed development also includes for all associated site development and excavation works above and below ground as well as necessary refurbishment and repair works. This application for the proposed amendments to the consented Strategic Housing Development (ABP Ref: 308923-20), is a Large-scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended. LRD Website: www.stkevinslrd.com	Former Saint Kevins Hospital, and grounds, Shanakiel	2024-07-01	321
CCC	2039455	Permission for the proposed renovation and change of use of 4 Adelaide Street and 13 Angel Lane from retail storage and derelict yard to 8 no. 1 bed and 4 no. 2 bedroom apartments including the demolition of rear of 4 Adelaide Street and construction of new 4 storey apartment block.	4 Adelaide Street and, 13 Angel Lane, Cork City	2021-11-03	326
CCC	2039528	Permission for development at Nos. 27-29 Washington Street, Cork (Protected Structure PS 1096/1097) The development will consist of a change of use from Licensed Restaurant (Ground and First Floor), with ancillary bar to bar/restaurant (762 sqm.). No external works are proposed to the building.	Dwyers of Cork, 27-29 Washington Street, Cork	2020-12-14	337
CCC	2039436	Permission...for the development of the protected structure (N0.462)... at 18 White Street, Cork City. The development will consist of: (1) The remodelling and decoration of the existing commercial office space over all 4 floors. (2) External alterations to the existing facades consisting of one replacement window to the side elevation and reworking of fascias, soffits, rainwater goods, and signage to front elevation. (3) Zinc clad dormer addition to front of existing roof including glazed sunscreen, set-back terrace, zinc balustrades, high level brises-soleil and planting and adjustments to existing roof. (4) All associated site services, drainage, lighting to be carried out in conjunction with works.	Cluid Housing Association, Cluid House, 18 White Street	2021-03-08	340
CCC	2240823	Permission for the refurbishment and extension of an existing dwelling and the construction of 6 no. dwellings at 30 St. Finbarr's Place, Proby's Quay, Cork. The refurbishment of the existing dwelling includes the demolition of 2 no. two-storey extensions and other ancillary structures associated with the existing house and the construction of 1 no. replacement two-	30 St. Finbarrs Place, Probys Quay, Cork	2022-10-18	381

Planning Authority	Application Number	Development Description	Development Address	Grant Date	Distance (m)
		storey extension. The proposed 6 no. dwellings comprise of 3 no. 1-bed single-storey dormer townhouses, 1 no. 1-bed single-storey dormer detached house and 2 no. 2-bed 1.5 storey townhouses with associated bicycle parking, bin storage, landscaping and all ancillary site development works. Pedestrian access to the proposed development will be via an existing entrance off St. Finbarr's Place (also known as Bennetts Hill).			
CCC ACP	2140384 313237	Permission 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. Part of the existing structure is on the National Inventory of Architectural Heritage. The development also includes, landscaping and boundary treatments, surface treatments, drainage, footpaths and all ancillary site development works.	Old Market Place, Gurrabraher Cork City and, Blarney Street	2023-08-09	406
CCC	2140713	For a 10-year planning permission for a proposed rehabilitation hospital on a triangular planning application site area of 0.249 Ha bounded by Kennedy Quay to the north and Victoria Road to the west in the South Docklands of Cork City. Development proposed consists of: (A) Site clearance consisting of the remainder of former administration buildings (part single and two storey on Kennedy Quay with associated weighbridge), and existing boundary treatments. (B) The construction of one 7 storey building over a double basement of 11,332 sq.m. to be used as a rehabilitation hospital. The proposed rehabilitation hospital is to hold 130 no. individual patient rooms over 5 floors (2nd to 6th floors) with associated first and ground floor uses. First floor uses include; offices, consulting and treatment rooms. Ground floor uses include; reception, café/restaurant, pharmacy, offices and therapy pool. (C) The double basement proposed is to provide car, motorcycle and bicycle parking, patient intake and services areas. (D) Vehicular access to the double basement is to be from Marina Walk. This access is the subject of a concurrent planning application. The proposed development includes all associated and ancillary development and servicing works, including storage, plant and management facilities. This proposal is concurrent with another by the same applicant for a mixed-use development, proposed to be located to the immediate east of this application site. