Glanmire Park

Environmental Impact Assessment (EIA) Screening Report

Cork City Council

June 2026

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Quality information

Prepared by	Checked by	Verified by	Approved by
Kaitlyn Mcnicholl Environmental Consultant	Sophie McDowell Environmental Consultant	John Halsall Technical Director	Aldona Binchy Associate Director

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Prepared for:

Cork City Council

Prepared by:

AECOM
10th Floor, The Clarence West Building
2 Clarence Street West
Belfast
BT2 7GP, United Kingdom
aecom.com

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1 Introduction

1.1 Purpose of the Report

This Environmental Impact Assessment (EIA) Screening Report has been prepared by AECOM Ireland Limited (AECOM) on behalf of Cork City Council (hereafter referred to as the 'Applicant' or 'CCC') in relation to a proposed public park in Glanmire, this will integrate the Glanmire and Riverstown Greenway and extend upon the John O'Callaghan Park. The Proposed Development involves the provision of seating, landscaping, play areas, parking, learn to cycle track, dogs park and other amenities. The location of the Proposed Development and the context of its surrounding environs are illustrated in Plate 4-1. The extent of the Proposed Development is hereafter referred to as the 'site'.

This report, to help inform the EIA Screening Determination, aims to establish whether the Proposed Development necessitates the undertaking of a full EIA and subsequent publication of an Environmental Impact Assessment Report (EIAR) as required under Directive 2014/52/EU (the 'EIA Directive') and consider the Proposed Development under Schedule 5 of the Planning and Development Regulations 2001 (as amended).

Based on Schedule 7a of the Planning and Development Regulations 2001 (as amended), this report contains:

- A plan sufficient to identify the land;
- A description of the Proposed Development, including in particular:
  - A description of the physical characteristics of the Proposed Development and, where relevant, of demolition works;
  - A description of the location of the Proposed Development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- A description of the aspects of the environment likely to be significantly affected by the Proposed Development;
- To the extent the information is available, a description of any likely significant effects of the Proposed Development on the environment resulting from:
  - The expected residues and emissions and the production of waste, where relevant; and
  - The use of natural resources, in particular soil, land, water, and biodiversity.
- Such other information or representations as the person making the request may wish to provide or make, including any features of the Proposed Development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

This EIA Screening Report should be read in conjunction with all other reports submitted with the Proposed Development planning application.

2 Legislation & Guidance

2.1 Legislation

EIA requirements derive from Council Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment as amended by Council Directive 97/11/EC of 03 March 1997, Directive 2003/35/EC of 26 May 2003 and Directive 2009/31/EC of 23 April 2009, which were codified in Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment. Directive 2011/92/EU was subsequently amended by Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014. Together, these comprise the EIA Directive.

The EIA Directive had direct effect in Ireland from May 2017 and was transposed into Irish planning law in September 2018 in the form of the European Union (EU) (Planning and Development) (Environmental Impact Assessment) Regulations 2018. The regulation sets out the amendments made to a number of Irish acts and regulations in line with the EIA Directive (as transposed into Irish legislation). This includes amendments to the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). The Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) provide guidance as to the specific requirements for both public and private projects to assess their potential effects on the environment and the steps to be undertaken in relation to whether a full EIA (in the format of an EIAR) is required.

Under the Planning and Development Regulations 2001 (as amended), EIA development fall into two Schedules. EIA is mandatory for developments listed within Schedule 5, Part 1, while Schedule 5, Part 2 developments require full EIA if they are a development of a type set out in Part 2 of Schedule 5 which equal or exceed, a limit specified within Schedule 5 Part 2 in respect of the relevant class of development.

Criteria to evaluate whether significant effects on the receiving environment will arise from a proposed development are listed under Schedule 7 of the Planning and Development Regulations 2001 (as amended). A list of the relevant information to be provided by an applicant or developer for the purposes of sub-threshold EIA screening is presented in Schedule 7A of the Regulations.

2.2 Relevant Guidance

This EIA Screening Report has been prepared in accordance with, and is cognisant of the following guidelines:

- Department of Housing, Local Government and Heritage (DHLGH) (2020), *'Guidance for Consent Authorities regarding Sub-threshold Development'*;
- DHLGH (2018), *'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment'*;
- European Commission (EC) (2017), *'Environmental Impact Assessment of Projects: Guidance on Screening'*;
- Office of the Planning Regulator (OPR) (2021), *'OPR Practice Note PN02 Environmental Impact Assessment Screening'*; and
- Section 3.2 of the Environmental Protection Agency (EPA) *'Guidelines on the information to be Contained in Environmental Impact Assessment Reports'* (EPA, 2022).

3 Methodology

As set out under the relevant legislation, there are three key steps when carrying out an EIA screening for a particular development, as follows:

- **Step 1** is to determine if the proposed works represent a development as understood by the EIA Directive and if a mandatory EIAR is required. Such developments are defined in Article 4 of the EIA Directive and set out Annex I and II of the Directive, Schedule 5 of the Planning and Development Regulations 2001 (as amended).
- **Step 2** is to determine whether the development exceeds a specific threshold as set out in the Planning and Development Regulations 2001 (as amended) Schedule 5, Part 2 – Development for the purposes of Part 10 (the only type of development to which thresholds do not apply are those considered to always be likely to have significant effects and therefore require an EIAR).
- **Step 3** is to determine if the development is likely to have significant effects on the receiving environment, taking into account the criteria listed under Schedule 7 of the Planning and Development Regulations 2001 (as amended). There are no exacting rules as to what constitutes 'significant' in terms of environmental effects. The responsibility is on Planning Authorities to carefully examine every aspect of the development in the context of characterisation of the development, location of the development and type and characteristics of potential effects. It is generally not necessary to provide specialist studies or technical reports to complete this screening process, rather to investigate where further studies may be required, and where risks, if any, to the integrity of the receiving environment may lie.

4 Site Location & Context

The Proposed Development is located in Glanmire Co. Cork, approximately 5km northeast of Cork City Centre. Glanmire is characterised by residential developments and community facilities. The Proposed Development consists of an urban park that will integrate the Glanmire and Riverstown Greenway which runs along the eastern boundary of the site

The location of the Proposed Development site is illustrated in Plate 4-1. The Proposed Development covers an area of approximately 4.32 ha, the northern section of which comprises part of the existing John O' Callaghan Park.

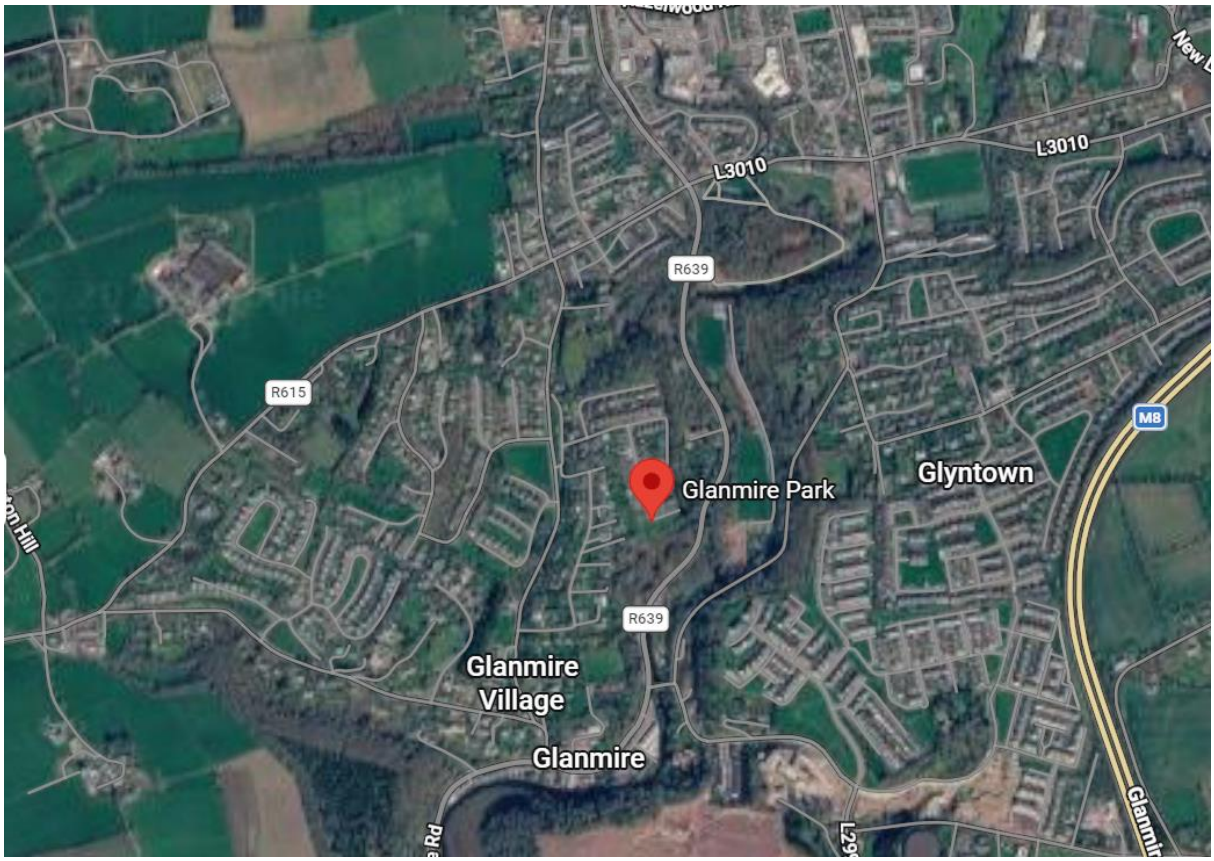

Plate 4-1: Proposed Development Location

4.1 Site Description

The Proposed Development site extends southwards from the L3010 (opposite Meadow Brook housing estate) as far as the L2998 at the end of East Cliff Road, north of Glanmire Bridge wastewater pump station. It is bounded to the west by the Glashaboy River and the R639 regional road. The east boundary runs along East Cliff Road and the proposed Glanmire and Riverstown Greenway which is currently under construction.

Much of the project area is upon greenfield land. Mature trees and hedgerows characterise the boundaries to the east and west of the site. The Riverstown and Glanmire bridges are located at the north and south of the site respectively.

4.2 Surrounding Environs

The environs surrounding the Proposed Development site consists predominately of residential developments and community facilities. The closest residential receptor is located approximately 60m west of the site at Glanmire view. There are two schools in proximity; Coláiste an Phiarsaigh approximately50m southwest and Saint Joseph's primary school located approximately 140m north. Sarsfield GAA is located approximately 170m northeast. There are multiple healthcare and commercial facilities north of the site at Riverstown such as Glanmire Medical Centre. South of the site is bounded by dense vegetation followed by open space.

Cork City Centre is located approximately 5 kilometres (km) southwest of the site. The site includes Glashaboy Estuary at the south boundary and is hydrologically connected to conservation sites located downstream such as Cork Harbour Special Area of Protection (SPA).

