

2.0 SUB THRESHOLD EIA SCREENING REPORT

PROPOSED DEVELOPMENT: Gerald Griffin Street, Blackpool, Cork City – P8.HCP.26.12

Criteria for determining whether a development would or would not be likely to have significant effects on the environment as per the requirements of Article 120 of the Planning and Development Regulations 2001 as amended.

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	<p>The overall site area is approximately 0.4 of a hectare.</p> <p>The site is located on a rectangular site that separates Gerald Griffin Street, Gerald Griffin Avenue, Monastery Road and Burke's Avenue. The site is partially located in the Blackpool Architectural Area of Conservation (ACA).</p> <p>The proposed development includes the:</p> <ul style="list-style-type: none"> • The construction an apartment block with 67 no. homes, consisting of: <ul style="list-style-type: none"> ~ 1 no. community facility ~ 31 no. 1 bed apartments ~ 30 no. 2 bed apartments ~ 6 no. 3 bed apartments. • The demolition of the existing wall along the full length of Burke's Avenue and along the lower end of Gerald Griffin Avenue. • All ancillary site works and signage as outlined on the plans and particulars.
Cumulation with other Proposed Development	<p>There is existing residential development to the south, west and east of the site. The proposed development is located approximately 0.2km from the site of an existing permission for 31 no. apartment units at the Old Furniture Store, 11-13 Watercourse Road, Blackpool (P.A. Ref no. 21/4028). Permission was granted on 21/06/2022. It is envisaged that construction of this development will be completed by the time that the construction of the subject development commences. There are current planning applications for residential developments awaiting a decision. These are planning reference numbers: 24/42998 and 24/43074. There is potential for some overlap to occur during the construction of these projects.</p> <p>A cumulative total of 130 residential units would be developed, which remains small scale and below the threshold of 500 units required to undertake a mandatory EIA.</p> <p>The subject lands have been earmarked for the development of housing in an area adjacent to a bus stop, and in close proximity to community facilities.</p> <p>It is also not considered that any cumulative impacts will arise in view of the relatively small scale, localised and contained nature of the works. Having reviewed current planning applications and the density of the existing neighborhood, it can be concluded that no significant developments are likely to commence, and therefore cumulative impacts will not arise in conjunction with other developments in the vicinity. No cumulative impacts are likely.</p>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<p>The existing wall enclosing the proposed development is to be demolished along the full length of Burke's Avenue and along the lower end of Gerald Griffin Avenue.</p> <p>Standard noise and dust control measures will be implemented during all demolition works. Given the scale of the demolition works, which is considered to be small, there will be no potential for these works to result in likely significant effects to the environment. No significant negative impacts are likely.</p>
Use of Natural Resources	<p>The proposed development will result in a land take of approximately 0.4 of a hectare. This land is under the ownership of Cork City Council, is brownfield in nature and currently unutilised, is within an urban area and is zoned for residential purposes.</p> <p>An updated Construction Environmental Plan (CEMP) will be followed during construction works and a Construction Waste Management Plan (CWMP) will also be submitted, ensuring that soils are managed accordingly.</p> <p>While construction materials will be required in carrying out the proposed works, it is not considered that there will be a significant use of natural resources as part of the proposed works. Surplus construction materials which are not required for use on site will be reused, recovered or disposed of off-site.</p> <p>Services such as water and power (mobile generators) will be required during the construction phase, however, it is not expected that there will be a significant use of these resources due to the nature of the works proposed.</p> <p>Water, consumption of electricity and energy related to the residential occupancy of the completed development. No out of the ordinary use of natural resources is likely during the operation phase. No significant negative impacts are likely.</p>
Production of Waste	<p>There will be negligible quantities of demolition waste arising from the proposed development. The material will be managed by the appointed contractor in accordance with the Construction Waste Management Plan.</p> <p>Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor. No significant negative impacts are likely.</p>
Pollution and Nuisances	<p>The demolition and construction process have the potential to cause temporary nuisance related to noise, dust and vibration impacts. The management of these potential nuisances will be in line with best practice. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.</p>

	<p>Emissions from the construction plant and vehicles will arise during the construction phase but these will be minimal. There may be short term traffic impacts associated with the construction phase of the development.</p> <p>The contractor will further develop a Construction Environment Management Plan for the proposed development which will describe the commitments to be implemented to ensure that significant negative effects on the environment do not occur.</p> <p>No significant negative impacts are likely.</p>
Risk of Major Accidents	No significant risk of major accidents or disasters - No significant negative impacts are likely.
Risk to Human Health	No significant risks to human health have been identified - No significant negative impacts are likely.

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	<p>The site is currently a brownfield site. It is located on a rectangular site that separates Gerald Griffin Street, Gerald Griffin Avenue, Monastery Road and Burke's Avenue, Cork City. The site is located on lands zoned for "Sustainable Residential Neighbourhoods". The proposed development is in keeping with this land use designation. No significant negative impacts are likely.</p>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<p>The site is partially located in the Blackpool Architectural Area (ACA). An Appropriate Assessment (AA) Screening Report has been prepared in respect of designated Natura 2000 sites. This report has actively considered the potential for adverse impacts on qualifying interests, arising from the construction phase and concluded that no significant impact likely.</p> <p>There may be temporary impacts on the environment during construction due to noise or dust emissions depending on the activity involved and the ambient conditions at the time. However, the construction works are standard in nature and well understood. Best practice standards, environmental guidelines and mitigation measures will be adhered to in order to avoid potential impacts on natural resources and likely significant effects are not anticipated. This will ensure no significant impact on the abundance, quality and regenerative capacity of natural resources in the area. Careful and considered local consultation will be carried out with nearby residences to ensure that the minimum amount of disturbance will be caused.</p> <p>The implementation of these measures will ensure that the proposed development will not have any significant negative effects on the relative abundance, quality and regenerative capacity of natural resources in the area.</p> <p>The site is a brownfield site, and the surrounding area is primarily residential in character and not sensitive in terms of natural resources. There are no sensitive watercourses or habitats within or surrounding the site. No significant negative impacts are likely.</p>
Absorption Capacity of the Natural Environment	<p>There will be no impacts on land use outside of the proposed development area. The subject site is not served by an existing watercourse/hydrological link and is not in a flood risk area. There are no recorded monuments or heritage assets associated with the lands.</p> <p>The potential for negative effects on the natural environment in the immediate vicinity of the development area has been evaluated in the context of potential secondary effects on Natura 2000 sites, and the Report for Screening for Appropriate Assessment concluded that there is no potential for adverse effects.</p> <p>There is no potential therefore, for significant adverse effects on the geographical area in which the works are proposed with regards to the absorption capacity of the natural environment. No significant negative impacts are likely.</p>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<p>Given the scale of the proposed development, it is considered that the density and housing mix are appropriate. In addition, there is an adequate level of services, infrastructure, public transport and amenities in the area.</p> <p>No significant negative impacts are likely.</p>
Transfrontier nature of the Impact	Not applicable – There will be no proposed export of hazardous waste material from the development site. No significant negative impacts are likely.
Magnitude and Complexity of the Impact	<p>The intensity and complexity of the demolition and construction phases are in keeping with modern construction projects.</p> <p>No significant negative impacts are likely.</p>
Probability of the Impact	<p>Some level of demolition and construction impacts are possible, but these will be short term and not significant. Standard best practice procedures will be implemented during the demolition and construction stages.</p> <p>During the operational phase there will be an increase in traffic. The overall transport and movement strategy for the wider area is set on providing access to the area by all modes of travel. A strong emphasis is placed on providing high-quality pedestrian/cycle access throughout the area whilst limiting the impact of vehicular traffic on the local residential road network. It is anticipated that public transport will serve the proposed development, and this will be important in reducing the need for car trips, and there will be no car parking provided on site. No significant negative impacts on traffic are predicted arising from the operation of the proposed development.</p>
Duration, Frequency and Reversibility of the Impact	<p>No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p>There may be temporary impacts on the environment during demolition and construction over a period of approximately 1 year and restricted by planning conditions in terms of the hours of</p>

	<p>operation. However, the construction works are temporary, standard in nature and well understood. Best practice standards and environmental guidelines will be adhered to in order to avoid potential impacts and likely significant effects are not anticipated.</p> <p>The development will be occupied all year round and impacts will be irreversible. No significant negative impacts are likely</p>
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<p>SCREENING CONCLUSION STATEMENT</p>	
<p>An overall positive impact on population and human health is predicted due to the proposed development providing much needed housing, supported by community and employment issues. Whilst there are likely to be temporary impacts experienced by people during the construction phase (noise, dust, disturbance, construction traffic, etc), these will not be significant.</p>	
<p>The Environmental Impact Assessment (EIA) screening report has taken account of the contents and findings of the Appropriate Assessment Screening (AA) report prepared for the development.</p>	
<p>In addition, the proposed development has been screened to determine whether an Environmental Impact Assessment (EIA) is required, and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.</p>	
<p>Please refer to Appendix A for report titled; EIA Screening prepared by McCutcheon Halley dated October 2024.</p>	

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<p>Position:</p>	<p>A/Director of Services, Housing</p>
<p>Date:</p>	<p><i>3 July 2026</i></p>

Appendix A

EIA Screening Report

EIA Screening

For Development at Gerald Griffin Street, Cork City
on behalf of MMD Construction

November 2025



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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1. Introduction

McCutcheon Halley have been appointed by MMD Construction to undertake an Environmental Impact Assessment (EIA) Screening for the proposed residential development and associated works at Gerald Griffin Street, Cork City.