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) prepared in respect of the proposed development and the neighbouring proposed mixed-use development accompany this planning application.	Site bounded by Kennedy Quay, to the north and Victoria Road, to the west in the South	2023-05-30	406
CCC	2443086	Permission for the redevelopment of 2 of their existing soccer playing fields, the works consists of the following, (1) Replace the existing grass pitches No.1 and No.2 with an all weather playing surface, (2) Replace the existing 4 no. floodlights to Pitch No. 1 with LED floodlighting (15m high), (3) Install 6 no. new 15m high LED flood lights to pitch No.2, (4) Construct a car parking area to the East and South East of pitch No.2, (5) Construct a spectator stand to the south of pitch No.2, (6) Construct a walkway around pitch No.2, (7) Install 2.3m high fencing around both pitches, (8) Realign the road entrance to pitch No.2, (9) Install 12 no. 6m high LED lights to the walkway and the carpark area, (10) Drainage works and all associated site works.	Castleview AFC, J.F. Connolly Road, Churchfield	2025-03-05	414

Planning Authority	Application Number	Development Description	Development Address	Grant Date	Distance (m)
CCC	2240799	Permission for the demolition and removal of existing structures and the construction of a residential development up to 5-storeys in height comprising 23 no. apartments (which will include 22 no. 1-bed and 1 no. 2-bed apartments) and all ancillary site development works including access, plant, bike/bin storage and amenity areas (including 2 no. roof terraces).	Site fronting onto , York Street and, Wellington Road	2023-08-09	455
CCC	2443485	Permission for the construction of 4 no. residential units and all associated ancillary site development works including landscaping boundary treatments drainage and vehicular access.	Buxton Hill, adjacent to Upper Janemount Terrace, Sundays Well Road	2025-08-20	471
CCC	2039416	Permission...for the demolition of an existing garage premises and the construction of 45 no. apartments (4 no. 3 bed, 29 no. 2 bed and 12 no. 1 bed) in one no. five storey building and one no. six storey building, and associated external works.	Site formerly known as, 'Dennehys Cross Garage', Model Farm Road	2021-02-17	477
CCC	2543847	"A 10-year planning permission for the following Large Scale Residential Development (LRD) comprising 274 no. student accommodation apartments and a total of 957 no. bed spaces. The proposed LRD includes the following works: i) the partial demolition, conservation, redevelopment and extension of the existing former Good Shepherd Convent buildings for student accommodation use; ii) modifications (including the removal of a glasshouse extension) to the former Bake House/Coach House building to provide a community / amenity space; iii) the conservation, redevelopment and extension of the existing Gate Lodge to provide a café, co-working space and security/administrative office use; iv) the demolition of the former hostel building (known as Well House) and demolition of sheds, glasshouses and other ancillary structures on site; v) the construction of 8 no. new student accommodation apartment blocks ranging in height from 3 to 5 storeys; vi) the construction of a 3 storey mixed-use building with commercial/retail use at groundfloor level and student accommodation on the upper floors; and vii) all associated ancillary development works including vehicular/pedestrian access and pedestrian crossing on to Convent Avenue, new footpaths and raised table at the junction of Convent Avenue and Sunday's Well Road, landscaping, amenity and open space areas, boundary treatments, bicycle and car parking, bin storage, 2 no. ESB substations, public lighting and all other ancillary development at the Former estate.	The Former Good Shepherd Convent, Convent Avenue and, Buckston Hill	2025-11-06	477