5 Proposed Development

5.1 Need & Objectives

The Proposed Development comprises the creation of a multifunctional public park within an urban setting, designed to expand and enhance existing amenity provision while integrating with surrounding residential neighbourhoods, community facilities, and the emerging greenway network along the eastern boundary. The Proposed Development will expand upon the John O'Callaghan Park located north within the Proposed Development site, additional land at the former Riverstown Football Club will be utilised where greenspace is unused. The Proposed Development site will accommodate a range of recreational, social and passive uses through a coordinated layout of active and informal spaces. These include structured play and activity areas, a learn-to-cycle track, informal seating integrated with landform features, and a public plaza supported by small-scale facilities. The Proposed Development site will incorporate a network of accessible paths and trails and enhance the natural form of the currently unused greenspace by adding features such as landscaped areas that respond to the Proposed Development site's existing topography and vegetation. Supporting infrastructure, including an upgrade to an existing carpark, increasing its capacity to 38 spaces, and gathering spaces such as picnic areas and courts for informal sport aims to attract a broad range of users and age groups.

The need for the Proposed Development arises from the requirement to provide high-quality, accessible green infrastructure within a growing urban area, where existing open space is limited in both capacity and diversity. The Proposed Development addresses this by delivering a cohesive environment that supports recreation, health and wellbeing, and social interaction, while also strengthening connections between established neighbourhoods and planned developments. Integration with the Glanmire and Riverstown Greenway and the adjoining John O'Callaghan Park, promotes connectivity and green infrastructure corridors.

The objectives of the Proposed Development are centred on sustainability, biodiversity enhancement, and long-term resilience. The design approach seeks to retain and complement existing natural features, including mature trees, hedgerows and river corridors, while introducing new planting and habitat areas to support pollinators and local wildlife, thereby contributing to a wider biodiversity corridor. Careful consideration is given to the Proposed Development site constraints, particularly flood risk associated with the Glashaboy River, with the layout designed to accommodate these conditions as well as the implementation of Sustainable Drainage Systems (SUDs) and dry bed detention zones.

5.2 Components & Design

The Proposed Development extends over an area of approximately 4.32 ha and includes the following works:

- Earthworks (moving of existing material around the Proposed Development site).
- Importing of material (gravel fill for drainage purposes and for pathway/foundational build ups).
- Underground services work (electrical conduits, power and water) for car parking .
- Installation of drainage infrastructure.
- Concrete foundational works for the following: Lighting posts, signage, Children's play equipment, playground fencing, dog run fencing, fitness equipment, play courts goals/nets, benches, bins, bikes.
- Asphalt Paths and parking areas.
- Resin bound Asphalt pathways (central plaza areas).
- Installation of off the shelf Playground equipment.
- Installation of all furniture types throughout the wider park (as outlined above for foundational works)
- Polymeric Surfacing (around the play court areas).
- Rubber Surfacing (around play courts and fitness areas).
- Importing growing medium for proposed trees and planting zones.
- Importing and installation of plants and trees and mulching planting beds.

The Proposed Development is shown below in Plates 5.1-5.3. The Proposed Development has been designed in accordance with relevant design and construction guidelines, including (but not limited to):

- IS EN 1997-1: Geotechnical Design - Part 1: General Rules.
- Uisce Éireann (2018), *'Landscape Treatment Guidelines'* (IW-AMT-GL-009).
- Building Regulations 1997–2024 (as amended)
- Transport Infrastructure Ireland (TII) – Environmental Construction Guidelines and Environmental Operating Plans
- Technical Guidance Documents (TGDs) A–M (Department of Housing, Local Government and Heritage)

Plate 5-1: Proposed Layout

Please refer to the Drawing Appendix

Landscape Key Plan

Plate 5-2: Proposed Development Layout

Please refer to the Drawing Appendix

GENERAL ARRANGEMENT PLAN
SHEET 1 OF 4

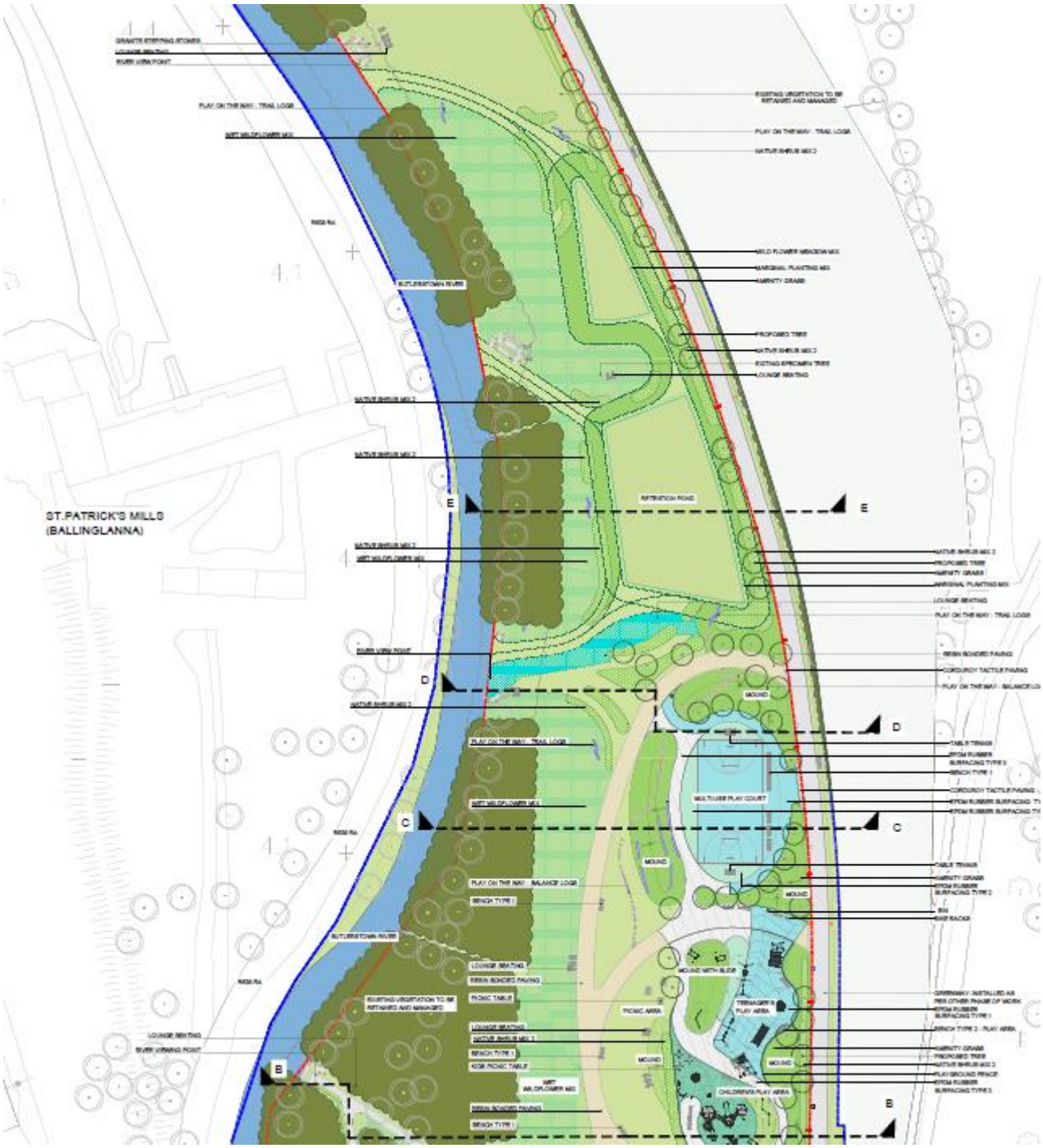

Plate 5-2 a: Proposed Development Layout

Please refer to the Drawing Appendix

GENERAL ARRANGEMENT PLAN
SHEET 2 OF 4

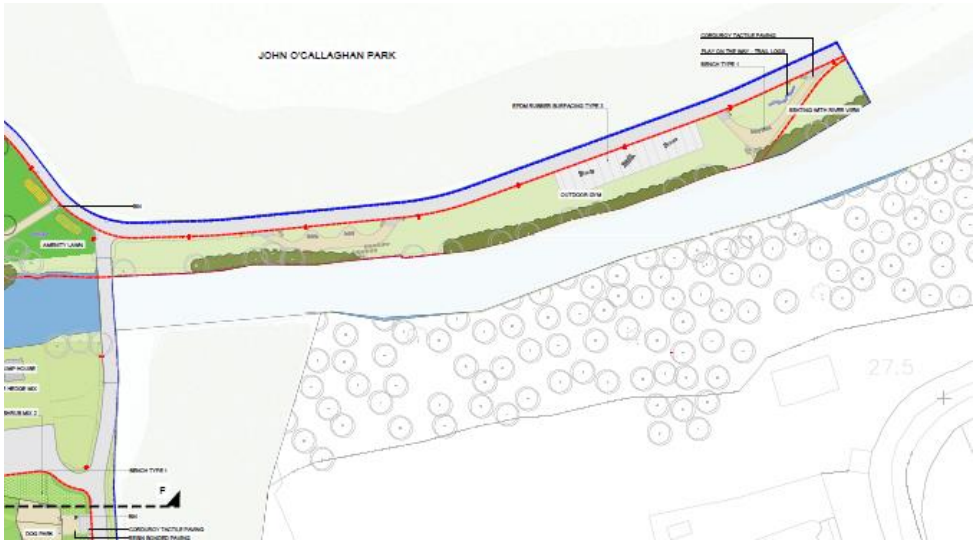

Plate 5-2 b: Proposed Development Layout

Please refer to the Drawing Appendix

GENERAL ARRANGEMENT PLAN
SHEET 3 OF 4

Plate 5-3 :Proposed Development Layout

Please refer to the Drawing Appendix

GENERAL ARRANGEMENT PLAN
SHEET 4 OF 4

5.3 Construction Phase

Construction works will include, soil excavation, site clearance & earthworks, concrete works, soft landscaping, amongst others. Subject to planning approval, it is anticipated that the construction of the Proposed Development will take a maximum of 12months to complete. It should be noted that this estimate is subject to ongoing review and will be confirmed taking into account the findings of the planned site investigations.

By way of standard operating practice for the construction phase, a key mechanism for managing potential noise and vibration impacts will be through adherence to site working hours as agreed with CCC. Site working hours are anticipated to be:

- 07:00 – 19:00 Monday to Friday.
- 08:00 – 14:00 Saturday; and
- No noisy works will take place on Sundays or bank holidays.

Where especially noisy works are to take place, the appointed contractor (hereafter referred to as the ‘Contractor’) will contact CCC and residents who may be affected by noise and vibration to inform them of the intended location and duration of the works.