The proposed development is located on a broadly rectangular site that separates Gerald Griffin Street, Gerald Griffin Avenue, Monastery Road and Burke’s Avenue in Cork City (see Figure 1.1). It measures approximately 0.4 hectares and is located 1km north of Cork City Centre and 900m south of Blackpool District Centre. The proposed development is within walking distance of both Cork City Centre and Blackpool which have a wide range of convenience retail with several shopping centres (Blackpool Shopping Centre and Merchants Quay Shopping Centre) and other local services. The site is brownfield, unused and comprises of gravel, stone and patches of grass. The area surrounding the site is primarily residential in character, with the lands immediately adjoining the site to the south, east and west generally comprising detached, semi-detached and townhouse dwellings. Neptune Stadium, along with its car park adjoin the site to the north. There are footpaths surrounding the site to the south, west and east. There is an access to the site from Gerald Griffin Street, along with two accesses from Burkes Avenue which are currently boarded up.

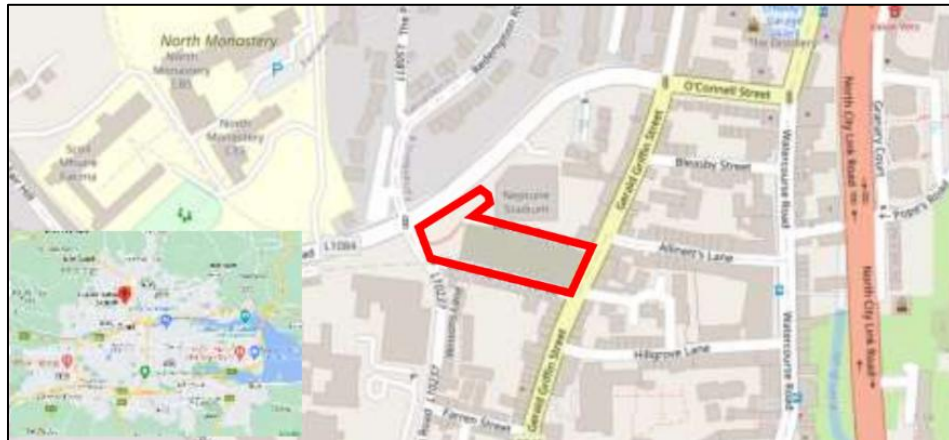


Figure 1.1: Site Context Map with approximate red line boundary of the site. Base map: Bing Maps and Google Maps.

This EIA Screening report has been prepared to consider the requirement, or otherwise, of carrying out an EIA in respect of the proposed development. This screening exercise was undertaken in two stages:

- Stage 1 considers the requirement for a mandatory EIA;
- Stage 2 considers the requirement for a sub-threshold EIA.

As part of the sub-threshold screening exercise, the potential impacts on environmental sensitivities were considered in addition to the interrelationship between those environmental sensitivities

This EIA Screening Report will be submitted as part of the overall planning submission to Cork City Council.

1.1 Technical Competency & Experience

Màiri Henderson is a Director with McCutcheon Halley Planning Consultants with over 32 years' experience in the housing, planning and development sectors. Màiri has extensive experience in planning applications; master planning, policy formulation; policy review and EIAR co-ordination.

Ciarán McMahon is a Planner with McCutcheon Halley Planning Consultants. Ciarán holds a Bachelor of Arts (International) in Geography and Irish and a Master's in Planning and Sustainable Development from University College Cork. Ciarán has extensive experience in the preparation of EIA Screening and Scoping reports and works as part of multi-disciplinary teams providing input to EIARs.

McCutcheon Halley have worked closely with an experienced multi-disciplinary design team, with inputs from Wilson Architecture, Pedersen Focus Ltd, Cunnane Stratton Reynolds, Malachy Walsh and Partners (MWP), CK Fire Engineering Ltd, CDGA Consultants, CK Fire Engineering Ltd, Malone O'Regan Environmental, DKPartnership (DKP) and MMD Construction.

1.2 Planning History

There have been five previous planning applications submitted on the subject site. Planning Ref no. 06/30581, 04/28841 and 03/27961 were all located on the eastern end of the site. P.A. Ref no. 02/26140 was located on the western end of the site and 99/23594 was located in the south eastern corner. It is noted that under planning reference no. P8.HCP.16.08 and 02/26140, an established use of residential accommodation was accepted on site.

1.1.1 Cork City Council – Part 8 Application Ref no. P8.HCP.16.08

Planning approval was granted in 2020 for a Part 8 development comprising of 19 no. 2-bedroom apartments, 20 no. 3-bedroom apartments, 2 no. 2-bedroom duplex houses, 1 no. community facility and all associated site development works.

1.2.1 Cork City Council Ref. No. 99/23594

In December 1999, Cork City Council granted planning permission to Abbey Mill Ltd. for an entrance door to the back yard at Gerald Griffin Street, Blackpool, Cork.

1.2.2 Cork City Council Ref. No. 02/26140

In October 2003, permission was granted by Cork City Council for the demolition of existing structures and to construct 21 no. residential units comprising 1-,2- and 3-bedroom dwellings & full site development works at Gerald Griffin Avenue, Burkes Avenue and North Monastery Road, Blackpool, Cork.

1.2.3 Cork City Council Ref. No. 03/27961

In February 2004, permission was refused to carry out demolitions and site clearance at 87 Gerald Griffin Street and Burkes Avenue, Cork.

1.2.4 Cork City Council Ref. No. 04/28841

In November 2004, Cork City Council refused planning permission to carry out demolition and site clearance works and to construct 16 no. apartments on four floors and 3 no. town house on three floors at 87 Gerald Griffin Street and Burkes Avenue, Cork.

1.2.5 Cork City Council Ref. No. 06.30581

In July 2006, an application was lodged to Cork City Council to carry out demolition and site clearance works and to construct 12 no. apartments in 4 storeys and 3 no. town houses in 3 storeys and associated site works at 87 Gerald Griffin Street and Burkes Avenue, Cork. The application was later deemed withdrawn.

2. Cumulation with other existing and/or approved projects

A search of the Cork City Planning Register indicates that the majority of recently permitted or proposed developments in the surrounding area consist of the construction of residential units or residential extensions. Figure 2.1 shows a map of the relevant permissions in the area, which are described in the below paragraphs.

Permission was granted on 21/06/2022 for the construction of 31 no. apartments over 6 storeys at the Old Furniture Store, 11-13 Watercourse Road, Blackpool approximately 0.2km from the site (P.A. Ref no. 21/40280).

Permission was granted on 18/11/2024 for a residential development at Hillgrove Lane, Blackpool, approximately 0.1km from the site (P.A. Ref no. 24/43074). This consists of retention permission for the replacement/refurbishment of existing windows and all internal alterations to a vacant building formerly used by the Presentation Convent. Permission is also sought for the change of use from infant school to 8 no. residential apartments.

Permission was granted on 27/05/2025 at 44 Watercourse Road, Blackpool (P.A. Ref no. 24/42889) approximately 0.2km from this subject site. This development comprises of the change of use of the first floor of Unit 7, The Plaza from commercial to residential use to provide 6 no. apartments and all associated site development works including the refurbishment of existing stairs, construction of balconies and installation of new windows on the building elevations.

Permission was granted on 14/07/2025 for a residential development comprising of a change of use of first floor of existing 2-storey outbuilding from 2 no. storerooms to 1 no. one bedroom apartment at 95 Gerald Griffin Street, Cork City (P.A. Ref no. 24/42998). This is located approximately 0.1km from the site and represents an alteration to the permission granted under P.A. Ref no. 22/41532. The change of use permitted under P.A. Ref no. 24/42998 means that there is currently permission for 18 no. apartments on site.

Permission was granted on 29/10/2025 for the retention of the demolition of a number of outbuildings and the construction of a residential development consisting of 8 no. units, along with bin storage, bicycle storage, pedestrian access, landscaping, and all associated site works (P.A. Ref no. 25/43703). The development is located approximately 0.2km northeast of the site, at the rear of the former 'Distillery' Bar, Watercourse Road, Blackpool, Cork.

Whilst it is possible that there may be overlap between the proposed development and the above planning applications, it is not considered likely that the construction and operation phases of the proposed development will result in significant cumulative/in-combination impacts.