CCC	2342429	Good Shepherd Convent, Convent Avenue and Buckston Hill, Sunday's Well, Cork. The proposed development consists of works to and within the curtilage of the former Good Shepherd Convent, which is a protected structure (Ref. No. PS721). The proposed development also consists of works to the exterior of structures which are located within the Sunday's Well Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) has been submitted to the planning authority with the application. The Environmental Impact Assessment Report will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Local Authority. The application may be inspected online at the following website set up by the applicant: www.goodshepherdlrd.ie	29 Coach Street, Cork	2024-08-26	482

Planning Authority	Application Number	Development Description	Development Address	Grant Date	Distance (m)
CCC	2241203	Permission for the construction of a 5 storey building to accommodate the provision of 15 No. apartments consisting of 14 No. one bedroom apartments and 1 No. studio apartment, all with integrated private open space. The development will include the provision of bicycle and bin storage located to the rear of the existing residential building on the site and accessed off a private lane that runs along the rear of the site. The development will include all the necessary ancillary site works including the provision of footpaths and rear entrance, the disposal of waste and storm water to public sewers and the provision of a potable water supply from a public main. The development will also include alterations to the existing residential building on the site to accommodate access to the new development. It will also include the construction of access and ancillary accommodation over the (on top of) the existing residential building on the site.	Thomond, Shanakiel Road, Sundays Well	2022-11-21	495
ACP	308640	Partial demolition of mews structure, and construction of 3 apartments.	10 Marguerita Villas, Dean Street, Cork.	2021-04-26	503
ACP	307995	Permission for the construction of 4 no. two-storey detached five-bedroom dwelling houses along with all associated site development works including demolition of existing garden sheds, new site access onto Shanakiel Road (lower), new private access through site, and service connections.	21 Washington Street including laneway west, of No.23 Washington Street and to the side of Litt, and Gravel Lane, Cork City	2021-02-04	509
CCC	2140076	Demolish Kino Cinema, and construction of ground floor art house consisting of cinema and performing arts space, supporting caf?/bar with a student accommodation residence overhead.	Corner of Alfred Street, and Railway Street, Cork	2022-05-19	515
CCC	2039419	Permission for the installation of solar photovoltaic panels on the pitched roofs of the existing building at the Mardyke Entertainment Complex, Anne Street, Little Hanover Street and Sheares Street, Cork, by Leevale Leisure Ltd. The building is a protected structure (Cork City Council Ref: PS327), and is in close proximity to national monument no. CO10782.	22 Washington Street West, Cork	2021-03-22	531
CCC	2342107	Permission for demolition of existing warehouse buildings and construction of a residential apartment building ranging in height between 1 and 10 storeys and consisting of 78 no. units with ground floor café/retail unit and all ancillary site works at the corner of Alfred Street and Railway Street, Cork. The proposed development will consist of 6 no. 2-bedroom apartments, 43 no. 1-bedroom apartments, 29 no. studio apartments. The proposed ground floor will consist of a reception area, communal area, concierge desk and security office, kitchen, staff welfare facilities, meeting room, café/retail unit and secure bicycle parking area. Ancillary site works to include provision of communal open space roof terraces at first and seventh floor levels, residents lounge at first floor level, landscaping, ESB substation, generator room, LV room, sprinkler tank room, water meter room, comms room and storage.	4 Nicholas Well Lane, Blarney Street, Gurrabraher	2024-03-04	534
CCC	2342481	Permission for renovation and extension to existing building (in which part of the curtilage contains a protected structure) to provide 5 no. apartments. Proposed works consist of: 1) Internal alterations to existing building to provide 5 no. apartments, 2) Alterations to south and north elevations of non-completed development facing Little Hanover Street, 3) Single storey extension to end of building on north elevation to provide covered ground floor parking and	Mercy University Hospital, Grenville Place, Cork	2024-03-11	561

