

SUB THRESHOLD EIA SCREENING REPORT P8.HCP.26.15 - 2 GROVES COURT

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

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	Site Area: c. 253 m ² . Proposed Dwelling Area: c. 77.90 m ² . The proposed development comprises the demolition of the existing dwelling and construction of a replacement dwelling of a similar scale on the existing residential site.
Cumulation with other Proposed Development	No significant cumulative effects are anticipated. The proposal comprises a small-scale replacement dwelling on an existing residential site.
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	The existing dwelling will be demolished to facilitate construction of the proposed replacement dwelling. An Asbestos Refurbishment Survey (OHSS, Project No. 46638, dated 28 May 2026) has been undertaken for the existing dwelling. No asbestos-containing materials (ACMs) were identified in the building during the survey. Demolition works will be temporary and confined to the application site. Demolition material will be appropriately managed and removed/disposed of or recycled by authorised contractors.
Use of Natural Resources	Limited use of natural resources associated with normal residential construction, including standard building materials, water and energy. No significant use of natural resources is anticipated.
Production of Waste	Limited construction and demolition waste will arise during the works and will be appropriately segregated, reused/recycled where practicable and disposed of by authorised waste contractors. Operational waste will comprise normal domestic household waste.
Pollution and Nuisances	Temporary and localised noise, dust and construction traffic may arise during demolition and construction. These impacts will be short-term and managed through standard good construction practices. No significant pollution or nuisance is anticipated during occupation.
Risk of Major Accidents	No significant risk of major accidents is anticipated having regard to the nature, scale and residential use of the proposed development.
Risk to Human Health	No significant risk to human health is anticipated. Temporary construction-related effects such as dust and noise will be controlled through standard construction management measures.

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	The site is zoned for residential development in the Cork City Development Plan. It is an existing developed residential site containing a dwelling and associated residential amenity areas. The established residential use of the site will remain unchanged.
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	The site is already developed and in residential use. The proposal does not involve significant loss or exploitation of natural resources and will not materially affect their regenerative capacity.
Absorption Capacity of the Natural Environment	The development is located on an existing developed residential site and comprises replacement of the existing dwelling with a dwelling of similar scale. Having regard to the small scale and nature of the proposal, no significant effect on the absorption capacity of the natural environment is anticipated.

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	Impacts will be predominantly confined to the application site and its immediate surroundings, principally during the demolition and construction period.
Transfrontier nature of the Impact	None. No transboundary or transfrontier impacts are anticipated.
Magnitude and Complexity of the Impact	Low. The proposal is a small-scale replacement residential development on an existing developed site and is not considered likely to give rise to significant or complex environmental effects.
Probability of the Impact	Temporary construction-related impacts such as noise, dust and construction traffic are likely to occur but will be minor, localised and manageable. Significant environmental impacts are unlikely.
Duration, Frequency and Reversibility of the Impact	Construction impacts will be temporary and short-term and will cease following completion of the works. The completed development will continue the established residential use of the site. No significant long-term adverse environmental effects are anticipated.

SCREENING CONCLUSION STATEMENT

Having regard to the nature and limited scale of the proposed development, comprising the demolition of an existing dwelling and construction of a replacement dwelling of similar scale on an established residential site, together with the characteristics of the site and the nature, extent and duration of the potential impacts, it is considered that the proposed development would not be likely to result in significant effects on the environment. Accordingly, the preparation of an Environmental Impact Assessment Report (EIAR) is not considered necessary.

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Position:	As Director of Services
Date:	29/01/26