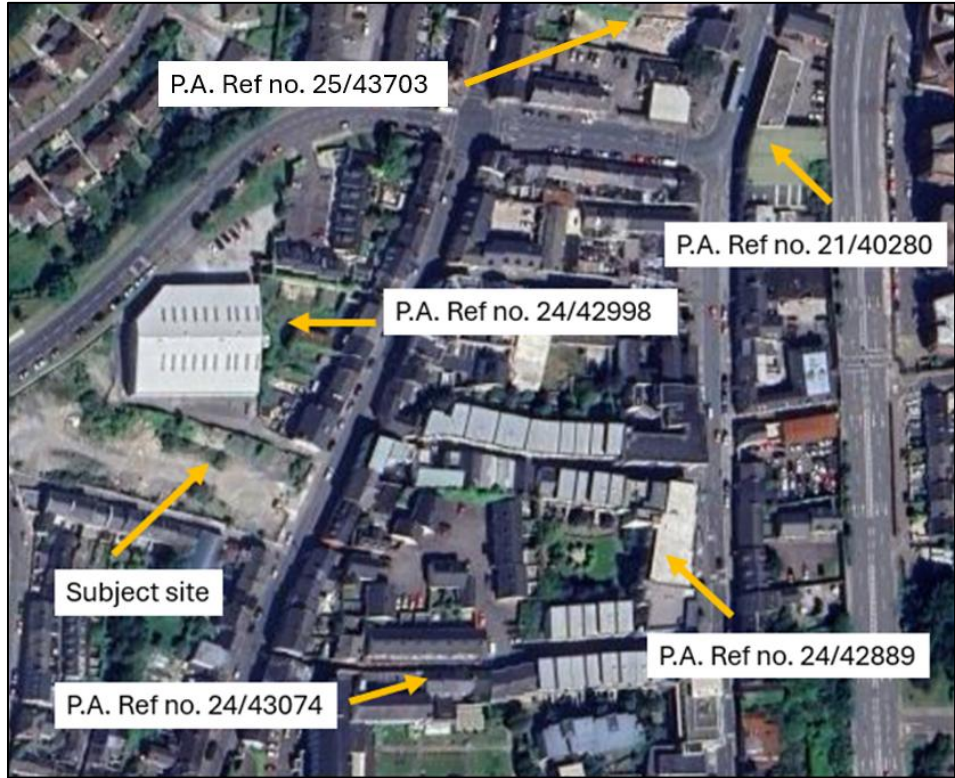


Figure 2.1: Location map of relevant planning applications. Base map: Google Maps

2.1 Site Zoning

In the Cork City Development Plan 2022-2028 (CCDP), the site is zoned 'ZO 01 Sustainable Residential Neighbourhoods' where it is an objective to *“protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.”*



Figure 2.2: Zoning Map extracted from Cork City Development Plan 2022-2028.

2.2 Need for the Proposed Development

Section 3.1 of the CCDP notes that it is essential that proper housing supply is made available so that Cork City offers an excellent quality of life for its residents. Section 3.2 of the CCDP notes that it is the aim to create a city of strong communities with liveable neighbourhoods, while utilising the concept of the 15-minute city. Table 3.2 of the CCDP identifies annual housing supply targets for Cork City. Figure 2.3 shows that the housing supply target for 2024 is 2,706 new units. These supply targets are to be reviewed during 2024 as part of the two-year development plan review process.

Year	2022	2023	2024	2025	2026	2027	2028	Total
Homes	1,353	2,706	2,706	2,706	2,706	2,706	1,353	16,236

Figure 2.3: Housing supply targets for Cork City. Source: Cork City Development Plan 2022-2028.

Section 3.19 of the CCDP also notes that Cork City Council aims to ensure that there is a substantial supply of housing on brownfield sites.

The Housing Need and Demand Assessment illustrates that housing will be needed to provide for the household sizes set out in Table 3.4 of the CCDP during the lifetime of the Development Plan (see Figure 2.4).

Year	2022	2023	2024	2025	2026	2027	2028	Total	
Household Size								No.	%
1-person	337	674	674	675	675	675	338	4045	25
2-person	402	803	801	800	798	797	398	4799	29.5
3-person	242	482	481	481	480	478	239	2884	18
4-person	221	445	447	450	452	454	228	2697	16.5
5/5+ persons	151	302	301	301	301	301	150	1807	11
Total	1353	2706	2706	2706	2706	2706	1353	16,236	100

Figure 2.4: Household size forecast for additional households in Cork City. Source: Cork City Development Plan 2022-2028.

Table 3.5 of the CCDP outlines the estimated delivery of both social housing and affordable units on annual basis from 2022-2028 (see Figure 2.5).

Year	2022 H2	2023	2024	2025	2026	2027	2028 H1	Total
Social Housing	276	552	552	552	552	552	276	3,312
Affordable Housing	172	344	344	344	344	344	172	2,064

Figure 2.5: Overview of social and affordable housing requirements. Source: Cork City Development Plan 2022-2028.

In terms of density, Figure 2.6 shows that the site is located in both the “City Fringe, Primary Corridors and Major Urban Centres” and the “Inner Urban Suburbs”.

In terms of “City Fringe, Primary Corridors and Major Urban Centres”, section 11.37 of the Plan states that for “City Fringe, Primary Corridors and Major Urban Centres Existing building heights typically range from 2-6 storeys in the city fringe

and principal urban corridors, 2-5 in Mahon and Blackpool and 2-4 in Wilton. To seek to ensure the best use of land is achieved in whilst responding to local context, new development should respect this context.” Section 11.38 of the CCDP states that the “Inner Urban Suburbs” includes a number of sub-areas, including ‘The Urban North’ which is described as “encompassing the Glen, Dillon’s Cross, Ballyvolane and Mayfield areas and the hinterland of the R635 North Ring Road which loosely follows the axis of The Glen River.”

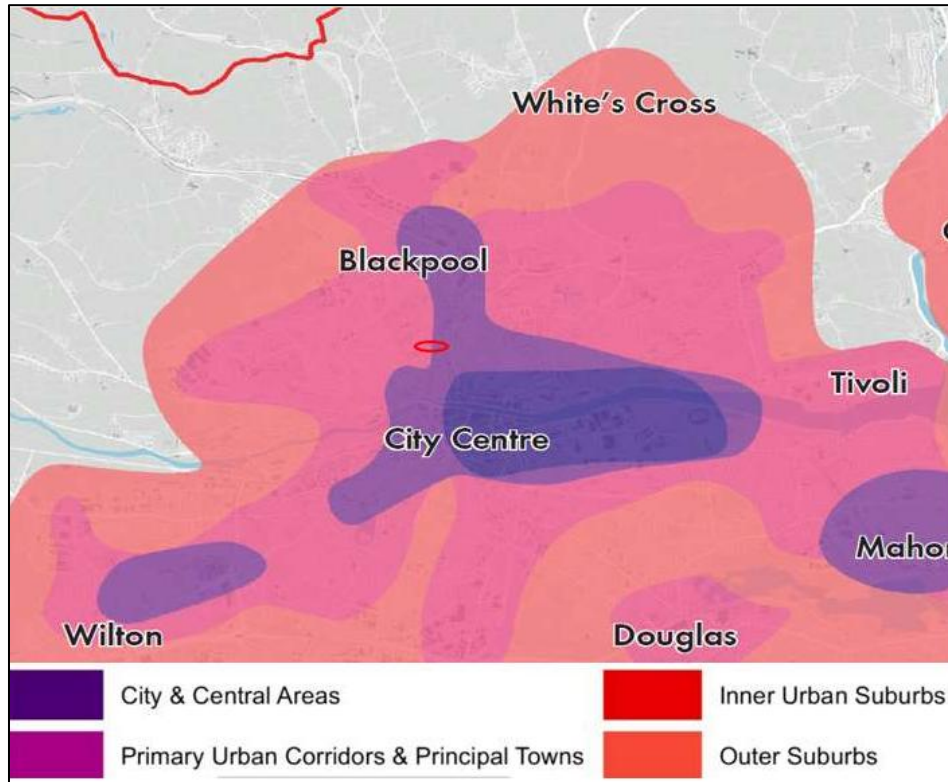


Figure 2.6: Extract from Cork City Development Plan 2022-2028. Indicative location of site outlined in red.

Based on Table 11.2 of the CCDP, areas designated ‘City Fringe, Primary Corridors and Major Urban Centres’, have a density range of 50-150 dwellings per hectare and a height range of between 4-6 storeys, while areas designated ‘Inner Urban Suburbs’ (i.e. the Urban North), have a density range of 50-100 dwellings per hectare and a height range of between 3-4 storeys (see Figure 2.7).