Planning Authority	Application Number	Development Description	Development Address	Grant Date	Distance (m)
		private external communal amenity space over, 4) Demolition of third floor roof and construction of new contemporary flat roof to increase head height internally and create top floor private external amenity space at 22 Washington Street West, Cork (A Protected Structure)			
CCC	2342499	Permission for the construction of 7 no. new dwellings (consisting of 2-3 storeys in height) and for the conversion of an existing 2-storey dwelling into 2 no. dwellings with repairs, restoration and alterations of the existing dwelling and the addition of a new two-storey extension to side of existing dwelling and all ancillary site works including off-street parking.	Former Saint Josephs Convent, Model Farm Road, Cork	2024-06-12	601
CCC	2443455	Permission for retention is sought for a hospital extension providing for ward accommodation (30 no. beds) and two number theatres with all associated ancillary accommodation constructed under the Covid-19 Crisis. Ward accommodation is provided across two floors (2nd and 3rd floor) with associated accommodation. Two number theatres and all associated accommodation is provided across the 4th floor. The building block is linked into the adjoining ward blocks via a series of bridge links to the north and west on the upper 2nd, 3rd and 4th floors. Mattress evacuation stairs links the upper floor accommodation to ground level. The wards and theatres sit on a two-storey steel podium (area circa 2433.7sqm). BOC Medical Gas Services (area circa 67sqm) at ground level off Sheare's Street. Demolition of oxygen tanks enclosure, 3 no. workshops, service area gateway (71 sqm) and part brick boundary wall on Sheare's Street together with all associated site development works at Grenville Place, Cork T12WE28, by The Board of Governors Mercy University Hospital, Cork Ltd. The development is within the curtilage of a protected structure (Mansion House).	Former St Josephs Convent, Model Farm Road, Cork	2025-06-09	601
CCC	2241530	Permission for a Large Scale Residential Development (LRD) at a site located at the Former St. Josephs Convent, Model Farm Road, Cork. The development will consist of: The demolition of the former St. Josephs convent to provide for the construction of a 450 bed Purpose-built Student Accommodation development and all ancillary site development works. The proposed development will be provided in 3 no. apartment blocks ranging in height from 2-5 storeys including 42 no. apartments ranging in size from 3-6 bedrooms (226 bedspaces) and 224 studio apartments, all served by open space, internal student amenities, bin stores, bike store, ESB substation and roof mounted plant. The proposed development will be accessed from Model Farm Road by a new vehicular/pedestrian access and provides for cycle and car parking spaces. LRD Website: www.stjosephslrd.ie	Nido Student Accommodation, Curraheen Point, Farranlea Road	2023-11-20	618
CCC	2241533	Planning permission for a Large-Scale Residential Development at a site located at the Former St. Josephs Convent, Model Farm Road, Cork. The development will consist of: The demolition of the former St. Josephs convent to provide for the construction of a 408 bed Purpose-built Student Accommodation development, café and all ancillary site development works. The proposed development will be provided in 2 no. apartment buildings, 2-5 storeys in height, which include 57 no. apartments ranging in size from 3-7 bedrooms (335 bedspaces) and 73 no. studio apartments, all served by open space, internal student amenities, bin stores, bike stores, ESB substation with a tank room and plant room at basement level. The proposed development will be accessed from Model Farm Road by a	Nido Student Accommodation, Curraheen Point, Farranlea Road	2023-11-20	618

Planning Authority	Application Number	Development Description	Development Address	Grant Date	Distance (m)
		new vehicular/pedestrian access and provides for cycle and car parking spaces. LRD Website: www.stjosephslrd2.ie			