By way of standard operating practice for the construction phase, the construction works will be undertaken in accordance with safeguards included in a **Construction Environmental Management Plan (CEMP)** prepared by the Contractor. This will ensure that construction is undertaken in line with industry best practices. The CEMP will set out a range of measures to avoid and mitigate potential adverse environmental effects associated with the Proposed Development construction phase. It will include measures such as controls over the routing of construction vehicles, construction noise levels, drainage, and the handling and disposal of potentially contaminated soil and materials. The CEMP will also include details of any environmental monitoring requirements, communication protocols, and particular measures as required by conditions associated with planning approval (if granted). In addition, an **Invasive Species Management Plan (ISMP)** will be prepared by the Contractor prior to the commencement of the construction works, given that invasive species have been identified on-site during the invasive species survey that was undertaken by AECOM during the Preliminary Design Stage. The ISMP shall form a sub-plan of the Contractor's CEMP.

Waste and materials management during the construction phase will be managed in accordance with a **Resource and Waste Management Plan (RWMP)** prepared by the Contractor. The RWMP will include consideration of opportunities to design-out waste and improve materials efficiency, with efforts made to maximise on-site reuse and off-site recycling and recovery of any waste construction material generated. The Contractor will be responsible for preparing, implementing and reviewing the RWMP through the construction phase, including the management of all suppliers and sub- contractors. The RWMP shall form a sub-plan of the Contractor's CEMP.

Measures included in the CEMP will be in accordance with relevant standards and specifications, as well as best practice pollution prevention guidance and monitoring techniques. These include, for example:

- British Standards Institution (BSI) (2012), *'Trees in Relation to Design, Demolition and Construction'* (BS 5837:2012).
- BSI (2014), *'Code of practice for noise and vibration control on construction and open sites – Part 1: Noise'* (BS 5228-1:2009+A1:20140).
- BSI (2014), *'Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration'* (BS 5228-2:2009+A1:20140).
- Institute of Air Quality Management (IAQM) (2016) *Guidance on the assessment of dust from demolition and construction.* London: IAQM.
- CIRIA (2015) *Environmental good practice on site guide (C741)*. London: Construction Industry Research and Information Association.
- CIRIA (2008), *'Invasive Species Management for Infrastructure Managers and the Construction Industry' (C679)*.
- CIRIA (2008), *'Site Safety Handbook (4th Edition)'* (C669).
- CIRIA (2023), *'Environmental Good Practice on Site Guide (5th Edition)'* (C811).
- EPA (2019), *'Guidance on Soil and Stone By-products'*.
- Inland Fisheries Ireland (2016), *'Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters'*.
- UE (2023), *'Tree Protection Guidance'* (UÉ-AMT-GL-026).

The Contractor will be responsible for preparing, implementing and reviewing the CEMP throughout the Proposed Development construction phase.

5.4 Operational Phase

During the Proposed Development operational phase, it is assumed that Glanmire Park will be a permanent addition to the landscape and that on-site activities will be limited to monitoring and minor maintenance activities carried out by the Applicant when necessary and as per relevant guidelines. These activities include, for example, management of on-site vegetation, public waste management, refurbishing and refreshing of paint, paths and play infrastructure, when necessary, etc.

5.5 Decommissioning Phase

The decommissioning phase of the Proposed Development is not considered as part of this EIA Screening Report as the works proposed for Glanmire Park will become a permanent part of the landscape.

6 EIA Screening

It is necessary to determine whether the Proposed Development constitutes EIA development under the Planning and Development Regulations (2001) (as amended).

6.1 Planning & Development Regulations 2001 (as amended)

The following elements should be considered in determining whether the Proposed Development constitutes EIA development under the Planning and Development Regulations 2001 (as amended):

- If the Proposed Development is of a type listed in Schedule 5, Part 1;
- If not, whether:
  - It is listed in Schedule 5, Part 2; and
  - Any part of it is located within a sensitive area; or
  - It meets any of the relevant thresholds and criteria set out in Schedule 5, Part 2; and/ or
  - It would be likely to have significant effects on the environment.

6.1.1 Schedule 5, Part 1

EIA is mandatory for developments listed in Schedule 5, Part 1 of the Planning and Development Regulations 2001 (as amended). Schedule 5, Part 1 developments are large-scale developments for which significant environmental effects would be expected and comprise developments such as new airports and power stations.

The Proposed Development is not a type listed in Schedule 5, Part 1.

6.1.2 Schedule 5, Part 2

Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) sets out specified limits for proposed developments for which a mandatory EIA culminating in the preparation of an EIAR is required, should a proposed development exceed the specified limits.

The screening of the Proposed Development against Part 2 of the Planning and Development Regulations 2001 (as amended) is contained in Table 6.1.

Table 6.1: Screening Against Relevant Thresholds under Schedule 5, Part 2

Criteria	Regulatory Reference	Comment	Is EIA Required on this Basis?
Urban development which would involve an area greater than 2 hectares (ha) in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 ha 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.)*	Schedule 5, Part 2, 10 (b)(iv) of the Planning and Development Regulations 2001 (as amended).	The Proposed Development covers an area of approximately 4.32 ha, the northern extent of which is located within the existing John O'Callaghan Park, with the central and southern extents being within an urban area.	**No**
Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would: *(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and* *(ii) result in an increase in size greater than: 25 per cent, or an amount equal to 50 per cent of the appropriate threshold, whichever is the greater.*	Schedule 5, Part 2, 13(a) of the Planning and Development Regulations 2001 (as amended).	The Proposed Development does not involve the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule.	**No**
Any change or extension of development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, which would result in the demolition of structures, the demolition of which had not previously been authorised, and where such demolition would be likely to have significant effects on the environment, having regard to the criteria set out under Schedule 7.	Schedule 5, Part 2, 13(c) of the Planning and Development Regulations 2001 (as amended).	No demolition works are associated with the Proposed Development.	**No** Refer to Section 6.3 of this report.
Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7	Schedule 5, Part 2, 15 of the Planning and Development Regulations 2001 (as amended).	The potential for likely significant environmental effects has been considered in Section 6.3 of this report.	**No** Refer to Section 6.3 of this report.

Source: Planning and Development Regulations 2001 (as amended)

The overall probability of significant effects upon the receiving environment arising from the Proposed Development cannot be ruled out; therefore, this sub-threshold EIA screening assessment has been prepared to establish whether there are likely significant environmental effects from the Proposed Development on the receiving environment with regard to Schedule 7A and Schedule 7 of the Planning and Development Regulations 2001 (as amended.

6.2 Selection Criteria for Screening Schedule 5, Part 2 Development

Schedule 7 of the Planning and Development Regulations 2001 (as amended) sets out the selection criteria for screening Schedule 5 developments. These relate to specific matters, including:

1. The characteristics of the development (discussed under Section 6.3.1 of this report);
2. The location of the development (discussed under Section 6.3.2 of this report); and
3. The characteristics of the potential impact (discussed under Section 6.3.3 of this report).

These factors need to be taken into account as part of the EIA screening process and are set out in the following section.

6.2.1 Characteristics of Proposed Development

According to Schedule 7 of the Planning and Development Regulations 2001 (as amended), *"the characteristics of developments must be considered, with particular regard to:*

a) The size and design of the whole development;

b) Cumulation with other existing development and/or approved development;

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 relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and

h) The risks to human health."

6.2.2 Location of Proposed Development

According to Schedule 7 of the Planning and Development Regulations 2001 (as amended), *"the environmental sensitivity of geographical areas likely to be affected by developments must be considered, with particular 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;

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 development, or in which it is considered that there is such a failure;

vii. Densely populated areas; and

viii. Landscapes and sites of historical, cultural or archaeological significance."

6.2.3 Types and Characteristics of Potential Impacts

According to Schedule 7 of the Planning and Development Regulations 2001 (as amended), *"the likely significant effects on the environment of a proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the development on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Planning and Development Act 2000 (as amended), take into account:*

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 [EIA] Directive by or under any other enactment, and

h) The possibility of effectively reducing the impact."

The following section sets out a review of the criteria detailed above and requirements specifically addressing the Proposed Development.

6.3 Schedule 7 Criteria

6.3.1 Characteristics of the Proposed Development

Table 6.2: Characteristics of the Proposed Development

Criteria	Proposed Development
(a) the size and design of the whole of the proposed development	
Will the size and design of the whole project be considered significant?	The Proposed Development extends over an area of approximately 4.32 ha, the northern extent of which incorporates the existing John O'Callaghan Park. The Proposed Development involves the provision of public amenities such as play areas, a dog park, seating in previously undeveloped land. The natural character of the landscape will largely be retained including biodiversity improvements and additional planting. The Proposed Development will not be considered significant within the surrounding environs. The Proposed Development has been designed and will be constructed in accordance with relevant standards and guidelines (including, but not limited to, those listed under Sections 5.2 and 5.3 f this report). The Proposed Development aims to provide public amenity value and recreational opportunities. The size and design of the Proposed Development are considered **not significant** compared to the existing infrastructure.
(b) cumulation with other existing development	
Will other existing project and/ or approved project be able to affect the project?	A desktop search of proposed and existing planning applications was carried out on 27th of May 2026. The search used publicly available data from the MyPlan.ie's 'National Planning Application' database, An Coimisiún Pleanála (ACP) (formerly known as An Bord Pleanála's (ABP)) database, and CCC's planning portals. The scope of the search was based within a 1km radius of the Proposed Development site and limited to committed developments which have been approved by CCC or ACP within the last five years or are currently pending a planning decision. Relevant developments are identified in Appendix C; the most notable developments are summarised below: • ACP case no. 307803: This planning application involves mixed use development comprising cafe, 3 no. commercial/retail units, 42 no. apartments all associated site works. This was granted on the 11th of March 2020 and appears to be ongoing construction according to latest satellite imagery. It is located directly east of Proposed Development site boundary • ACP Case no. 321945: This planning application involves the construction of primary care centre, retail unit and 2 GP practices together with all associated site works. This was granted on the 24th of June 2025 and is located directly northeast of Proposed Development site boundary; construction has commenced. • ACP case no. 314940: This planning application involves repair and rehabilitation of the existing structure of Glyntown Bridge. This is located directly east of the Proposed Development site and was granted on the 27th of February 2024, the status of this is completed. • ACP case no.322434: This planning application consists of a Large-Scale Residential Development (LRD) comprising the demolition/removal of existing ruins/structures and the construction of 550 no. residential units), 1 no. creche 3 no. commercial units (comprising a shop café and medical/general practice facility) and all associated ancillary development works. This application also includes a new greenway through the development connecting the L2998 which is approximately 200m south of the Site, to the north, and to the existing (Dunkettle to Carrigtwohill) Greenway approximately 540m to the south, drainage, footpaths & cycle lanes, landscaping amenity and open space areas and 7 no. ESB substations, and all other ancillary development. A Natura Impact Assessment (NIS) and