Density and Building Heights Strategy	Density					Heights			
	FAR		Dwellings Per Hectare			No. of Storeys			
	Prevailing	Target	Prevailing	Target*		Prevailing		Target	
				Lower	Upper	Lower	Upper	Lower	Upper
City	2.5 - 7	4+	10 - 25	100	N/A	2	5	4	8**
City Centre	2.5 - 7	4+	10 - 25	100	N/A	2	5	4	6
North Docks	0.5 - 1	3+	0 - 40	100	N/A	2	3	4	7
South Docks	0.5 - 1.5	4+	0 - 10	100	N/A	2	4	5	10**
Fringe / Corridor / Centre	1.0 - 3.5	2.5 - 4+	25 - 100+	50	150	2	6	4	7
City Fringe / Corridor	1.5 - 3.5	2.5 - 4.5	25 - 100	50	150	3	6	5	7
Mahon	0.5 - 3.5	1 - 4	10 - 40	50	120	2	5	4	6
Blackpool	0.5 - 3.0	1 - 4	0 - 40	50	120	2	5	4	6
Wilton	0.5 - 3.5	1 - 4	10 - 25	50	120	2	4	3	5
Inner Urban Suburbs	0.2 - 1.5	0.5 - 2.5	10 - 40	45	100	2	4	3	5
1. The Urban North	0.2 - 0.7	0.5 - 1.5	10 - 25	50	100	2	3	3	4
2. Tivoli	0.2 - 0.7	0.5 - 3.5	0 - 10	50	100	2	4	3	5
3. Ballintemple & Blackrock	0.2 - 1.5	0.5 - 1.5	10 - 25	40	80	2	4	3	5
4. Douglas	0.2 - 2.5	0.5 - 3.5	5 - 20	50	100	2	3	3	4
5. South Link Road Corridor	0.2 - 1.5	0.5 - 2.5	15 - 40	50	100	2	3	3	4
6. South West Corridor	0.2 - 1.5	0.5 - 2.5	20 - 40	50	100	2	3	3	4
7. North West	0.2 - 1.5	0.5 - 1.5	10 - 25	40	80	2	2.5	2	4
8. North Blackpool	0.2 - 1.5	0.5 - 1.5	0 - 25	40	100	2	4	3	5
9. Central Ballincollig	0.5 - 3.0	0.7 - 3.5	10 - 25	50	100	2	4	3	5
10. Blarney	0.2 - 1.5	0.5 - 1.5	0 - 25	25	50	1	2	2	3
11. Stoneview	0.2 - 0.7	0.5 - 1.5	0 - 25	40	80	1	2	2	3
Outer Suburbs	0 - 1.5	0.2 - 1.5	0 - 25	35	60	2	3	2	4

Figure 2.7: Density and Building Heights Strategy extracted from the Cork City Development Plan 2022-2028.

3. Proposed Development

3.1 Description of the Proposed Development

The proposed development is for an apartment/duplex scheme comprising 67 no. social housing units and 1 no. community facility with associated landscaping, utilities and boundary treatments on a brownfield infill at Gerald Griffin Street, Blackpool. The proposal comprises a three-storey block facing onto Gerald Griffin Street with 4 no. staggered apartment blocks behind building up to six stories along Burkes Avenue with 3-4 stories at corner North Monastery Road and Gerald Griffin Avenue. No car parking is proposed, and provision been made for 133 no. bicycle parking spaces (121 no. internal and 12 no. external). The dwelling mix is as follows:

- 31 no. 1-bed units (46.25%)
- 29 no. 2-bed units (43.25%)
- 07 no. 3-bed units (10.5%)

As part of the overall project scope, Burke's Avenue and Gerald Griffin Avenue are to be upgraded. A vehicle set down facility is proposed on Gerald Griffin Street and a car lay-by is proposed on Burkes Avenue. The existing wall enclosing the proposed development site is to be demolished along the full length of Burke's Avenue and also along the lower end of Gerald Griffin Avenue where the wall is not retaining thereby creating more open spaces. In accordance with a shared space approach, it is proposed that new footpaths, pedestrian and cyclist links, and open pedestrian areas are proposed adjacent to the new apartment buildings.

3.2 Architectural Design Statement

An Architectural Design Statement has been prepared by Wilson Architecture providing detailed information on the design of the proposed development. The key design elements adopted are as follows:

- Connectivity and Inclusivity
- Permeability
- Public Open Space
- Place Making / Character Area

For more information, please refer to the Architectural Design Statement that accompanies this application.

3.3 Daylight and Sunlight Analysis Report

A Daylight and Sunlight Analysis Report has been prepared by DKPartnership. This report provides information on daylight and sunlight studies within the proposed new development and also assesses the impact on daylight and sunlight to the surrounding areas/existing environment. The daylight and sunlight studies are assessed under two categories:

- Performance of proposed development

- Impact of proposed development on the existing surrounding environment

In terms of the performance of the proposed development, the report concludes that all the new proposed rooms achieved daylight results well in excess of the minimum guidelines. Furthermore, it concluded that the proposed amenity area will be adequately sunlit throughout the year.

In relation to sunlight reception in existing amenity areas, the report concludes that all existing amenity spaces received 2 hours of sunlight or more on at least 50% of the area before and after the introduction of the new development. The report states that the development's effect on daylight reception in the neighbouring rooms are all within the constraints and recommendations of the BRE Report – Site Layout and Planning for Daylight and Sunlight BR209 2022. Therefore, the proposed development is compliant with this element.

3.4 Drainage

This section sets out a description of the proposed drainage of the site. For more details on same, please refer to the Engineering Report prepared by MWP, which accompanies this application.

2.1.1. Surface Water

It is proposed to provide a new 150mm diameter HDPE watermain along Burke's Avenue to serve the proposed development. It is proposed to provide 63mm diameter connections from this watermain to serve individual apartment blocks. It is proposed to construct 1 no. additional hydrant at the end of the proposed new watermain which is located outside the north west corner of the site. The final location and quantity of the fire hydrants to serve the new development shall be in compliance with the granted Fire Safety Certificate for the proposed development.

3.1.1. Foul Drainage

The basic approach adopted for the design of the proposed foul water drainage is to connect each block of apartments to a new 225mm diameter foul sewer along Burke's Avenue. It is proposed that internal foul stacks will connect via 150mm diameter branch lines to the new foul sewer. The new 225mm diameter foul sewer will connect into the existing combined sewer on Gerald Griffin Street via a new manhole constructed on this existing sewer.

3.5 External Lighting

A lighting report, technical file note and accompanying lighting drawings have been prepared by CDGA Consultants and are included with the application pack. The report focuses on establishing the necessary lighting levels and parameters to facilitate a high-quality street lighting design. Environmental stewardship and biodiversity preservation are prioritised in compliance with key directives and regulations. The assessment focuses on establishing the necessary lighting levels and parameters to facilitate a high-quality street lighting design.

3.6 Mechanical Services

A mechanical design summary has been provided by CDGA Consultants and accompanies the application pack. The proposed mechanical services will include mechanical ventilation, heating, and hot and cold-water services, designed in line with regulations, Chartered Institute of Building Services Engineers guidelines, National Standards Authority of Ireland (NSAI) standards, and other relevant guidance. For more information, please refer to the mechanical design summary that accompanies the application.

3.7 Site Access

There are three access points to the site proposed from Gerald Griffin Avenue. A new footpath and shared surface is also proposed along Gerald Griffin Avenue to enable pedestrian and bicycle access. There is no car parking proposed on site, however, there is a set down area along Gerald Griffin Street and a car lay-by area on Burkes Avenue. There are 133 no. bicycle spaces proposed within the site. A new footpath is to be constructed to enable access to the site along Burkes Avenue from Gerald Griffin Street to the east. For more information, please refer to the Site Layout Plan and Architectural Design Statement prepared by Wilson Architecture.

3.8 Landscaping

A landscaping report and landscaping plan has been prepared by Cunnane Stratton Reynolds. The landscaping plan and report incorporate the following features:

- The provision of safe and healthy recreational spaces throughout the site.
- The planting of native/pollinator friendly trees and shrubs suitable for the long-term site objectives such as definition of space, screening, seasonality etc.
- The incorporation of nature-based solutions appropriate to the site ground conditions.
- Provision of bat and bird nesting boxes, insect hotels as appropriate.
- Green Infrastructure management/maintenance operations

For more information on same, please refer to the landscaping plan and landscaping report prepared by Cunnane Stratton Reynolds. Please also refer to the boundary treatment drawings prepared by Wilson Architecture.

3.9 Photomontages

A series of photomontages have also been prepared by Pedersen Focus Ltd and accompany this application pack. 13 viewpoints have been chosen and the rationale for each viewpoint location is outlined in the Viewpoint Selection Rationale for Visual Appraisal report prepared by Cunnane Stratton Reynolds.

3.10 Fire Safety

A Fire Strategy Report has been prepared by CK Fire Engineering Ltd and details how the building will be made to comply with Part B (Fire) of the Building Regulations 2006-2020. For more information, please refer to the Fire Strategy Report that accompanies the application.

3.11 Road Safety Audit

A Stage 1 Road Safety Audit has been prepared by MWP for the proposed development. The Audit provides a series of recommendations to improve safety in the development site. These recommendations have been accepted and incorporated into the proposed development. For more information, please refer to the Stage 1 Road Safety Audit that accompanies the application.