CCC	2442901	Permission for development at Nido Student Accommodation, Curraheen Point, Farranlea Road, Cork, T12AY95. The development will consist of the installation of telecommunications equipment on the rooftop including antennas, Remote Radio Units (RRU's), a dish, a cabinet and all other associated site development works. The development will provide high speed wireless broadband and data services.	12 Woodlawn, Model Farm Road, Cork	2024-08-02	633
CCC	2140702	Permission for development at Nido Student Accommodation, Curraheen Point, Farranlea Road, Cork T12AY95. The development will consist of the installation of telecommunications equipment on the rooftop including antennas, Remote Radio Units (RRU's), a dish, a cabinet and all other associated site development works. The development will provide high speed wireless broadband and data services.	Lands between Kennedy Quay, (North) Marina Walk (South), Victoria Road (West) and Mill Road (East)	2023-05-30	646
CCC ACP	2241252 317005	For a 10-year planning permission for a proposed mixed-use development comprising 4 no. new buildings and the conversion of the Odium's Building (Record of Protected Structures (RPS) ref. PS856) over a total planning application site area of 1.437 Ha bounded by Kennedy Quay to the north, Marina Walk to the south, Victoria Road to the west and Mill Road to the east, all in the South Docklands of Cork City. The application area is in two parts consisting of a site adjoining Victoria Road to the west and a site adjoining Mill Road to the east. Development proposed in the western part of the planning application area consists of new development to a maximum of 12 no. storeys: (a) Site clearance including the demolition of existing structures consisting of 2 no. silo buildings (R & H Hall) with associated covered conveyors and ancillary single storey buildings, and existing boundary treatments. (b) The construction of 4 no. buildings ranging in height from 9 to 12 storeys over a double basement: Block B of approx. 8,381 sq.m. and 11 no. storeys to hold ground floor convenience retail and entrance to overhead 80 no. apartments (30 no. one bed; 40 no. two bed and 10 no. three bed).Block C1 of approx. 12,169 sq.m. and 9 no. storeys to hold ground floor café and office space, upper floors to be used as office space. The office spaces have been designed to be suitable for a single user or multiple users with subdivisions.Block C2 of approx. 10,633 sq.m. and 9 no. storeys to hold ground floor café and office space, upper floors to be used as office space. The office spaces have been designed to be suitable for a single user or multiple users with subdivisions. Block C3 of approx. 16,212 sq.m. and 12 no. storeys to hold ground floor whole foods convenience store and entrance to office space. Upper floors to be used as office space, the office spaces have been designed to be suitable for a single user or multiple users with subdivisions. Development proposed in the eastern part of the planning application area consists of reuse of the Odium's building and new development to a maximum of 9 no. storeys as follows: (c) Conservation works including part demolition, alterations, extension and change of use of the Odium's Building (RPS ref. PS856) to provide for; retail and/or café use, office space, conference facilities, food and beverage space, a cinema including a bar/ dining area, a bar/restaurant and 84 no. apartments (35 no. one bed; 35 no. two bed, and 14 no. three apartments.	Rear of Annerville, 121 Pouladuff Road, Cork	2024-03-07	647

Planning Authority	Application Number	Development Description	Development Address	Grant Date	Distance (m)
CCC	2140215	Permission is sought for the construction of a 3 storey building consisting of 6 no. 2 bedroom apartments, 6 no. car parking spaces and a private shared rear garden. Works include the demolition of the existing boundary wall at Woodhall Road to provide access and parking from Woodhall Road.	Parkhurst, Victoria Road, Cork City	2022-01-10	657
CCC	2443105	The construction of a 3 storey building consisting of 6 no. 2 bedroom apartments and associated site works.	Flannerys Public House, 15/16 Glasheen Road, Cork	2025-01-30	662