Criteria	Proposed Development
	Environmental Impact Assessment Report (EIAR)was submitted as part of this application. Several large-scale and complex developments have been granted within very close proximity (<500m), to the Proposed Development. The construction phases of these may overlap with that of the Proposed Development. Cumulative impacts may include increased vehicle movements, traffic delays and road closures, increased noise and air pollutant emissions and nuisance to surrounding receptors. Due to both the scale and proximity of these relevant developments, there is potential for **significant cumulative effects** to occur with the construction phase of Proposed Development. During the operational phase, Glanmire Park will introduce additional vehicle movements compared to current conditions, however these will be minor, and **no significant cumulative effects** are likely to occur.
(c) the nature of any associated demolition works	
Will the construction of the project include any significant demolition works?	The Proposed Development involves greenfield land expanding south of the existing John O'Callaghan Park for an enhanced urban park in Glanmire. No structures are required to be demolished thus **no significant effects** associated with demolition works are likely to occur.
(d) the use of natural resources, in particular land, soil, water and biodiversity	
Will construction or operation of the project use natural resources above or below ground which are non-renewable or in short supply?	**Water** Small quantities of water are likely to be required to complete some elements of work. The Contractor will be responsible for obtaining all necessary licences and permissions prior to the commencement of the works. **No significant effects** from the use of water resources are likely to occur during the construction phase as large quantities of water or extended supply disruptions are not required. During the operational phase, no significant additional water requirements are anticipated compared to current conditions. Water requirements will be minimal. **Land & Soils** The Proposed Development shall integrate the Glanmire and Riverstown Greenway at the eastern boundary of the Proposed Development site and the John O'Callaghan Park, The majority of the site is based upon previously undeveloped land, several programmed spaces including seating, landscaping, play areas, parking, learn to cycle track, dogs park and other amenities are proposed. These will not be significant to the surrounding environs and will not significantly alter the natural landscape. Due to the undeveloped nature of the land, a thorough review of current ground levels and conditions is required. Thus, **no significant effects** on land use will occur as a result of the Proposed Development during the construction or operational phases. The construction phase will require the excavation and importation of soils. Exact quantities of soil required for excavation or importation will be subject to study at the next stage of development; however, excavations will be kept to a minimum and, where suitable, excavated soil will be re-used on site. Taking this into consideration, as well as the scale of the works, **no significant effects** on soils are likely to occur during the construction phase of the Proposed Development. During the operational phase, no additional soil requirements are anticipated compared to current conditions. **Biodiversity** Biodiversity enhancements are also proposed, including the creation of a biodiversity corridor, and additional planting. These measures align with UÉ *'Landscape Treatment Guidelines'* (IW-AMT-GL-009) (2018) and *'Biodiversity Guidance for Uisce Éireann Developments'* (UÉ-AMT-GL-021) (2023). Taking into consideration the implementation of biodiversity enhancements and adherence to the Contractor's CEMP, **no significant effects** on habitats and flora are likely to occur during the Proposed Development construction phase. Given that the existing habitats will be largely retained, **no significant effects** on local fauna that may be present on-site are anticipated. In addition, the Contractor's CEMP will include mitigation measures aimed at avoiding or reducing the potential for impacts on animal species that may be present on-site during the works (e.g. vegetation checks prior to the commencement of the works). These measures are also included in Table 6.4 Criteria (h) of this report. During the operational phase, on-site vegetation will be managed in line with UE guidelines, only maintenance activities will be required. **No significant effects** on local habitats, flora or fauna are anticipated. The Proposed Development will have a positive impact on local biodiversity through the creation of wildlife corridors and additional planting. **Other Materials** The use of materials during the Proposed Development construction phase will include (but not be limited to) materials such as plastic, concrete, steel, cement-based products (e.g. grout), asphalt and stone. Where practicable, required construction material for the Proposed Development will be sourced locally. Materials availed of will comply with vetting requirements and should be re-used on-site where possible in accordance with all relevant legislation and guidance. Exact quantities of materials required will be identified at the detailed design stage; however, **no significant effects** from the use of these materials are likely to occur given the scale and nature of the works.

Criteria	Proposed Development
	During the operational phase, the use of materials will be limited to monitoring and maintenance activities to be carried out when required; therefore, low quantities of materials are likely to be used, and **no significant effects** are likely to occur as a result.
(e) the production of waste	
Will the project produce wastes during construction or operation or decommissioning?	During the Proposed Development construction phase waste generated will potentially comprise (but not be limited to) steel, concrete, plastic, asphalt and associated sub-base, vegetation, soil, scraps of metal, and cardboard and plastic packaging. Where waste is produced, it will be managed in accordance with all relevant Irish waste management legislation and guidance, and the Contractor's RWMP. Where possible, materials from demolition and excavation works will be recycled. Any materials that cannot be re-used (e.g. contaminated soils identified on-site) will only be transported by hauliers holding a valid collection permit to waste management sites which hold the necessary licence, permit, certification, or exemption. Exact volumes of waste arising from the construction phase are unknown at this stage; however, given the nature and extent of the works proposed, **no significant effects** on the capacity of waste management facilities are likely to occur. Waste produced during the operational phase will be limited to maintenance activities to be carried out when required and minor public rubbish; therefore, low quantities of waste are likely to be generated, and **no significant effects** are likely to occur as a result.
(f) pollution and nuisances	
Will the project release any pollutants or any hazardous, toxic or noxious substances to air?	Dust and emissions of greenhouse gases (GHG) to the atmosphere from construction machinery and works will be short-term and likely to be minor given the scale of the works. In addition, these emissions will be managed through the Contractor's CEMP. Taking this into consideration, **no significant effects** associated with air emissions are likely to occur during the Proposed Development construction phase. During the operational phase, there will be no additional air emissions compared to current conditions, and thus there will be **no significant effects** associated with air emissions.
Will the project cause:	
Noise and vibration	Construction activities (e.g. concrete works) will generate noise and vibration emissions which have the potential to result in adverse effects on nearby sensitive receptors, such as residential properties located in proximity to the Proposed Development site (the closest residential development is located approximately 60m west). Noise and vibration emissions will be temporary or short-term, whilst the Contractor's CEMP will include noise and vibration mitigation measures, such as programming works to reduce potential noise and vibration effects on residential receptors, and turning-off construction vehicles/ equipment when not in use. In addition, the majority of nearby properties have boundary vegetation which has the potential to partially mitigate noise impacts. Taking this into consideration as well as the scale and nature of the works, **no significant effects** associated with noise and vibration emissions are likely to occur during the Proposed Development construction phase. During the operational phase, there will be no additional noise and vibration emissions compared to current conditions, and thus there will be **no significant effects**.
Release of light	Construction works are anticipated to be carried out during daylight hours. Should additional lighting be required, it should be kept to a minimum and directed away from existing habitat features and residential properties. No additional lighting arrangements are proposed. There will be some additional parking lighting added to the south of the Proposed Development site under a separate application for the proposed greenway. Taking this into consideration as well as the scale and nature of the works proposed, **no significant effects** associated with increased lighting are likely to occur as a result of the Proposed Development during the construction phase. During the operational phase, additional/ upgraded lighting will be designed such that there will be **no significant effects** upon surrounding environs.
Heat	The Proposed Development will not cause release of heat.
Energy	The Proposed Development will not cause release of energy.
Electromagnetic radiation	The Proposed Development will not cause release of electromagnetic radiation.
Will the project lead to risks of contamination of land or water from releases of pollutants, including leachate, onto the ground or into surface waters, groundwater, coastal waters or sea?	According to the EPA Maps (EPA, 2025a), the Proposed Development site extends over: • The Ballinhassig East ground waterbody (ID: IE_SW_G_004) described as *"poorly productive bedrock"*. It is protected for drinking water. According to the last WFD Cycle, it has a 'Good' overall groundwater status and is 'Not at risk' of not meeting WFD objectives. • A bedrock aquifer described as *"Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones'* • The GLASHABOY (LOUGH MAHON) _030 river (ID: IE_SW_19G010600), which is protected for drinking water. It has a 'Good' Ecological Status or Potential, and its WFD Risk status is 'Not at Risk'. • The Glashaboy Estuary (ID: IE_SW_060_0800). It has a 'Moderate Ecological Status or Potential, and its WFD Risk status is 'At Risk'.

Criteria	Proposed Development
	Groundwater vulnerability within the Proposed Development site is primarily 'Extreme', with the exception of sections classed as 'X - Rock at or Near Surface', lands further out are predominately 'High' groundwater vulnerability. During the construction phase, a number of work activities with the potential to pollute surface and ground waterbodies will be carried out, such as ground investigations involving drilling concrete cores, other concrete works, and excavations. The Proposed Development has been designed and will be constructed in accordance with relevant standards and guidelines (including, but not limited to, those listed under Sections 5.2 and 5.3 of this report) to reduce the risk of water pollution. Leaks and spills of materials which contain hydrocarbons and other chemicals, or runoff of materials stored or managed incorrectly, could result in the contamination of nearby surface and ground waterbodies, with an increased risk in areas of excavated soils. The Contractor's CEMP will include an emergency response procedure for any leaks and spills that may occur during the construction phase, as well as best practice measures to avoid or manage the risk of pollutants entering exposed soils and nearby water receptors (including but not limited to guidelines listed in Section 5.3 of this report, and measures listed in Table 6.4 Criteria (h) of this report. Should a polluting event occur during the construction phase, the Applicant and other relevant stakeholders (e.g. CCC and the EPA) will be notified to mitigate impacts on waterbodies and conservation sites hydrologically connected to the Proposed Development site and located downstream of the Owenduff River. With the implementation of best practice construction techniques in accordance with relevant standards, as well as the implementation of mitigation measures as set out in the Contractor's CEMP, the risk of significant pollution incidents occurring during the Proposed Development construction phase is considered to be low. Invasive species will be removed from the Proposed Development site in line with measures set out in the Contractor's ISMP prior to commencement of the works to reduce the risk of their propagation.
Will the Proposed Development lead to nuisances to the population?	During the Proposed Development construction phase, access will be restricted to the site during peak construction activities whilst temporary fences/ boundaries will be installed around the Proposed Development site for site safety purposes; however, access will be reinstated upon completion of the works. There is also potential for increased traffic and noise emissions during the construction phase, which would be short-term and reversible upon completion of the works, and can be managed through the Contractor's CEMP and CTMP. No road closures are required. Taking the above into consideration, **no significant effects** associated with nuisances caused by the Proposed Development during the construction phase are likely to occur. In addition, during the operational phase, the changes introduced by the Proposed Development will provide recreation opportunities and amenity value for the local population.
(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	
Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	**Natural disasters** Ireland in general is at low risk of natural disasters: earthquakes are rare and of low magnitude, there are no active volcanos, and severe weather events are rarely experienced. Flooding, however, is experienced throughout Ireland on a regular basis. According to the Office of Public Works' (OPW) Flood Maps (OPW, 2025), the Proposed Development site is located within a National Indicative Fluvial Mapping (NIFM) as a zone of 'Medium' probability river flood risk associated with the GLASHABOY (LOUGH MAHON) _030 river that runs through the Proposed Development site. At the south end of the Proposed Development site boundary, there is a zone of 'Medium' probability coastal flood risk associated with the Glashaboy Estuary. There is several past flooding events recorded within the Proposed Development site boundary, with the most recent occurring in 2009. There is record of recurring flooding located at the most northern boundary of the Proposed Development site. Taking this into consideration, the risk of natural disasters occurring during the Proposed Development construction phase is considered to be low. In the event of an extreme drought event, there is risk of a wildfire starting within or in proximity to the site as a result of dry vegetation coming into contact with a source of ignition, the majority of which usually originate from human activities (Global Facility for Disaster Reduction and Recovery (GFDRR), 2025). This risk will therefore be higher during the construction phase, as there will be more human activity and use of machinery during this time. However, this risk will be managed through the implementation of mitigation measures set out in the Contractor's CEMP which will include, for example, best practice fire-preventive measures such as those set out by the Health & Safety Authority (HAS,*Fire Safety in Construction – Guidance for Employers and Employees)* and CIRIA C669. During the operational phase, the risk will be similar to current conditions and managed via on-site vegetation management. Taking this into consideration, the risk associated with wildfires is considered to be low. **Other Major Accidents** In terms of man-made disasters, the risk of accidents occurring during the construction phase will be avoided or managed through the implementation of the Contractor's CEMP (including emergency response procedures for any leaks and spills) and CTMP. Taking this into consideration, the risk of man-made major accidents or disasters occurring as a result of the Proposed Development is considered to be low.