3.12 Mobility Management Plan / Construction Traffic Management Plan

A Mobility Management Plan and Construction Traffic Management Plan has been prepared by MWP for the proposed development. In terms of the Mobility Management Plan, the proposed scheme provides a number of measures to reduce private car use, car travel and traffic congestion.

The proposed scheme includes bike stores within the building blocks and external bicycle stands on the south side of the building. No car parking is proposed.

The proposed scheme will provide a continuous footway along the full extent of the development site on all its sides. Gerald Griffin Avenue will be upgraded to include a shared surface, widened pedestrian and cyclist areas along with a play area and kickabout area. Burke's Avenue will also be upgraded to include a variable width north side footway, a typical 3.5m wide road carriageway and a variable width south side footway with widened footway pedestrian areas. The proposed Burke's Avenue south (site) side footway extends from Gerald Griffin Street to North Monastery Road, providing a new pedestrian link for all local users.

The proposed residential development will predominantly generate walking, cycling and public transport trips, and will be located close to the proposed Blackpool to City Sustainable Transport Corridor.

For more information on measures to reduce private car use, car travel and traffic congestion, please refer to the Mobility Management Plan that accompanies this application.

A Proposed Construction Traffic Management Plan has also been prepared providing details including the construction phasing, construction site access, construction vehicle routes, temporary construction compound and parking, and construction staff numbers. A finalised Construction Traffic Management Plan will be submitted to Cork City Council for approval, prior to construction. For more information on construction traffic, please refer to the Construction Traffic Management Plan that accompanies the application.

3.13 Construction Environmental Management Plan

A Construction Environmental Management Plan (CEMP) has been prepared to communicate key planning and environmental obligations relating to the management of construction activities of the proposed development. The plan sets out the requirements for:

- a) Storage of construction and waste materials on site.
- b) A Site Layout Map indicating where materials and waste will be temporarily stored prior to use, disposal/recovery.
- c) Mitigation measures for noise, dust and vibration.
- d) Measures for the containment of construction related fuel and oils.
- e) Ecological Sensitive Areas.
- f) Environmental Management.

MMD Construction will incorporate a number of measures to ensure efficient housekeeping of the site. These include but are not limited to the following:

- Adequately plan the site with designated area of materials and waste storage.
- Ensure no wind-blown litter or debris leaves the site.
- Ensure that materials and the plant area are properly managed. Lightweight materials are to be secured.
- Frequently clean wheel washing facilities.
- Maintain haul routes in a clean and tidy condition.
- Adequate refuelling of site vehicles with appropriate protections in place for refuelling operations.

Working hours during site clearance and construction shall be restricted to 08:00-18:00 hours on Mondays to Fridays. Activities outside of these hours shall require the prior approval of the Cork City Housing Directorate. MMD Construction will keep any site lighting at the minimum brightness necessary for adequate security and safety. Any directional lighting required will be used so that it does not intrude on nearby properties.

For more information, please refer to the Construction Environmental Management Plan that accompanies this application.

3.14 Resource & Waste Management Plan

A Resource & Waste Management Plan has been prepared by MMD Construction and accompanies this application. The purpose of this report is to provide the information necessary to ensure the appropriate management of waste during the construction activities of the proposed development. In accordance with EU Waste Hierarchy, the following waste management priorities have been established with respect to this project:

- Prevent material wastage
- Minimise the quantity of waste.
- Reuse of site materials.
- Recycling of waste.
- Energy recovery.
- Disposal.

3.15 Appropriate Assessment Screening Report

The Habitats Directive (92/43/EEC) seeks to safeguard the long-term survival of Europe's most valuable and threatened species and habitats. This Directive requires that all plans and projects must be screened for the potential impact on Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). SACs and SPAs form a pan-European network of protected sites known as Natura 2000 sites. The Habitats Directive sets out a unified system for the protection and management of SAC's and SPA's. Article 6.3 of the Habitats Directive 92/43/EEC requires that an Appropriate Assessment (AA) should be carried out where plans or projects may have a significant effect on the conservation objectives that would ultimately affect the integrity of Natura 2000 sites. The Habitat's Directive (92/43/EEC) and the associated Birds Directive (2009/147/EC) have been transposed into Irish legislation by Part XAB of the Planning and Development Act 2000 and the Birds and Natural Habitats Regulations 2011.

In accordance with European and National legislative requirements, an Appropriate Assessment Screening Report has been carried out by Greenleaf Ecology and forms part of the submitted planning application documents. The Appropriate Assessment Screening has been carried out in accordance with Section 177U of the Planning and Development Act 2000 and assesses whether the proposed development, individually or in-combination with other plans or projects, and in view of best scientific knowledge, is likely to have a significant effect on any European site(s).

It concludes that the proposed development, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European site, in light of their conservation objectives. Therefore, a Stage 2 Appropriate Assessment is deemed not to be required. Please refer to the Appropriate Assessment Screening Report by Malone O'Regan which accompanies the planning application deliverables.

4. Methodology

4.1 Desk-based studies

In undertaking this EIA Screening Assessment, a detailed desk-based study was completed, which included a review of the following information:

- Relevant legislation and guidance;
- The Cork City Council planning portal;
- The Cork City Development Plan 2022-2028;
- Deliverables for inclusion with this Part 8 application including but not limited to the Appropriate Assessment Screening Report by Malone O'Regan.

4.2 Environmental Impact Assessment Screening Legislative and Regulatory Context

EIA screening requirements derive from the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU). The amended Directive came into force on 16th May 2017 and regulations transposing it into national legislation were signed into law on 19th July 2018 as the Planning and Development (Amendment) Act 2018 [12]. There are no changes to the prescribed project types or EIA thresholds under the amended EIA Directive 2014/52/EU.

To determine whether it is required to undertake an EIA for the proposed development, the following legislation was consulted:

- The Planning and Development Regulations, 2001 (as amended);
- EU Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment ('2014 EIA Directive')

In addition, the following guidance documents were reviewed:

- European Commission (June 2017), Environmental Impact Assessment of Projects, Guidance on Screening;
- Department of the Environment, Heritage and Local Government (August 2003), Environmental Impact Assessment (EIA) Guidelines for Consent Authorities regarding Sub-threshold Development;
- Environmental Protection Agency (EPA) Guidelines on the Information to be contained in Environmental Impact Assessment Reports;
- Department of Housing, Planning and Local Government (DHPLG) Transposing Regulations (S.I. No. 296 of 2018) Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment, and;
- Office of the Planning Regulator, OPR Practice Note PN02: Environmental Impact Assessment Screening.

4.3 Field-based Studies

As part of the preparation of the Appropriate Assessment Screening Report, a site walkover was undertaken on the 23rd September 2024, by a suitably qualified and experienced environmental ecologist from Malone O'Regan. The purpose of the walkover was to assess the extent and the quality of habitats present on the site and to identify any potential ecological receptors associated with the Natura 2000 sites.

The habitat survey was undertaken for the proposed development utilising the Heritage Council's '*A Guide to Habitats in Ireland*'. This is the standard habitat classification system used in Ireland and includes a field-based assessment. The assessments were extended to also identify the potential for these habitats to support other features of nature conservation importance, such as species afforded legal protection under either Irish or European legislation.

5. Receiving Environment

This section describes the existing conditions at the site.

The proposed development is located on a rectangular site that separates Gerald Griffin Street, Gerald Griffin Avenue, Monastery Road and Burke's Avenue in Cork City. The site measures 0.4 hectares and is situated 1km north of Cork City Centre and 900m south of Blackpool District Centre. The site is zoned 'ZO 01 Sustainable Residential Neighbourhoods' under the Cork City Development Plan 2022-2028. The site for the proposed development is brownfield and comprises of recolonising bare ground with other areas of disturbed ground. The field survey carried out as part of the Appropriate Assessment Screening Report noted that the site contained common ruderals and weeds, such as common ragwort (*Senecio jacobaea*) growing within the site and along the site perimeter. Its topography falls from west to east by approximately 12 metres, a slope of 1 in 10. From south to north, the fall in site levels from 1.5 to 4 metres. The entire perimeter of the site adjoins public roads/avenues.

The area surrounding the site is primarily residential in character, with the lands immediately adjoining the site to the south, east and west generally comprising detached, semi-detached and townhouse dwellings. Neptune Stadium and its car park adjoin the site to the north. The site is within walking distance of Cork City Centre and Blackpool District Centre and is connected by continuous footpaths and public lighting.

5.1 Flooding

Floodinfo.ie was reviewed on the 16/08/2024 and confirms that there are no flood events likely to occur on the site. Figure 5.1 outlines all areas with high, medium and low risk of flooding.



Figure 5.1: Location of site in relation to areas at risk of flooding. Basemap: floodinfo.ie

5.2 Natura Sites

There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA) or National Parks adjoining the site. Please refer to Table 5.1 and Figure 5.2 for the nearest Natura 2000 sites within 15km of the site.