CCC	2241159	Permission for the construction of a residential development consisting of 6 no. three storey, 4-bedroom terraced semi-detached dwelling houses with associated bicycle parking, refuse storage, landscaping and all ancillary site development works to the rear of Parkhurst, Victoria Road, Cork T23WTX3. The proposed development also includes the demolition of an existing 1-2 storey side extension, garage and outbuilding to the existing dwelling house and the construction of a new two storey extension to the rear of the dwelling. Access to the proposed residential development will be provided via an upgraded vehicular entrance from Victoria Road.	Greenmount National School, Green Street, Cork	2022-11-29	667
ACP	309100	Permission for the construction of a 452 sq.m single storey extension to the existing school at Grenmount National School, Green Street which contains a Protected Structure Ref: 1245. The development will consist of two new classrooms, a multi-sensory room, staff office, staff bathrooms, store room and central activity space. The proposed development also includes for alterations to the existing pedestrian access gates onto Green Street, construction of new ramped access footpaths, the replacement of the existing boundary palisade fencing on Green Street with new railings, provision of four new parking spaces and all associated site development works.	'Avoca', Boreenmanna Road, Cork.	2021-04-23	684
CCC	2140732	"For a 10-year planning permission for a Large-Scale Residential Development (LRD) at the Goulding's Site, Centre Park Road and Monahan Road, Cork. The proposed development consists of the demolition of the existing on-site buildings and structures and site clearance to facilitate the construction of 1325 no. residential units including apartments and duplexes in 10 no. buildings. A standalone 2 storey creche of 665 sq.m with associated outdoor amenity space is also proposed. The development ranges in height from 2 to 14 storeys over a single basement.	Fairfield Meadows, Upper Fairhill, Commons	2022-05-19	736
CCC ACP	2039659 309372	There are some mixed uses proposed at ground floor level across the development including: 4 no. cafes/ restaurants with outdoor seating areas (c. 631 sq.m); 5 no. service retail units (c. 561 sq.m); 1 no. convenience retail store which will provide for the sale of alcohol (c. 286 sq.m); and 4 no. offices/ retail offices (c. 323 sq.m).	Lands off Fairfield Road, Fairfield, Blackpool	2022-08-29	740
CCC	2241335	The development will provide 658 no. 1 bed units, 465 no. 2 bed units and 202 no. 3 bed units, as follows:	The former St. Finbarrs Seminary, Building Farranferris Education and, Training Campus Redemption Road	2023-02-01	763

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CCC	2342249	Block G1 is a 5-8 storey block comprising 182 units (87 no. 1 bedroom units; 62 no. 2 bedroom units; and 33 no. 3 bedroom units).	6 Newenham Terrace, Infirmary Road, Cork	2024-07-29	796
CCC	2342074	Block G2 is a 5-8 storey block comprising 273 units (134 no. 1 bedroom units; 95 no. 2 bedroom units; and 44 no. 3 bedroom units).	Roger Casement Park, Glasheen, Cork	2024-07-12	825
CCC	2039427	Block G3A is a 6-8 storey block comprising 103 units (63 no. 1 bedroom units; 24 no. 2 bedroom units; and 16 no. 3 bedroom units).	31/35 Evergreen Road, Turner's Cross	2021-05-26	864
CCC	2342126	Block G3B is a 7-8 storey block comprising 77 units (44 no. 1 bedroom units; 20 no. 2 bedroom units; and 13 no. 3 bedroom units).	Kilbrian, The Ridgeway, Bishopstown Avenue	2023-10-03	901
CCC	2140286	Block G4A is a 3-7 storey block comprising 115 units (52 no. 1 bedroom units; 46 no. 2 bedroom units; and 17 no. 3 bedroom units).	11 Broad Lane, off Great William O'Brien Street, Cork	2022-04-06	922
CCC	2140710	Block G4B is a 7 storey block comprising 60 units (21 no. 1 bedroom units; 39 no. 2 bedroom units).	Laurel Bank House, Laurel Bank, Model Farm Road	2022-03-21	959
CCC	2140747	Block G5 is a 3-7 storey block comprising 162 units (75 no. 1 bedroom units; 54 no. 2 bedroom units; and 33 no. 3 bedroom units).	Cork University Hospital, Bishopstown Road, Wilton	2022-09-08	959
CCC	2039633	Block G6 is a 3-7 storey block comprising 172 units (83 no. 1 bedroom units; 58 no. 2 bedroom units; and 31 no. 3 bedroom units).	86-86 Geat William O'Brien St, Blackpool	2021-06-23	975
CCC	2240891	Block G7 is a 3-7 storey block comprising 91 units (50 no. 1 bedroom units; 26 no. 2 bedroom units; and 15 no. 3 bedroom units).	Mile Stream, Shanakiel, Cork City	2022-05-31	996
CCC	2140499	Block G8 is a 14 storey block comprising 90 units (49 no. 1 bedroom units; 41 no. 2 bedroom units).	Mile Stream, Shanakiel, Cork City	2022-02-02	999