Criteria	Proposed Development
Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	The Proposed Development site is not susceptible to earthquakes, subsidence, landslides, or extreme/ adverse climatic conditions, whilst there are no mineral localities or karst features within or in the greater context of the site (Geological Survey Ireland, 2025a). Two groundwater well and springs are identified within the Site boundary; • GSI Well name: 1707SWW064 (Dug well) • GSI Well name: 1707SWW092 (source unknown) There are numerous other existing groundwater wells and springs within close proximity of the Proposed Development site.
(h) the risks to human health (for example, due to water contamination or air pollution)	
Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example, due to water contamination or air pollution)	The Proposed Development site is located within the Rathcooney and Caherlag Electoral Divisions (ED). According to the 2022 Census, Rathcooney has a total population of 8,707 persons, of which approximately 88% reported to consider themselves to be of 'Very Good' or 'Good' health, while approximately 1.4% consider themselves to be in 'Bad' or 'Very Bad' health. Caherlag has a total population of 4,454 persons, of which approximately 90% reported to consider themselves to be of 'Very Good' or 'Good' health, while approximately 1% consider themselves to be in 'Bad' or 'Very Bad' health There are a number of residential receptors in the surrounding environs of the Proposed Development, with the closest located approximately 60m west. During the construction phase, there would be potential for impacts relating to dust and noise generation from construction activities, on-site accidents (e.g. while working in confined spaces or near water), and contamination of the water supply as a result of accidental leaks or spills. However, as previously discussed in Criteria (f) and (g), no significant effects associated with these emissions or risks of accidents/ spills are likely to occur due to adherence to the Contractor's CEMP. Taking this into consideration as well as the local population's reports of good health, the risk to human health as a result of the Proposed Development (both during the construction and operational phases) is considered to be low.

In summary, it is considered that the scale and characteristics of the Proposed Development indicate it would not constitute EIA development. The Proposed Development aims to provide recreational opportunities and public amenities whilst retaining the natural landscape of the area and biodiversity improvements. Emissions (e.g. noise and vibration) and use of resources resulting from the Proposed Development will be largely limited to the construction phase. The Proposed Development is also unlikely to result in significant quantities of material requirements or waste generated during construction works.

Taking this into consideration as well as the preparation and adoption of a CEMP, ISMP and RWMP to mitigate the effects of construction activities and given the scale and design of the Proposed Development, no significant effects are likely to occur as a result of the Proposed Development.

6.3.2 Location of the Proposed Development

Table 6.3: Location of the Proposed Development

Criteria	Commentary
(a) the existing and approved land use	
Are there existing or approved land uses or community facilities on or around the location which could be affected by the project?	The Proposed Development shall integrate the John O'Callaghan Park at the northern portion and the Glanmire and Riverstown Greenway at the eastern boundary of the site. These changes will be an extension to the existing John O'Callaghan Park. The additional land required will be on undeveloped land however will be generally consistent with the natural landscape as an urban park. The infrastructure will not be significant within the surrounding environs e.g. seating, small play areas and walking paths. Prior to the commencement of the works, the Applicant will obtain all relevant permissions to utilise this additional land which is currently unused. Taking this into consideration, **no significant effects** on existing and approved land uses are likely to occur as a result of the Proposed Development.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	
Are there any areas on or around the location which contain important, high quality or scarce resources which could be	**Water** The Proposed Development site extends over the Ballinhassig East ground waterbody, the GLASHABOY (LOUGH MAHON)_030 River runs throughout the Proposed Development site, and the Glashaboy Estuary is located on the south boundary, it is hydrologically connected to other waterbodies and conservation sites located downstream (e.g. Cork Harbour SPA) (EPA, 2025; GSI, 2025b). The GLASHABOY (LOUGH MAHON)_030 is protected for drinking water river and the Ballinhassig East ground waterbody is also protected for drinking water groundwater.

Criteria	Commentary
affected by the project?	During the construction phase, large quantities of water will not be required. In addition, the risk of surface or groundwater contamination will be managed through the selection of best practice construction techniques in accordance with relevant standards, as well as the implementation of mitigation measures as set out in the Contractor's CEMP (including emergency response procedures for any leaks and spills). Therefore, **no significant effects** to water resources are likely to occur as a result of water requirements or contamination risk. During the operational phase, no additional water requirements or contamination risks are anticipated compared to current conditions. In addition, the changes implemented by the Proposed Development aim to improve water quality and drainage by adding SUDs beds and dry bed detention zones. **Land & Soils** During the construction phase, soil will be excavated and imported. The Proposed Development includes numerous mounds and mounded seating to be landscaped. Exact quantities for excavation or importation will be subject to study at the next stage of development, taking into account the findings of the site investigation work to be carried out during the construction phase. However, excavations will be kept to a minimum and, where suitable, excavated soil will be re-used on site. Subsoil permeability at the Proposed Development is not mapped however surrounding areas are 'Moderate' (GSI, 2025a). The risk of pollutants entering soils (in particular, exposed soils) will be managed through the Contractor's CEMP. Taking the above into consideration, **no significant effects** on soils are likely to occur as a result of excavation or importation soil requirements or contamination risk. **Biodiversity** There will be minimal loss of existing planting. Any change or removal of planting within the Proposed Development site will be due to previous damage since the construction of the greenway (a separate planning application). The Proposed Development intends to remediate this and will carry out additional planting, particularly on the derelict football pitch. Overall, there will be a positive biodiversity net gain. Prior to the commencement of the works (including vegetation clearance), invasive species identified on-site will be removed (in accordance with the ISMP) and all relevant checks for wildlife will be carried out by an experienced ecologist. Vegetation clearance will be carried out outside of the bird breeding season (i.e. generally accepted to be March to August inclusive). In addition, other mitigation measures aimed at avoiding or reducing the risk of impacts on biodiversity will be included and implemented through the Contractor's CEMP (e.g. tree protection measures). Given the extent and nature of the proposed works, **no significant effects** on biodiversity are likely to occur during the construction phase of the Proposed Development. During the operational phase, there will be a positive impact on biodiversity.
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) Are there any other areas on or around the location which has the potential to impact on the absorption capacity of the natural environment, paying particular attention to wetlands, riparian areas, river mouths?	The GLASHABOY (Lough Mahon) _030 river runs along the border of the Proposed Development to the west and then transects through the north of the site before the existing John O'Callaghan park. The Glashaboy Estuary (ID: IE_SW_060_0800) and is located at the very south of the Proposed Development. As previousy discussed in Table 6.2, taking into consideration the extent and nature of the proposed works as well as the implementation of mitigation measures as set out in the Contractor's CEMP, **no significant effects** on these surface waterbodies are likely to occur during the construction phase of the Proposed Development. During the operational phase, no additional contamination risks are anticipated compared to current conditions.
(ii) Has the project the potential to impact on the absorption capacity of the natural environment, paying particular attention to coastal zones and the marine environment?	The Glashaboy Estuary discharges into the Lough Mahon, a large transitional waterbody which then discharges into the Cork Harbour coastal waterbody (ID: IE_SE_090_0000) located approximately 8km south of the site. The risk of a polluting event is considered to be extremely low given the distance from the site to Cork Harbour and the dilution capacity of the Lough M, and taking into consideration the nature of the works proposed as well as the implementation of mitigation measures included in the Contractor's CEMP, **no significant effects** on coastal waterbodies are likely to occur during the construction phase of the Proposed Development. During the operational phase, no additional contamination risks are anticipated compared to current conditions.
(iii) Has the project the potential to impact on the absorption capacity of the natural environment, paying particular attention to mountain and forest areas?	The closest site recorded in the Ancient and Long-Established Woodland Inventory is Foaty North, located approximately 15km east of the Proposed Development site, whilst the closest mountain is Devonshire's Hill, approximately 14km north of the Proposed Development site. Due to the distance from the Proposed Development to these locations and the nature of the works proposed, **no significant effects** on mountains or forested areas are likely to occur.
(iv) Has the project the potential to impact on the absorption capacity of the natural environment, paying particular attention to nature reserves and parks?	There are no nature reserves or national parks in proximity to the Proposed Development site; the closest of these designations is the Capel Island and Knockadoon Head located approximately 47km to the east of the Proposed Development site (NPWS, 2024). Due to the distance from this Nature Reserve and the nature of the works proposed, **no significant effects** on nature reserves and parks are likely to occur as a result of the Proposed Development.

