SUB THRESHOLD EIA SCREENING REPORT – Refurbishment, Extension & New Vehicular Entrance @ 294 Cathedral Road, Gurranabraher, Cork

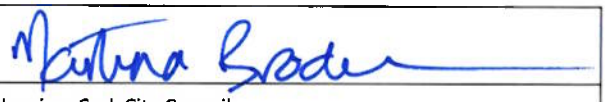
Criteria for determining whether a development would or would not be likely to have significant effects on the environment as per the requirements of Article 120 of the Planning and Development Regulations 2001-2012

1.	CHARACTERISTICS OF PROPOSED DEVELOPMENT
Size of Proposed Development	The development consists of the refurbishment, 26m2 rear extension, new vehicular entrance and all associated site development works to an existing end of terrace dwelling
Accumulation with other Proposed Development	*N/A*
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	*The proposed works include the removal of part of a hedge to construct a new entrance. Any demolition material that is not reused will be disposed of in line with best environmental practice.*
Use of Natural Resources	*The use of natural resources associated with this development is limited to the materials to be used for its construction.*
Production of Waste	*Waste production will consist of demolition waste and general excavated material, inert in nature which will be disposed of using local licensed landfill facilities.*
Pollution and Nuisances	*The proposed works are refurbishment and extention of an existing dwelling and no additional traffic or nuisances will be generated and we envisage that there will be no net increase in either pollution or nuisance.*
Risk of Accidents	*It is not considered that there would be any significant risk of accidents, having regard to substances or technologies used.*

2.	LOCATION OF PROPOSED DEVELOPMENT
Existing Land Use	*Urban brownfield site*
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	*The site is located within an established urban residential area and does not involve the significant consumption or extraction of natural resources. The site comprises previously developed residential land of limited ecological and agricultural value.*
Absorption Capacity of the Natural Environment	*Negligible long term impact on the natural environment is foreseen*

3.	CHARACTERISTICS OF POTENTIAL IMPACTS
Extent of the Impact	*The primary impact will occur during the construction phase.*
Trans-frontier nature of the Impact	*N/A*
Magnitude and Complexity of the Impact	*Minimal*
Probability of the Impact	*Low long term probability of impact*
Duration, Frequency and Reversibility of the Impact	*Limited to the Construction Phase*

SCREENING CONCLUSION STATEMENT
Having regard the contents of Article 120 of the Planning and Development (Amendment) (No.3) regulations 2011 and Schedule 7 of the Planning and Development Regulations 2001 as amended by article 8 of the Planning and Development Regulations 2008 (SI 235/2008), it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. Accordingly, it is considered that environmental impact assessment is not required.

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