Site Name	Site Code	Distance
Great Island Channel SAC	001058	c. 9km
Blackwater River (Cork/Waterford) SAC	002170	c. 14.6km
Cork Harbour SPA	004030	c. 3.8km

Table 5.1: The Natura 2000 sites within 15km of the subject application site.

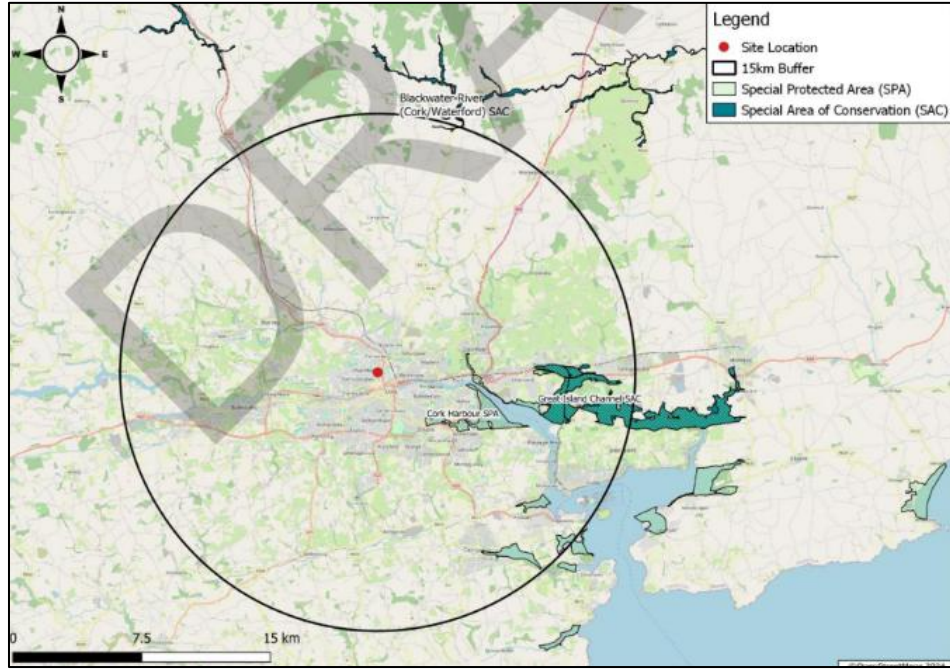


Figure 5.2: The proposed site in relation to the Natura 2000 sites within a 15km radius. Map source: Malone O'Regan Appropriate Assessment Screening Report.

5.3 Noise

The site does not fall under a strategically mapped area for noise from major roads. It also does not fall under a noise mapped area for noise from rail lines or airports as illustrated in Figure 5.3.



Figure 5.3: The subject site in relation to areas containing noise from major roads. Map source: EPA Maps (Noise Round 4 Road National – Lden).

5.4 Built Heritage

There are no protected structures within the immediate vicinity of the site. The nearest protected structure is the North Presentation Convent (RPS Ref no. PS1141), which is located approximately 0.5km south east of the subject

site. Figure 5.4 shows the location of the site in relation to protected structures in the area.

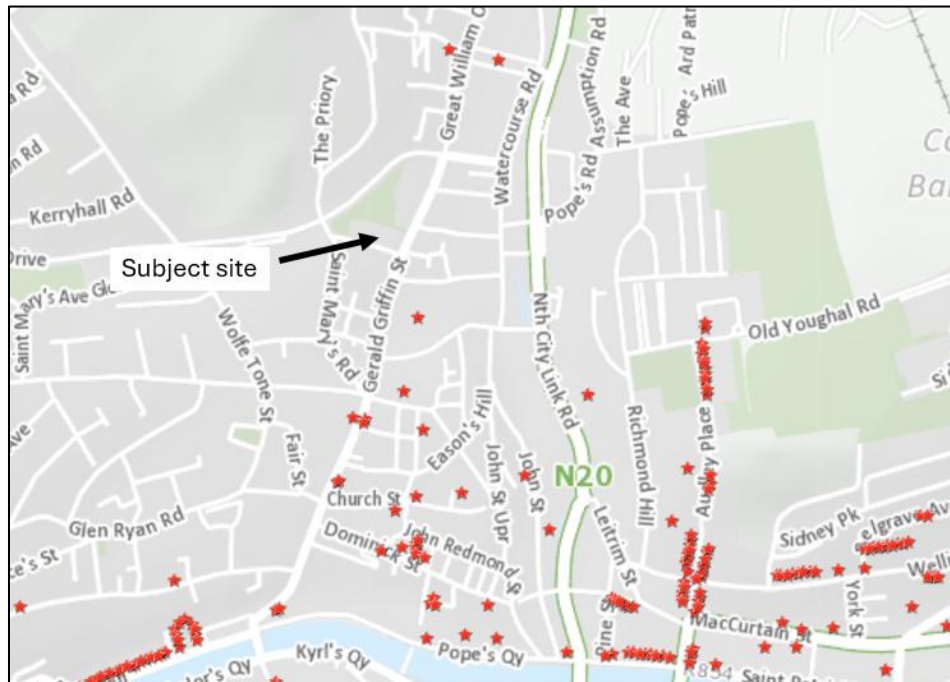


Figure 5.4: The subject site in relation to nearby protected structures (red stars). Map source: Cork City Council Planning Viewer.

The site adjoins and is partially located in the Blackpool Architectural Conservation Area (ACA) as shown in Figure 5.5.

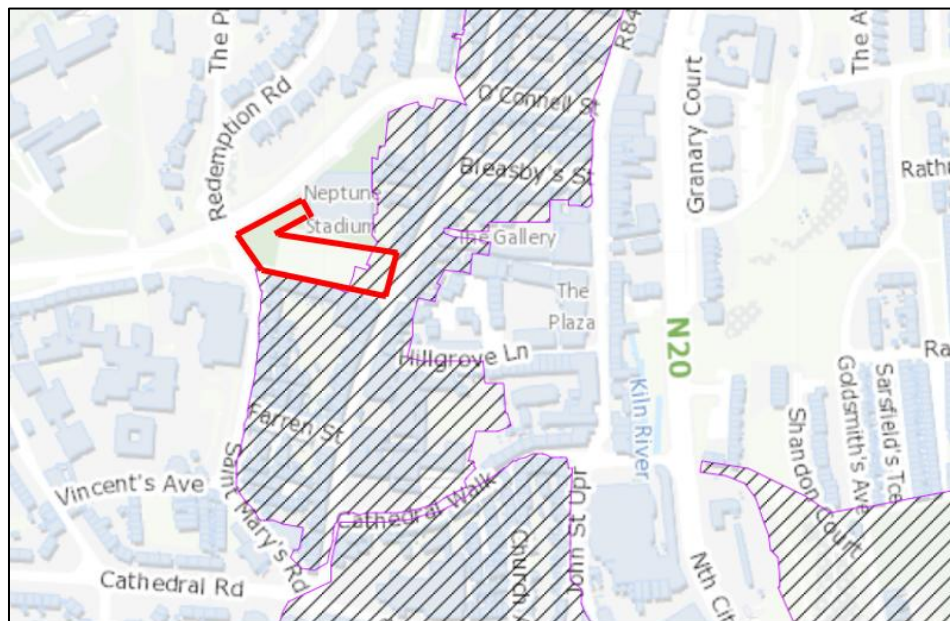


Figure 5.5: Location of the site in relation to the Blackpool Architectural Conservation Area. Base map: Cork City Council Planning Viewer.

Section 1.32 of Volume 3 of the Cork City Development Plan notes that the ACA is mainly characterised by 19th century residential two and three storey

buildings. The area also contains several 18th century buildings that are identified by their steeply pitched roofs and narrower openings on the upper floors. Buildings in the ACA are generally constructed of rubble-stone or brick, usually rendered and painted. The ACA also contains smaller one and two-storey dwellings that are located in the laneways off the main street, indicative of the type of building and plot layout prevalent in the 18th and 19th centuries.

6. EIA Screening

From an EIA perspective, all proposed developments can be placed in one of the following two groups:

- Those that exceed the regulatory thresholds and require a mandatory EIA; and,
- Those that are sub-threshold and must be assessed on a case-by case basis to determine if they are likely to have significant effects on the environment.

Proposed developments not meeting the above criteria do not require EIA.

6.1 Mandatory EIAR Screening

There are no activities listed within Part 1 of Schedule 5 of the Planning and Development Regulations 2001 (consolidated) which relate to the proposed development. The proposed development subject to this EIA Screening Report, therefore, does not fall within the scope of activities listed in Part 1 of Schedule 5 and a mandatory EIA, as classified under Annex I, is not required.

The relevant class of development within Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (consolidated) which relate to the proposed development fall under section 10 'Infrastructure projects', as presented in Table 6.1 of which subsection 10(b)(i) and 10(b)(iv) are relevant.