Criteria	Commentary
(v) Has the project the potential to impact on the absorption capacity of the natural environment, paying particular attention to areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive?	There are two internationally designated sites within 10km of the Proposed Development site, including Cork Harbour SPA (site code: 004030) located approximately 250m south and Great Island Special Area of Conservation SAC) (site code: 001058) located approximately 3.7km east. There are a further six proposed natural heritage areas (pNHA's) within 10km: • Glanmire Wood (site code:001054) located immediately south. • Dunkettle Shore (site code: 001082) approximately1.3km south. • Douglas River Estuary (site code:001046) approximately 1.8km south • Rockfam Quarry, Little Island (site code: 001704) approximately. 4km southeast • Great Island Channel (site code:001058) approximatel 5.4km southeast • Monkstown Creek (site code: 001979) approximately. 9km south An Appropriate Assessment (AA) Screening was prepared for the Proposed Development. The report concluded that: *'The following three European sites were considered to be within the potential ZoI of the Proposed Development:* • *Cork Harbour SPA* • *Great Island Channel SAC* • *Blackwater River (Cork/Waterford) SAC* *Pathways for the following impacts to reach the QI/SCI of these sites were identified and tested for likely significant effects:* • *Construction / Decommissioning Phase* — *Loss of habitat outside of European sites but which supports qualifying species (i.e., loss of functionally linked habitat)* — *Disturbance of qualifying species* — *Waterborne pollution* *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.* *Therefore, in view of best scientific knowledge and on the basis of objective information, it is concluded that likely significant effects from the Proposed Development on any European site, whether individually or in-combination with other plans or projects can be excluded'*
(vi) Has the project the potential to impact on the absorption capacity of the natural environment, paying particular attention to 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?	The Glashaboy Estuary (IE_SW_060_0800) is classed 'At Risk' of not meeting WFD objectives. However, with the implementation of best practice construction techniques in accordance with relevant standards, as well as the implementation of mitigation measures as set out in the Contractor's CEMP, the risk of significant pollution incidents occurring during the Proposed Development construction phase is considered to be low. The Air Quality Index for Health (AQIH) for the general area of the Proposed Development site is '3-Good' (EPA, 2025c). Although construction activities may increase dust and local GHG emissions during construction, due to the scale and nature of the works, these short-term change emissions are unlikely to result in changes to the AQIH of the area. During the operational phase, no additional air emissions are anticipated compared to current conditions. The majority of the Proposed Development site experiences slightly elevated noise emissions of 50-54dB however the boundaries of the Proposed Development site that border the R639 and East Cliff Road experience noise emissions up to 65-69dB. No significant effects associated with noise and vibration emissions are likely to occur during the Proposed Development construction phase. Taking the above into consideration, **no significant effects** on the absorption capacity of areas failing to meet relevant environmental standards are likely to occur as a result of the Proposed Development.
(vii) Has the project the potential to impact on the absorption capacity of the natural environment, paying particular attention to densely populated areas?	The Proposed Development is located approximately 5km northeast of Cork City centre, the surrounding environs are characterised by residential developments and community facilities. The Proposed Development site falls between the Rathcooney and Caherlag Electoral Districts. According to the 2022 Census, the Rathcooney ED has a total population of 8,707 persons. The Caherlag ED has a total population of 4,454 persons. There are numerous sensitive locations such as health centres, schools and sports facilities in proximity to the site; the Proposed Development boundary incorporates unused lands of Riverstown Football Club Landscape mitigation and biodiversity enhancement includes planting in areas of open space/ green space. In addition, the Proposed Development does not involve any significant changes in land use and aligns with the land use zone of 'Rivers and Water Bodies Protection' as discussed below (viii) , whilst air and noise emissions during the construction phase will be managed through the Contractor's CEMP. Taking this into consideration, **no significant effects** on the absorption of the natural environment in relation to densely populated areas are likely to occur as a result of the Proposed Development.
(viii) Has the project the potential to impact on the absorption capacity of the natural environment, paying particular attention to landscapes and sites of historical, cultural or	**Landscape** According to CCC's *'Cork City Development Plan (2022-2028)'* (hereafter referred to as the 'CDP'), the Proposed Development is located within a 'Rivers and Water Bodies Protection' zone, further categorised as 'Conservation, amenity or buffer space, corridor/belt, landscape protection'. The land use objective states 'To protect, retain and provide for passive and active recreational uses, open space, green networks, natural areas and amenity facilities. This aligns with the Proposed Development to provide an urban park with community amenities and integrate a public greenway.

Criteria	Commentary
archaeological significance?	The Proposed Development includes works that will introduce visual changes into the site, such as construction of a basketball court and playground. However, the visual character of the site will remain similar to the current conditions with largely natural surrounds. In addition, on-site vegetation, additional planting will be carried out, and biodiversity enhancements are included within the scope of the proposed works, whilst the Contractor's CEMP will include measures to protect on-site vegetation to be retained. Taking this into consideration, **no significant effects** on the landscape and visual value and characteristics of the site and its surrounding environs are likely to occur as a result of the Proposed Development during the construction phase. During the operational phase, on-site vegetation will be managed in accordance with UE guidelines and be limited to maintenance activities only. **Cultural Heritage** There is one Sites and Monuments (SMR) zones that falls within the site boundary with a further ten cultural heritage assets within 500m of the Proposed Development site (Heritage Maps,2026), the SMR zone located within the Proposed Development site involves;CO064-111---- (Riverstown Bridge) located at the northern edge of the site. The CO075-048---- (Glanmire Bridge) SMR Zone is also located approximately 120m south from the Proposed Development site boundary. No development is proposed within this area, additional planting and biodiversity improvements are proposed along the edges of the park with ample open space between these assets and the closest infrastructure e.g. car park. During the construction phase, views of these assets may be disrupted however this will be temporary and minor. During the operational phase, the Proposed Development will improve accessibility and surrounding environs of these assets, opportunities to enhance views and appreciation of these cultural heritage assets exist e.g. maintenance of surrounding vegetation and informative signage. The Riverstown bridge is also designated architectural asset from the National Inventory of Heritage (NIAH) (NIAH Reg no. 20906415) and protected structures under the CCC Record of Protected Structures (RPS): There are a further 16 NIAH assets and nine protected structures within 500m of the Proposed Development site. Boundary vegetation surrounding sites within 500m of the Proposed Development site screens them from view from the site. Given the greenfield nature of the Proposed Development site, it is recommended that an archaeological watching brief be undertaken of all intrusive groundworks. During this watching brief, the archaeologist will be delegated authority by the Contractor's engineer to: • Halt trenching work by the Contractor in a specified area where it is necessary to examine any potential archaeological material encountered; • Undertake any archaeological procedure necessary for the recording and removal of archaeological objects or features before work by the Contractor can resume within a specified area; and • Instruct the Contractor as to the measures required to be taken to protect archaeological remains to be left in situ, should circumstance arise. The Contractor will agree with the Engineer and the Archaeologist: • A programme to ensure that excavation of deposits that are of archaeological interest is carried out under the supervision of the Archaeologist; • A method statement describing how construction trenching will be excavated and what excavation machinery will be used in the stripping and removal of the topsoil and underlying deposits; • Arrangements to allow the Archaeologist sufficient time to examine, record and remove, if necessary, the revealed archaeological remains; and • Arrangements to protect archaeological remains to be left in-situ. In the event that significant or complex archaeological features are uncovered during the watching brief, consultation may include a visit to the site by the National Monuments Service to inspect the remains and agree an appropriate mitigation strategy. Any recommendations contained in this report are subject to the ratification of the National Monuments Service, Department of Housing, Local Government and Heritage. Taking this into consideration, as well as the nature of the proposed works, **no significant effects** on cultural heritage assets are likely to occur during the construction phase or operational as a result of the Proposed Development with mitigation appropriately implemented. The Proposed Development provides opportunities to enhance receptor experience of these assets within the Proposed Development site boundary.

It is considered that the location of the Proposed Development will not give rise to its definition as EIA development. The Proposed Development expands upon the existing John O'Callaghan Park to provide public amenities, which

are considered minor within the surround environs (dog park, play areas, seating) whilst largely retaining the natural landscape of the area including biodiversity improvements. With suitable control measures in place, no significant effects on the environment are likely to occur as a result of Proposed Development construction. During the operational phase, the Proposed Development aims to bring positive impacts for the community by improving public amenities and providing recreational areas.

6.3.3 Types and Characteristics of Potential Impacts

Table 6.4: Types and Characteristics of Potential Impacts

Criteria	Commentary
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	
Outline the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	The Proposed Development site, which expands upon greenfield land south of the existing John O'Callaghan Park, has an area of approximately 4.32ha. Direct and adverse impacts associated with the construction phase are likely to extend over the Proposed Development site and surrounding environs in proximity to the works. Receptors affected will include waterbodies within the Proposed Development site and residential receptors in proximity to the Proposed Development site. With the implementation of mitigation measures as detailed in the CEMP which will include emergency response procedures for any leaks and spills, potential impacts are not anticipated to extend to other aquatic environments or conservation sites located downstream of the Proposed Development site, thus avoiding indirect effects on ecological features associated with these sites as well as facilities and human receptors that use the Glashaboy river as a source of water supply. During the operational phase, the Proposed Development will improve biodiversity on site and provide a sustainable urban park for community use.
(b) the nature of the impact	
Outline the nature of the impact	In the absence of appropriate mitigation measures, potential adverse impacts associated with the construction phase include: • Dust and air quality impacts resulting from construction activities and construction vehicles. • Vegetation loss and/ or damage as a result of dust deposition and construction phase activities which could lead to trees/hedgerows becoming diseased during the operational phase. • General disturbance or accidental injury or entrapment of animal species that may be present on-site at the time of the works. • Propagation of invasive species. • Temporary noise and vibration impacts on nearby residential receptors and wildlife. • Water, soil, and other material requirements during the construction phase. • Risk to human health associated with accidents such as drowning. • Impacts to soils (in particular, disturbed and/ or excavated soils) and surface and ground waterbodies associated with accidental spills and leaks, sediment loading, and runoff of contaminants, during site investigations and construction works. • Indirect impacts to conservation sites and aquatic species and environments located downstream of the Proposed Development, as well as facilities and human receptors which use the Owenduff River as a source of water supply, as a result of pollution of surface waterbodies. • Impacts on the capacity of waste management facilities to handle demolition and construction waste. • Minor changes in the visual characteristics of the Proposed Development site. • Temporary visual and landscape impacts associated with construction works/ equipment. • Temporary increased transport movements to and from the Proposed Development site and associated GHG emissions, as well as nuisances to the local community and road users associated with traffic management measures such as stop-go systems. • Temporary nuisances for private landowners associated with site access restrictions. • Temporary nuisances to the local population and/ or facilities/ businesses as a result of disruptions to the water supply. Such potential impacts will be managed through the implementation of the CEMP, CTMP, ISMP and RWMP such that **no significant effects** are likely to occur.

