

APPROPRIATE ASSESSMENT SCREENING REPORT
Section 177U of the Planning and Development Act 2000 (as amended)

Cork City Council
Strategic Planning and
Economic Development

1. EUROPEAN SITE DATA

Great Island Channel candidate Special Area Of Conservation (site code 001058)	
Conservation objective	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.
Qualifying interests	Annex I listed habitats: mudflats, sandflats not covered by seawater at low tide, estuaries, spartina swards, Atlantic salt meadows.
References and further information	Conservation Objectives for Great Island Channel SAC [001058] (NPWS); Natura 2000 Standard Data Form (NPWS); Site Synopsis Great Island Channel Site Code 001058 (NPWS). See www.npws.ie for further details.

Blackwater River candidate Special Area Of Conservation (site code 002170)	
Conservation objective	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.
Qualifying interests	Annex I/II listed habitats: Habitats: Estuaries, Mudflats and sandflats not covered by seawater at low tide, Perennial vegetation of stony banks, Salicornia and other annuals colonising mud and sand, Atlantic salt meadows (Glauco-Puccinellietalia maritimae), Mediterranean salt meadows (Juncetalia maritimi), Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation, Old sessile oak woods with Ilex and Blechnum in the British Isles, Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) Species: Margaritifera margaritifera (Freshwater Pearl Mussel), Austropotamobius pallipes (White-clawed Crayfish), Petromyzon marinus (Sea Lamprey), Lampetra planeri (Brook Lamprey), Lampetra fluviatilis (River Lamprey), Alosa fallax fallax (Twaiite Shad), Salmo salar (Salmon), Lutra lutra (Otter), Vandenboschia speciosa (Killarney Fern)
References and further information	Conservation Objectives for Blackwater River SAC [002170] (NPWS), Natura 2000 Standard Data Form (NPWS), Site Synopsis Blackwater River Site Code 002170 (NPWS) (see www.npws.ie for further details)

Cork Harbour Special Protection Area (site code 004030)	
Conservation objective	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.
Qualifying interests	Annex I-listed bird species: Bar-tailed Godwit, Common Tern (breeding), Golden Plover, Ruff, Whooper Swan. Other birds of special conservation interest include Black-headed Gull, Black-tailed Godwit, Common Gull, Curlew, Dunlin, Great Crested Grebe, Grey Heron, Grey Plover, Lapwing, Lesser Black-backed Gull, Little Grebe, Oystercatcher, Pintail, Red-breasted Merganser, Redshank, Shelduck, Shoveler, Teal and Wigeon. This site is an internationally important wetland supporting in excess of 20,000 wintering waterfowl.
References and further information	Conservation Objectives for Cork Harbour SPA [004030] (NPWS); Natura 2000 Standard Data Form (NPWS); Site Synopsis Cork Harbour SPA Site Code 004030 (NPWS). See www.npws.ie for further details.

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	P8.HCP.26.15 - 2 Groves Court, Blarney
Development consent type	Part 8 Planning Permission
Development location	2 Groves Court, Blarney, Co. Cork, T23 NN90
Description of development	Demolition of the existing dwelling and construction of a replacement dwelling of similar scale on the existing residential site. Site area approx: 253 m ² . Proposed dwelling floor area: 77.90 m ² .
Distance from cSAC (Great Island Channel, Cork Harbour)	C15.3 km to the east
Distance from cSAC (Blackwater River)	c. 14.5 km to the north east
Distance from SPA	c. 10.3 km to the south-east, at the nearest mapped SPA boundary along the tidal Lee/North Channel
Relevant strategies or policies	Cork City Development Plan 2022–2028; European Union (Birds and Natural Habitats) Regulations 2011 (as amended); Planning and Development Regulations 2001 (as amended); EIA Directive 2011/92/EU (as amended by 2014/52/EU); National Biodiversity Action Plan 2023–2030
EIS submitted?	No – a Sub-Threshold EIA Screening Report has been submitted with this application

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

1.	Is the proposed development directly connected to or necessary for the conservation management of the SPA and/or cSAC? (If yes, no further assessment required. If no, screening required.)	No
2.	Is the proposed development located within or partly within the SPA?	No
3.	Is the proposed development located within 100m of the SPA?	No
4.	Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	No
5.	Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	No
6.	Could the proposed project increase the level of recreational or other use of marine or intertidal areas within the potential impact zone of the SPA?	No
7.	Does the proposed development involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SPA?	No
8.	Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	No
9.	Does the existing wastewater treatment system have the capacity to treat any additional loading?	n/a
10.	Would the proposed development result in direct surface water or other discharge to water bodies in or feeding into the SPA or cSAC? Would it result in additional storm flows into a combined sewer and subsequently into a combined sewer overflow (CSO), resulting in increased frequency, quantity and/or duration of overflow from the CSO to watercourses feeding into the European sites?	No
11.	Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	No
12.	Could the proposed development give rise to increased risk of oil or chemical spillage or leaks within the marine environment or watercourse within the potential impact zone for the SPA or cSAC?	No
13.	Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	No

Comments or notes

No land-take of the Great Island Channel cSAC, Blackwater River cSAC or Cork Harbour SPA is required for the proposed development, and no habitats or species for which these European sites have been designated are located within the application site or works area. The proposal comprises the demolition and 1-for-1 replacement of an existing dwelling within an established residential curtilage; there is no increase in the number of residential units and no material increase in foul or surface water loading, both of which will continue to discharge to the existing public network. No instream or watercourse works are proposed, there are no water abstraction requirements, and the potential for polluting material to enter any watercourse is low. Construction works are anticipated to be of short duration (in the order of 6-9 months) and confined to the application site. Having regard to the small scale and nature of the development and its distance from the qualifying interests of the SPA and cSAC, no likely significant effects on any European site, either alone or in combination with other plans or projects, are anticipated.

3. SCREENING CONCLUSION STATEMENT

In view of the above it is considered that (tick one box only):

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Appropriate Assessment is not required

The proposed development is directly connected / necessary to the conservation management of a site.

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Appropriate Assessment is not required

It can be excluded through screening that the proposed development will have significant effects on the sites.

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Further information is required

Potential impacts have been identified through initial screening and/or there is insufficient information to enable the planning authority to screen out impacts, but on balance it is determined that the issues could be resolved through minor modifications to the proposed development or by appropriate conditions. The information required is specified below.

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Appropriate Assessment is required

Significant issues have been identified and/or significant effects are certain, likely or uncertain, and the submission of a Natura Impact Statement (NIS) is required, or the proposed development must be rejected.

Further information required / Comments or Notes

In accordance with the Habitats Directive, an Appropriate Assessment (AA) Screening has been carried out on the project, in relation to any potential impacts upon the Cork Harbour Special Protection Area [Site No. 004030], Blackwater River Special Area of Conservation [Site No. 002170] and the Great Island Channel Special Area of Conservation [Site No. 001058]. The findings of the AA screening noted that no significant effects on any Natura 2000 sites is likely and it was not necessary to undertake any further stage of the Appropriate Assessment process.

Name:	Martina Grodan
Position:	ADirector of Service
Date:	29/10/20