Class		Applicability	Screening
Part 2 10(b)(i)	Construction of more than 500 dwelling units.	The proposed development involves the construction of a residential development comprising 67 residential units and a 1 no. community facility. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Part 2 of Schedule 5 is not required.	EIA Not Required
Part 2 10(b)(iv)	Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-	The proposed development will cover a site area of 0.4 hectares which is below the threshold of 10 hectare in the case of developments occurring in part of a built-up area. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Part 2 of	EIA Not Required

	<p>up area and 20 hectares elsewhere. (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)</p>	<p>Schedule 5 is not required.</p>	
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Table 6.1: Class of Development within Part 2 of Schedule 5 of the Planning and Development Regulations 2001.

In summary the proposed development does not meet any relevant threshold under Section 10, Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended). A mandatory EIA is therefore not required.

6.2 Sub-threshold Requirements for EIA

Development which corresponds to Schedule 5, Part 2 project types but are below the given threshold must be screened to determine whether they require an EIAR. This is done by consideration of criteria set out in Schedule 7 and Schedule 7a of the Planning and Development Regulations.

While the mandatory requirements for developments are relatively straightforward, being based on readily observable and definable quantum’s of type and scale, the discretionary (or sub-threshold) requirements are based on an assessment of the likely significant environmental effects of the project and will naturally vary on a case-by-case basis and require greater investigation and diligence in appraisal and precise determination depending on the complexity of the development and the proposed receiving environment.

Schedule 7 of the Planning and Development Regulations 2001 (consolidated) sets out the criteria for assessing whether or not a project will have “likely” and “significant” effects on the environment, in which case an EIA is required. These criteria include the following:

- Characteristics of proposed development;
- Location of proposed development; and,
- Characteristics of potential impacts.

These criteria, listed in Table 6.2, were considered for the proposed development under the topics recommended in EIAR guidance documents.

1. Characteristics of Proposed Development

The characteristics of proposed development, in particular –

- a) the size and design of the whole of the proposed development,
- b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172 (1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
- c) the nature of any associated demolition works,
- d) the use of natural resources, in particular land, soil, water and biodiversity,
- e) the production of waste,
- f) pollution and nuisances,
- g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and
- h) the risks to human health (for example, due to water contamination or air pollution).

2. Location of Proposed Development

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with regard to –

- a) the existing and approved land use,
- b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- c) the absorption capacity of the natural environment, paying particular attention to the following areas:
 - I. wetlands, riparian areas, river mouths;
 - II. coastal zones and the marine environment;
 - III. mountain and forest areas;
 - IV. nature reserves and parks;
 - V. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;
 - VI. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
 - VII. densely populated areas; landscapes and sites of historical, cultural or archaeological significance.

3. Types and characteristics of potential impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 (above), with regard to the impact of the project on the factors specified

<p>in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—</p> <ul style="list-style-type: none"> a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected), b) the nature of the impact, c) the transboundary nature of the impact, d) the intensity and complexity of the impact, e) the probability of the impact, f) the expected onset, duration, frequency and reversibility of the impact, g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and h) the possibility of effectively reducing the impact.
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Table 6.2: Criteria for assessing whether or not a project will have "likely" and "significant" effects on the environment.

6.3 Characteristics of the Proposed Development

Table 6.3 details the development characteristics criteria, as set out in Schedule 7 of the Planning and Development Regulations 2001 (consolidated), considered and provides an assessment relating to the same.

Characteristics of proposed development in particular;	Screening Assessment Summary / Conclusion	EIA Screened In / Out
<p>a) The size and design of the whole of the proposed development</p>	<p>The size of the proposed development area is approx. 0.4 hectares, designed for residential dwellings in the form of apartment/duplex units, along with a community building. Access roads/paths, boundary treatments, and landscaping have been included in the design of the proposed development.</p> <p>The proposed development is well below the mandatory EIA threshold of 10 hectares. No significant effect</p>	<p>Screened out</p>

	<p>is likely as a consequence of its size and design.</p>	
<p>b) The cumulation with other existing development and/or development the subject of consent for proposed development for the purposes of section 172(1)(A) (b) of the Act and/or development consent for the purpose of the Environmental Impact Assessment Directive by or under any other enactment.</p>	<p>There is existing residential development to the south, west and east of the site. The proposed development is located approximately 0.2km from the site of an existing permission for 31 no. apartment units at the Old Furniture Store, 11-13 Watercourse Road, Blackpool (P.A. Ref no. 21/4028). Permission was granted on 21/06/2022. Therefore, it is envisaged that construction of this development will be completed by the time that construction of the subject development commences.</p> <p>There are a number of other planning permissions for residential developments in the nearby vicinity. These are P.A. Ref nos. 24/42998, 24/42889 and 24/43074 and 25/43703. There is potential for some overlap to occur during the construction of these projects.</p> <p>A cumulative total of 138 residential units would be developed, which remains small scale and below the threshold of 500 units required to undertake a mandatory EIA.</p> <p>A CEMP is to be agreed with the Planning Authority prior to commencement of development. Given the scale of the development and the mitigation measures to be provided in the CEMP, no significant cumulative effects are likely during the construction phase.</p> <p>Table 3.2 of the Cork City Development Plan (CCDP) outlines a target of 2,706 new residential units for Cork City for 2024. Table 3.5 of the CCDP notes a target of</p>	<p>Screened Out</p>

	<p>896 new social and affordable housing units for Cork City. The operational phase of the proposed development will be within the planned targets for Cork City to achieve sustainable population growth. No significant cumulative effects are likely during the operational phase.</p>	
<p>c) The nature of any associated demolition works.</p>	<p>The existing wall enclosing the proposed development site is to be demolished along the full length of Burke’s Avenue and also along the lower end of Gerald Griffin Avenue. Given the minor nature of this demolition, no significant effects are likely.</p> <p>For waste management, please refer to the Construction Waste Management Plan, submitted as part of this planning package.</p>	<p>Screened Out</p>
<p>d) The use of natural resources, in particular land, soil, water and biodiversity.</p>	<p>The proposed development will result in a land take of approximately 0.4 hectares. This land is under the ownership of Cork City Council, is brownfield in nature and currently unutilised, is within an urban area and is zoned for residential purposes.</p> <p>An updated Construction Environmental Management Plan (CEMP) will be followed during construction works and a Construction Waste Management Plan (WMP) will also be submitted, ensuring that soils are managed accordingly.</p> <p>During the operation of the facility, water will be required for the homes. A pre-connection enquiry form and associated location map and calculations have been submitted to Uisce Eireann in respect of proposed connections to the existing watermain. A response has been received from Uisce</p>	<p>Screened Out</p>

	<p>Eireann noting that the water connection is feasible without infrastructure upgrades and the wastewater connection is feasible subject to upgrades.</p> <p>The development site is brownfield in nature and currently unutilised, and an Appropriate Assessment Screening Report has been provided, which details the existing natural environment.</p> <p>No significant effect is likely in respect of the use of natural resources.</p>	
<p>e) The production of waste.</p>	<p>A Construction and Environmental Management Plan has been prepared by MMD Construction and sets out the requirements for the storage of waste materials on site and provides a site layout map indicating where waste will be temporarily stored prior to use, disposal/recovery.</p> <p>A Construction Waste Management Plan has been prepared by MMD Construction to ensure the appropriate management of waste and it has been undertaken in accordance with current legislation and industry standards.</p> <p>The operational phase of the proposed development will generally result in domestic waste which will be under a variety of responsibility. Turning circles wide enough to allow refuse trucks onsite and bin storage areas have been included to ensure appropriate services for waste are available onsite.</p> <p>It is not envisaged that emissions from heating systems within the residential units onsite will exceed regulated standards for modern residential developments.</p>	<p>Screened Out</p>

	No significant effect is likely in respect of the production of waste.	
f) Pollution and Nuisances	<p>Construction works will be subject to the standard environmental and health and safety controls. A CEMP will be followed during the construction works, and standard planning conditions for the control of construction stage nuisance for the proposed development will adequately control such works on the site.</p> <p>Once operational, the proposed development will comprise of apartment/duplex blocks and will form a notable receptor for pollution and nuisance for future development in the area. None is anticipated as a direct result of the proposed development.</p> <p>The proposed development includes for the management of storm and foul waters from the subject site and landscaping to improve the aesthetic locally.</p> <p>No significant effect is likely in respect of pollution and nuisances.</p>	Screened Out
g) The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge.	<p>None foreseen.</p> <p>A CEMP will be followed during construction works, and standard planning conditions for the control of construction stage pollutants for the proposed development will adequately control such works on this site.</p> <p>The national flood hazard mapping was consulted. The site is not shown to be in a designated flood zone or an area susceptible to flooding.</p> <p>Further details can be found in the Services Infrastructure Report submitted with this application.</p>	Screened Out

	No significant effect is likely in respect of the risk of major accidents and /or disasters.	
h) The risks to human health (for example, due to water contamination or air pollution).	<p>The proposed development is located on a rectangular site that separates Gerald Griffin Street, Gerald Griffin Avenue, Monastery Road and Burke’s Avenue Cork City. Potential risks to human health could occur during the construction phase. This would largely be limited to those associated with traffic, noise and dust. A CEMP has been submitted as part of this application and includes mitigation measures where necessary to ensure that the proposed development will not pose a risk to human health. The site will also be restricted in terms of access and be subject to appropriate security measures, limiting access to construction personnel and others with specific access permissions, thereby mitigating the risk of injury to members of the public.</p> <p>No significant effect is likely in respect of the risks to human health.</p>	Screened Out

Table 6.3: The development characteristics criteria, as set out in Schedule 7 of the Planning and Development Regulations 2001 (consolidated).