Criteria	Commentary
	During the operational phase, the Proposed Development will provide a sustainable and biodiversity friendly urban park. The improvements, therefore, are not anticipated to have any additional environmental impacts.
(c) the transboundary nature of the impact	
Is the project likely to lead to transboundary effects?	Given the type and scale of the Proposed Development, the distance from the Proposed Development site to Northern Ireland, **no significant transboundary effects** are likely to occur.
(d) the intensity and complexity of the impact	
Outline the intensity and complexity of the impact	With the implementation of the mitigation measures as detailed in the Contractor's CEMP, the construction phase is not anticipated to have the potential to result in significant effects, e.g. pollution of surface waterbodies protected for drinking water; pollution of groundwater. Results from site investigations to be undertaken will further inform the detailed design and construction techniques selected; and other best practice measures to be implemented through the Contractor's CEMP. Taking this into consideration, and given the scale, location, and type of Proposed Development, **no significant effects** are likely to occur as a result of the Proposed Development construction and operation.
(e) the probability of the impact	
Outline the probability of the impact	**No significant effects** on the receiving environment resulting from the Proposed Development are likely to occur given the type, location, size, and scale of the Proposed Development, as well as embedded mitigation measures, the implementation of the Contractor's CEMP and inherent controls, and adherence to appropriate national guidelines and codes of practice. During the operational phase, the Proposed Development will result in positive impacts by creating a sustainable and biodiversity friendly urban park.
(f) the expected onset, duration, frequency and reversibility of the impact	
Outline the expected onset, duration, frequency and reversibility of the impact	Not all elements of the Proposed Development will progress at the same time, with some taking longer than others to complete. The phasing of the works will be determined at a later stage of development and may be dependent on the findings of the site investigations proposed as well as other external factors such as weather conditions, consultation with local residents prior to the commencement of the noisiest elements of work, or conditions set out by CCC (subject to planning approval). The majority of the anticipated environmental impacts will be temporary or short-term and limited to the construction phase. In addition, the implementation of appropriate mitigation measures to be detailed in the Contractor's CEMP has the potential to avoid impacts and/ or reduce their duration and/ or frequency. For example, the propagation of invasive species will be reduced by removing them prior to the commencement of the works in accordance with the ISMP, while disturbance/ injury to breeding birds will be avoided by carrying out vegetation clearance outside of the bird nesting season and under the supervision of a suitably qualified and experienced ecologist. During the operational phase, the Proposed Development will result in a long-term, positive impact at the Proposed Development site by providing a sustainable and biodiversity friendly urban park.
(g) the cumulation of the impact with the impact of other existing and/or development	
Could this project together with existing and/ or approved project result in cumulation of impacts together during construction/ operation phase?	Several large-scale and complex developments have been granted within very close proximity (<500m) to the Proposed Development site. These are detailed in Table 6.2 (B) and Appendix C. These have the potential to develop cumulative impacts with the Proposed Development; these will be further assessed in the later planning stages. During the operational phase, the Proposed Development will not be significant within the surrounding environs and therefore, no significant cumulative effects are likely to occur.
(h) the possibility of effectively reducing the impact	
What measures can be adopted to avoid, reduce, repair or compensate the impact?	**No significant effects** are likely to occur as a result of the Proposed Development. Embedded design considerations and mitigation measures have been incorporated to avoid or reduce the risk of impacts on the receiving environment. Ground investigations will provide further information to select the most appropriate construction techniques. In addition, the risk of pollution events, accidents, and/ or nuisances during the construction phase will be avoided or mitigated through the implementation of appropriate mitigation measures such as those to be outlined in the Contractor's CEMP, CTMP, ISMP and RWMP, as well as adherence to appropriate guidelines and codes of practice. The Contractor's CEMP will include,

Criteria	Commentary
	but not be limited to, mitigation measures list below, as well as any other conditions outlined by CCC (subject to planning approval). **Water & Soils** • Hazardous materials will be stored on-site in accordance with relevant best practice standards, including but not limited to, having a central, controlled, suitable storage area; containers shall be undamaged and clearly marked; and adequate bunding of plant and material storage areas. The Contractor shall also consider elevation on-site and the proximity to surface waterbodies and/ or excavated soils when selecting the location of storage areas to avoid or minimise the risk of runoff of polluting materials reaching these receptors. • Where appropriate, measures will be in place to prevent runoff from construction activities from entering surface waterbodies and/ or excavated soils, e.g. silt fences, drains, and/or temporary works (usually physical barriers). • Washing-out of plant and equipment will be carried out in assigned and controlled wash-out areas, and construction staff will be informed of its location and all relevant procedures. • Excavations shall be sufficiently de-watered before concreting begins and that de-watering will continue while the concrete sets. • Freshly poured concrete shall be covered to avoid polluted runoff in the event of heavy rain. • Floating bunds and spill kits will be available on-site • in the event of a polluting event. • The Contractor's CEMP will include an emergency response procedure for any leaks and spills, including emergency clean-up procedures for all substances used. Construction staff will be trained on these procedures prior to the commencement of the works and regularly throughout the construction phase. • The Contractor's CEMP will include measures to monitor weather conditions and alerts and stop work and secure the Proposed Development site in the event of unsafe working conditions linked to weather alerts, including controlling the water level at the reservoir to avoid water spilling into areas where works are undergoing (e.g. the spillway channel). • In the event of any polluting event, the Applicant and other relevant stakeholders (e.g. CCC and the EPA) will be notified to mitigate impacts on other water waterbodies and conservation sites hydrologically connected to the Proposed Development site and located downstream of the Glashaboy Estuary. • The Proposed Development's design incorporates SuDs, and dry bed detention zones as sustainable flood mitigation measures. **Biodiversity** • Works will be carried out during daylight hours. In the event that additional lighting is necessary, it must be kept to essential locations only (i.e. where cognisant with Health and Safety requirements) with the position and direction of lighting being designed to minimise intrusion and disturbance to the surrounding habitats (particularly the watercourse and scrub and woodland corridors). • Covers and ramps will be utilised over exposed pipes and trenches to avoid overnight trapping of animal species. Clearing, felling, or disturbance of vegetation will be carried out outside of the bird breeding season (i.e. generally accepted to be March to August inclusive), and a suitably qualified and experienced ecologist will carry out checks for birds and hedgehog and amphibian hibernacula immediately prior to these activities. Should tree felling be required, trees will be checked for roosting bats. • Vegetation located in proximity to the works which is to be retained will be protected in accordance with relevant guidelines such as UE's UÉ-AMT-GL-026 and BSI's BS 5837:2012. • During the operational phase, any proposed planting that is diseased or fails to grow within two years of planting, or any existing vegetation to be retained which becomes damaged or diseased as a result of construction works, will be replaced. • The Proposed Development incorporates a biodiversity corridor which will support pollinator populations, enhance biodiversity, and optimise the benefits for flora and fauna along the route **Noise & Vibration** • Noise and vibration impacts will be managed through adherence to site working hours as agreed with CCC, which are anticipated to be as described in Section 5.3. • Construction works will be programmed to reduce potential noise and vibration effects on residential receptors. Prior to the commencement of the noisiest works, the Contractor shall consult with local residents to consider acceptable work hours and make them aware of the anticipated timeframe of the works.

Criteria	Commentary
	• Construction vehicles/ equipment will be turned off when not in use. **Human Health** • The Contractor's CEMP will include mitigation measures to avoid or reduce the risk of accidents and injuries associated with working near/ over water, including (but not limited to) those outlined in CIRIA C669. Training and awareness of these measures and relevant procedures will be provided to construction staff prior to the commencement of the works. • The Contractor will be responsible for ensuring that the site and construction staff are equipped with all relevant and appropriate personal protection equipment, rescue equipment, and other items necessary for construction staff to carry out the works safely and in line with the Contractor's CEMP (e.g. lifejackets, non-slip work boots, and suitable rescue equipment which may include a rescue line or combined harness and life jacket).

From an assessment of the types and characteristics of the potential impacts likely to arise from the Proposed Development based on the information available at the time of writing this report, it is considered that the Proposed Development will not constitute EIA development. With the implementation of the control measures included in the Contractor's CEMP, CTMP, ISMP and RWMP, significant effects are anticipated to be avoided. Should any impacts arise during the construction phase, the majority will be restricted to the Proposed Development site and a limited area in proximity. No likely significant effects have been identified. However, it should be noted that there is potential for cumulative impacts associated with relevant planning applications within close proximity to the Proposed Development site (detailed in Table 6.2 (B) and Appendix C), the impact of these will be assessed in detail further into the planning stage.

During the operational phase, the Proposed Development will result in a long-term, positive impact on the recreational aspect and public amenity value of the area as well as offering biodiversity enhancements.

7 Conclusion

The prescribed classes of development and thresholds that trigger a full EIA are set out in Schedule 5 of the Planning and Development Regulations, 2001 (as amended). A review of the project types listed in the aforementioned Schedule 5 (as amended) has been carried out, using the steps set out in Section 3 of this report.

The Proposed Development is not a type of development listed in Schedule 5, Part 1 and as the Proposed Development does not equal or exceed a development of a type listed in Part 2 of Schedule 5, a full EIA culminating in the preparation of an EIAR is not required.

The Proposed Development is of a class set out in Schedule 5, Part 2 (Schedule 5, Part 2, 10 (b)(iv)) but does not meet or exceed the relevant threshold. The Proposed Development has been screened for EIA in line with Schedule 7 and 7A of the Planning and Development Regulations 2001 (as amended). No likely significant effects have been identified during the screening process and, as such, a full EIA culminating in the preparation of an EIAR is not required.

A screening checklist is included in Appendix B of this report.

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Appendix A : Drawings

LANDSCAPE KEY PLAN

GENERAL ARRANGEMENT PLAN
SHEET 1 OF 4

GENERAL ARRANGEMENT PLAN
SHEET 2 OF 4

GENERAL ARRANGEMENT PLAN
SHEET 3 OF 4

GENERAL ARRANGEMENT PLAN
SHEET 4OF 4

Appendix B : Screening Checklist

	Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
1	*Will construction, operation, decommissioning or demolition works of the Proposed Development involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?*	Yes – The Proposed Development includes concrete works on previously undeveloped land however the majority of the site will consist of natural landscaping . No demolition works are required.	No – the visual character of the site will remain largely similar to the current conditions. The infrastructure proposed e.g. dog park, play areas, seating will be minor within the surrounding environs.
2	*Will construction or the operation of the Proposed Development use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?*	Yes – the Proposed Development will require a water supply, soils and other materials such as steel, concrete, and stone during the construction phase.	No – given the size, scale, type, and location of the Proposed Development, large amounts of natural resources are not anticipated to be required.
3	*Will the Proposed Development involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?*	Yes – substances such as concrete, petrol, diesel, paint, etc., will be required during the construction phase.	No – the Contractor's CEMP will include mitigation measures for the appropriate storage and usage of chemicals and materials which have the potential to cause harm to human health and/ or the environment, as well as emergency procedures in the event of spills/ leaks.
4	*Will the Proposed Development produce solid wastes during construction or operation or decommissioning?*	Yes – most waste generated by the Proposed Development will result from construction works. Waste generated during the operational phase will mostly comprise the disposal of minor public waste.	No – given the type and scale of the Proposed Development, large quantities of waste are not anticipated to be produced. In addition, a RWMP for the Proposed Development will be produced by the Contractor. Where possible, materials will be re-used on-site, and waste will be removed from the site by a licenced haulier to a licenced waste facility.
5	*Will the Proposed Development release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC)?*	Yes – during the construction phase and in association with dust and GHG emissions from construction works and machinery/ vehicles.	No – given the scale and type of the Proposed Development, dust and GHG emissions are unlikely to be significant and will be managed through the Contractor's CEMP. During the operational phase, there will be no additional air emissions compared to current conditions.
6	*Will the Proposed Development cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?*	Yes – construction works will generate noise and vibration emissions.	No – noise and vibration emissions will be temporary or short-term (depending, for example, on the type of work and construction technique selected) and managed through the Contractor's CEMP so that no significant effects on nearby residential or ecological receptors are likely to occur. During the operational phase, there will be no additional noise and vibration emissions compared to current conditions.
7	*Will the Proposed Development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal wasters or the sea?*	Yes – in the absence of mitigation measures during the construction phase, there is potential for contamination of surface and ground waterbodies within the Proposed Development site as well as other waterbodies hydrologically connected to the site and located downstream.	No – the risk of a polluting event will be avoided or minimised through mitigation measures embedded into the design of the Proposed Development; results from site investigations which will further inform the detailed design and construction techniques selected; and other measures implemented through the Contractor's CEMP. The Contractor's CEMP will include emergency response procedures for any leaks and spills as well as other preventive measures such as silt traps and best practice measures for storing hazardous materials.

	Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
8	*Will there be any risk of accidents during construction or operation of the Proposed Development that could affect human health or the environment?*	Yes – during the construction phase, there will be risks associated with on-site accidents.	No – the risk of accidents and polluting events during the construction phase will be managed through the Contractor's CEMP.
9	*Will the Proposed Development result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?*	No.	N/A
10	*Are there any other factors that should be considered, such as consequential development, which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?*	Yes – there are numerous large-scale and complex developments within close proximity to the site. These are detailed in Table 6.2 (B) and Appendix C.	These will be assessed in detailed during further planning stages for likely insignificance of impact.
11	*Is the Proposed Development located within or close to any areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Proposed Development?*	Yes – the Ballinhassig East groundwater body underlain within the extent of the Proposed Development site, is protected for drinking water.	No – no significant effects on ground waterbodies are likely to occur as a result of the Proposed Development (refer to response to Question 7).
12	*Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Proposed Development?*	Yes – there are two international ecological designations within 10km of the site. The closest of such is Cork Harbour SPA c.250 south.	No – no significant effects on surface waterbodies are likely to occur as a result of the Proposed Development (refer to response to Question 7).
13	*Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Proposed Development?*	Yes – see Question 12.	No - the majority of habitats will be retained, whilst biodiversity enhancements are proposed. In addition, the risk of disturbance/ injury of animal species will be avoided or reduced through the Contractor's CEMP which will include (but not be limited to) measures listed in Table 6.4 Criteria (h) of this report.
14	*Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Proposed Development?*	Yes – the southern site boundary incorporates Glashaboy Estuary which is hydrologically connected to Cork Harbour ; however, any pollution or sediment from the proposed works will likely be diluted and dispersed in the Lough Mahon estuary which the Glashaboy directly discharges into. During the operational phase, no additional contamination risks are anticipated compared to current conditions.	N/A
15	*Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Proposed Development?*	No – the Proposed Development is not within or in proximity to sensitive landscapes or scenic routes.	N/A
16	*Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Proposed Development?*	Yes – the site will incorporate the new Glanmire and Riverstown Greenway, increasing amenity accessibility of the route, as well as enhancing John O'Callaghan Park.	N/A

	Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
17	*Are there any transport routes on or around the location that are susceptible to congestion, or which cause environmental problems, which could be affected by the Proposed Development?*	Yes - the R639 and East Cliff Road experience noise emissions up to 65-69dB indicating high traffic volumes.	No – no significant increases in traffic or congestion are associated with the Proposed Development. Movement of construction vehicles will be minor and temporary.
18	*Is the Proposed Development in a location in which it is likely to be highly visible to many people?*	No – the Proposed Development is surrounded by residential developments however heavy boundary vegetation largely screens out visual receptors.	No - should on site construction works/ plant be visible during the construction phase, visual impacts will be temporary to short-term and limited to the construction phase. Taking this into consideration, as well as the type of works proposed, no significant effects are likely to occur.
19	*Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Proposed Development?*	Yes – the Riverstown Bridge is located on the north boundary of the site, respectively. These are designated SMR NIAH and RPS.	No - any visual impacts upon these assets will be short-term and minor associated with the construction phase. The operational phase of the Proposed Development enables opportunities for an enhanced receptor experience of these assets.
20	*Is the Proposed Development located in a previously undeveloped area where there will be loss of greenfield land?*	Yes – the Proposed Development is mainly located within the existing Taylorstown and associated infrastructure, however, further land acquisition may be required for new/ upgraded infrastructure.	No- – the Proposed Development is mainly located within the existing Taylorstown and associated infrastructure. Further land required north of the existing site would be an extension of the WTP into currently unused land.
21	*Are there existing land uses within or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Proposed Development?*	Yes – refer to response to Question 16.	No – refer to response to Question 16.
22	*Are there any plans for future land uses within or around the location that could be affected by the Proposed Development?*	Yes – see Question 10.	See Answer 10.
23	*Are there areas within or around the location which are densely populated or built-up, that could be affected by the Proposed Development?*	Yes – the surrounding environs include residential developments and community facilities.	Construction phase impacts will be minor and temporary. During the operational phase, Glanmire Park will have a long-term positive impact on community amenities and recreation.
24	*Are there any areas within or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, that could be affected by the Proposed Development?*	Yes – there are several schools and community facilities within proximity to the Proposed Development site.	Construction activities may increase noise and vibration and air emissions in the surrounding environs. As well as general nuisance. These impacts will be appropriately managed through the Contractors CEMP and will be minor and temporary within the construction phase.
25	*Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the Proposed Development?*	Yes – refer to response to Question 7.	No – refer to response to Question 7.
26	*Are there any areas within or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, that could be affected by the Proposed Development?*	Yes – several roads within proximity to the Proposed Development site experience elevated noise levels.	No- additional noise and vibration emissions created during the Construction phase will be appropriately managed through the Contractors CEMP, of which is anticipated to not be significant.

	Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
27	*Is the Proposed Development location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the Proposed Development to present environmental problems?*	Yes – according to the OPW Flood Maps (OPW, 2025), the Proposed Development site is located within a National Indicative Fluvial Mapping (NIFM) flood risk zone.	No – the changes introduced by the Proposed Development aim to provide a long-term solution to flood safety concerns including the incorporation of SuDs.
28	*Summary of features of Proposed Development and of its location indicating the need for EIA*.	No significant likely environmental effects have been identified during the EIA screening process and a full EIA culminating in the preparation of an EIAR is not required.	

Source: European Commission's 'Environmental Impact Assessment of Projects: Guidance on Screening' (EC, 2017)

Appendix C: Cumulative Planning Search

Planning Authority	Ref. no.	Address	Summary of Development	Grant date	Distance from Site (approx.) (m)
ACP	307803	Ballinglanna, Riverstown, Glanmire, Co.Cork	Mixed use development comprising cafe, 3 no. commercial/retail units, 42 no. apartments all associated site works. A Natura Impact Statement has been prepared in respect of the proposed development and accompanies the application.	2020-03-11	Directly east of site boundary
ACP	321945	Riverstown, Glanmire, Cork	Construction of primary care centre, retail unit and 2 GP practices together with all associated site works. A Natura Impact Statement (NIS) has been prepared and will be submitted to the planning authority with the application	2025-06-24	Directly northeast of site boundary
CCC	2140507	Ballinglanna Riverstown Glanmire	Permission for a residential development on an existing site at Ballinglanna, Riverstown, Glanmire, Co.Cork. The development will comprise the following: (1) The demolition of 2 no. existing derelict warehouse buildings and (2) The construction of 3 no. buildings of 3-storeys in height accommodating 30 no. apartments in total (12 no. 1-bedroom units, 12 no. 2-bedroom units and 6 no. 3-bedroom units), 33 no. car parking spaces, refuse storage, cycle shelter, landscaping, revised site entrance and road markings, new footpath and access road with vehicle turning area and all associated site works.	2022-06-07	18
CCC	2544047	Colaiste an Phiarsaigh Glanmire , Cork	Permission for (I) The demolition of an existing sports hall, office building, canteen building, swimming pool, changing rooms, sheds, canopies, playground basketball court, carparking, roads, ancillary hard-standing areas and landscaping, (II) The construction of a partly 3-storey and a partly 4-storey post-primary school extension , (III) The construction of a standalone ESB substation building, (IV) Minor alterations to the existing school building and Glanmire House (A protected structure, PS1179), (V) The demolition of existing temporary buildings, the installation of single storey temporary buildings for the duration of construction of the new school extension, (VI) The site works will include the construction of a landscaped courtyard, play areas, multi-use games area with permitter fencing, roads, vehicular turning area, car parking etc. and all ancillary works.	2025-11-03	193

Planning Authority	Ref. no.	Address	Summary of Development	Grant date	Distance from Site (approx.) (m)
ACP	322434	To the north of Dunkettle House (Protected Structure - PS1190) and associated structures (protected structures PS1238 PS1239	Permission for the following Large Scale Residential Development (LRD) comprising the demolition/removal of existing ruins/structures including a former dwelling on the northern part of the site) and the construction of 550 no. residential units to include 394 no. dwelling houses (comprising a mix of 2 3 and 4 bed semi-detached and townhouse/ terraced units) and 156 no. apartment/duplex units (comprising a mix of 1 and 2 bed units in 10 no. blocks ranging in height from 2 to 6 storeys) 1 no. creche 3 no. commercial units (comprising a shop café and medical/general practice facility) and all associated ancillary development works including a new vehicular access new pedestrian access a traffic signal controlled Toucan pedestrian crossing and upgrades to the road markings on the L2998 Road to the east a new greenway through the development connecting to the L2998 to the north and to the existing (Dunkettle to Carrigtwohill) Greenway to the south drainage, footpaths & cycle lanes landscaping amenity and open space areas boundary treatments bicycle and car parking bin storage 7 no. ESB substations the undergrounding of the existing overhead electricity lines currently transversing the site public lighting and all other ancillary development located to the north of Dunkettle House (protected structure - PS1190) and associated structures (protected structures - PS1238 PS1239 PS1240 PS1170) Dunkettle (townland) Glanmire Cork, An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application. The Environmental Impact Assessment Report and Natura Impact Statement 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.dunkettlelrd.ie	2025-08-07	277
CCC	2342154	Richmond Ballinglanna (townland) Glanmire	Permission for the following Large Scale Residential Development (LRD) comprising the construction of 130 no. residential units to include 31 no. dwelling houses (comprising of a mix of 3 and 2 bed semi-detached and townhouse/ terraced units) and 99 no. of apartments/ duplex units (comprising a mix of 1, 2 and 3 bed units) in five separate blocks (Block A to E) which range in height from 2 to 5 storeys, a neighbourhood centre to include the conversion of the former coach house to provide an 81 child space creche, 1 no. retail unit, 1 no. community building, and all associated ancillary development works including a new vehicular access, a new pedestrian access	2023-10-17	597

Planning Authority	Ref. no.	Address	Summary of Development	Grant date	Distance from Site (approx.) (m)
			and a pedestrian crossing to Caherlag Road, drainage, footpaths and cycle lanes, landscaping and amenity and open space areas (including an external community space which includes a public square), boundary treatments, bicycle and car parking, public lighting and all other ancillary development at Richmond, Ballinglanna (townland), Glanmire, Cork. The proposed development will replace the neighbourhood centre and 126 no. residential units previously permitted under An Bord Pleanala Ref. No. 300543-18. The application may be inspected online at the following website set up by the applicant: www.Ballinglannalsrd.ie		

aecom.com