6.4 Location of the Proposed Development

A description of the location of the proposed development, as set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), with regard to the environmental sensitivity of the geographical area likely to be affected is required. Table 6.4 details the criteria considered and provides an assessment relating to same.

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to:	Screening Assessment	EIA Screened In/Out
<p>a) The existing and approved land use</p>	<p>The site is located on lands zoned for 'Sustainable Residential Neighbourhoods'. The proposed development is in keeping with this land use designation.</p> <p>Given the site specific zoning, further assessment on potential impacts in the context of an EIA is not warranted.</p>	<p>Screened Out</p>
<p>b) The relative abundance, quality and regenerative capacity of natural resources (including soil, land, water, biodiversity) in the area and its underground</p>	<p>The proposed development will not have a significant impact on the quality and regenerative capacity of natural resources in the area.</p> <p>No significant impacts related to the proposed development are predicted and therefore, an EIA is not warranted in this regard.</p>	<p>Screened Out</p>
<p>c) The cumulation with other existing development and/or development the subject of consent for proposed development for the purposes of section 172(1)(A)(b) of the Act and/or development the subject of any development consent for the purpose of the Environmental Impact Assessment</p>	<p>There are no current or previous plans or projects in the immediate vicinity that are considered likely in-combination with the proposed development to result in significant impacts on the Natura 2000 sites. For further information, please refer to the AA Screening submitted with this application.</p>	<p>Screened Out</p>

Directive by or under any other enactment.		
<p>d) The absorption capacity of the natural environment paying particular attention to the following areas:</p> <ul style="list-style-type: none"> i. Wetlands, riparian areas, river mouths; ii. Coastal zones and the marine environment; iii. Mountain and forest areas; iv. Nature reserves and parks, v. Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; vi. Areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or 	<p>The proposed development does not contain or is not likely to affect any of the following criteria / areas: (i),(ii),(iii),(iv),(v), (vi), (vii).</p> <p>In relation to (viii), there is a protected structure located 0.5km south east of the proposed site (RPS Ref no. PS1141). As there will be no works in the vicinity of the protected structure, an EIA is not required to ensure careful design, assessment and mitigation in relation to the protected structure specifically.</p> <p>The eastern end of the development site (facing onto Gerald Griffin Street) is located within the Blackpool Architectural Conservation Area. There have been steps taken to mitigate visual impacts on the immediate ACA and assist in integrating the scheme more successfully into the wider built historic environment. Consideration has been given to the subdividing of the blocks proposed for the scheme, with a reduction in height of the development to the western end onto Monastery Road and improved scale and roof profile onto Gerald Griffin Street. For more information, please refer to the Architectural Design Statement prepared by Wilson Architecture, the Viewpoint Selection Rationale for Visual</p>	<p>Screened Out</p>

	<p>in which it is considered that there is such a failure;</p> <p>vii. Densely populated areas;</p> <p>viii. Landscapes and sites of historical, cultural or archaeological significance</p>	<p>Approach prepared by Cunnane Stratton Reynolds and the photomontage booklet produced by Pedersen Focus Ltd.</p> <p>The design of the proposed development will not have any significant impacts on the Blackpool Architectural Conservation Area.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	
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Table 6.4: Details of the location of the proposed development.

6.5 Types & Characteristics of Potential Impacts

The matrix provided in Appendix A describes the characteristics with reference to the EPA (2022) Guidelines on the Information to be contained in Environmental Impact Assessment Reports. The potential impacts are considered having regard to the criteria set out in Section 3 of Schedule 7 and the OPR Practice Note 02 on EIA Screenings.

The project is fully within the Cork City Council boundary and therefore there will be no transboundary impacts associated with the proposed development. Accordingly, transboundary impacts, and intensity and complexity of impacts are not included within the matrix.

The types and characteristics of possible effects are set out in the Matrix in Appendix A. A summary of the possible effects are as follows:

There may be short term impacts associated with the construction phase of the development.

- The removal of construction waste will be managed in accordance with the submitted Outline Construction Environmental Management Plan.
- There may be short term traffic impacts associated with the construction phase of the development.
- There may be short term material asset impacts relating to construction waste associated with the construction phase of the development.
- There may be contamination to water and soil arising from spills and leaks during the construction phase of the development.
- There may be short term impacts relating to population and human health resulting from noise, dust and traffic associated with the construction phase of the development.

- There may be damage to unrecorded subsurface archaeological features that may exist within the site due to below ground construction works.

7. Summary & Conclusion

Development of the site for residential use, along with a community building is appropriate in the context of the site's zoning objective. Likely positive effects are forecast as the brownfield land has been long undeveloped and once operational, will provide much needed sustainable residential development consistent with the zoning objective for the site. The change to the landscape as a result of the development is not significant as it is consistent with the character of existing urban development in the area.

A detailed Construction Environmental Management Plan will be agreed with the planning authority prior to the commencement of works on site. It will describe the environmental measures and procedures to be followed for the duration of the construction phase. It will refer to mitigation measures for inter alia, managing noise, dust, suspended solids, accidental spillages, traffic and waste. The detailed CEMP will be implemented for the construction phase and likely impacts and nuisances that arise during all development proposals of this nature will be managed using standard proven controls.

The Appropriate Assessment Screening Report included with the planning submission demonstrates that the proposed development will not impact on identified European designated sites within the zone of influence of the proposed development either alone or in combination with other plans or projects.

Based on the findings of this EIA screening assessment, the proposed development does not require a mandatory EIAR. Having regard to the nature, extent and characteristics of the likely impacts for the construction and operational phase of the proposed development, it is considered that it will not give rise to any likely significant environmental effects and accordingly a sub-threshold EIA is not required. Therefore, there is no requirement to submit an EIAR in support of the proposed development.

In addition, the proposed development has been screened to determine whether an Environmental Impact Assessment (EIA) is required and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.

Appendix A – Matrix: Type and Characteristics of the Potential Impact

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Nature	Significance	Probability	Duration	Cumulative
Landscape	The site is brownfield and unutilised. Possible effects include the creation of recreational spaces throughout the site, planting of native/pollinator friendly trees and shrubs, the provision of bat and bird nesting boxes and insect hotels as appropriate.	N/A	Local	Positive	Not significant	Likely	Permanent	-
Water	Contamination to water and soil	A wash out area will be required. Spill kits to be in place to prevent materials entering the drains.	Local	Negative	Minor	Unlikely	Short term (Construction Phase)	-

Air and Climate	There may be short term impacts associated from noise, dust and traffic associated with the construction phase of the development.	A Construction Environmental Management Plan to be agreed in writing with the Council prior to commencement of development.	Local	Negative	Not significant	Likely	Short Term	Imperceptible
Land and Soils	Construction waste will be managed in accordance with the submitted Outline Construction Environmental Management Plan and Waste Management Plan.	A Construction Environmental Management Plan to be agreed in writing with the Council prior to the commencement of development.	Local	Neutral	Minor	Likely	Permanent	-
Traffic	There may be short term impacts associated with the construction phase	A Construction Environmental Management Plan to be agreed in writing with the	Local	Negative	Minor	Likely	Short Term (Construction Phase)	Imperceptible

	of the development.	Council prior to the commencement of development.					Permanent (Operational Phase)	
Material Assets (Built Services / Waste)	There may be short term impacts associated with the construction phase of the development.	MMD Construction will ensure that all works are carried out in accordance with the procedures outlined in the Construction Environmental Management Plan and Waste Management Plan.	Local	Neutral	Minor	Likely	Short Term	-
Population & Human Health	There may be short term impacts associated from noise, dust and traffic associated with the construction phase of the development. The site is within an	Construction Environmental Management Plan to be agreed in writing with the Council prior to commencement of development.	Local	Negative	Minor	Likely	Short Term	Potential minor cumulative impact with the following applications: 22/42998 24/42889 24/43074

	urban environment with no significant operations nearby.							
Biodiversity	The implementation of the proposed landscape plan will have a positive impact on biodiversity. It proposes pollinator friendly planting, along with bat and bird nesting boxes. This represents an improvement to the site, as it currently has very little ecological value.	N/A	Local	Positive	Minor	Likely	Permanent	-
Heritage	No impacts on heritage are anticipated. The site is brownfield having been subject to	N/A	-	-	-	-	-	-

	demolition of previous development. Therefore, there is unlikely to be any unrecorded subsurface heritage features within the site.							
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Appendix A: Matrix: Type and Characteristics of the Potential Impact