FEHILY TIMONEY

DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

PROPOSED WORKS AT BLOCK 2, ST FINBARR'S ROAD, CORK CITY

Report to Inform Environmental Impact Assessment (EIA) Screening

Prepared for:

Cork City Council

Cork City Council
Comhairle Cathrach Chorcaí

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Report to Inform EIA Screening for the Proposed Works at Block 2, St Finbarr's Road, Cork City

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Abstract: Fehily Timoney and Company is pleased to submit this Report to Inform Environmental Impact Assessment (EIA) Screening to Cork City Council for a Part 8 process for the Proposed Works at Block 2, St Finbarr's Road, Cork City.

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1. INTRODUCTION AND BACKGROUND

1.1 Introduction

Cork City Council (CCC) is starting the Part 8 process for carrying out proposed works at Block 2 (No. 12-27 inclusive) at St. Finbarr's Road, Cork City. The works will comprise of the demolition of the existing apartment block at Block 2 and ancillary works.

Fehily Timoney and Company (FT) have been commissioned by CCC to prepare a report to inform their Environmental Impact Assessment (EIA) Screening for the Part 8 process for these proposed works.

The proposed works are herein referred to as 'the proposed development' and is detailed in Section 1.2.

1.2 Overview of the Proposed Development

The proposed works will comprise the following:

- Demolition of 1 no. Apartment Block, namely 'Block 2' i.e. No's 12- 27 inclusive St Finbarr's Road, The Lough, Cork City. Block marked in map attached.
- Removal of gardens, boundary walls, sheds, and fencing.
- Disconnection and removal of services
- New soft landscaping in preparation for the future proposed construction of a new multi- unit housing development.
- Construction of fencing around the site to form a boundary to prevent anti-social behaviour and dumping on the site, post demolition.

2. RELEVANT EXPERIENCE AND EXPERTISE OF ASSESSOR AND REVIEWERS

Sanghamitra Nidhi Dutta of FT was responsible for completing this assessment and report. Sanghamitra is a Senior Project Environmental Scientist working with the Circular Economy and Environment Team in FT, with five years of experience. She holds a BSc. in Environmental Science from St. Edmund's College, India and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen. She has in-depth knowledge of environmental policy, legislation and assessment procedures.

Richard Deeney of FT was responsible for reviewing, checking and finalising the assessment and report. Richard is a Principal Environmental Scientist working as part of the Circular Economy and Environment Team at FT. Richard holds a B.Sc. First Class Honours degree in Environmental Management from Technological University Dublin (formerly Dublin Institute of Technology) and an Advanced Diploma in Planning and Environmental Law with the Honorable Society of King's Inns. Richard is a Chartered Environmentalist with the Society for the Environment and has 14 years' experience. Richard has a vast amount of experience coordinating and completing Environmental Impact Assessment Reports and Reports to Inform EIA Screening for a wide variety of development projects including closed landfill remediation projects, materials recovery facilities, soil recovery facilities, healthcare waste management facilities, quarries, power generation facilities, industrial facilities, residential development and tourism development. Richard has a wide and thorough understanding of the various environmental factors that need to be considered during the EIA process and has an in-depth understanding of the legislation and up-to-date case law governing EIA practice in Ireland and the EU. Richard has an in-depth understanding of every stage of the EIA process from the Screening Stage to the Scoping Stage, up to the EIAR completion stage.

Bernie Guinan was responsible for reviewing and approving the assessment and report. Bernie is Director with FT and is a Chartered Waste Manager. She has 25 years' experience in delivering and managing projects and infrastructure delivery for a wide variety of sectors. Bernie has extensive experience in all aspects of strategic management planning and infrastructure development in Ireland, the UK, KSA and UAE. She is an experienced planning policy analyst and strategic planner. She has in-depth knowledge of all environmental and planning policy, legislation and guidance. She has been providing environmental, planning and waste management consultancy services to public bodies for over 20 years. She has a vast amount of experience coordinating EIA, SEA and AA projects, including national, large-scale and complex projects.

3. DESCRIPTION OF THE EXISTING SITE AND RECEIVING ENVIRONMENT

3.1 Description of the Site and Receiving Environment

3.1.1 Existing Site

The proposed development site comprises an apartment block (inclusive of rear gardens) intended for demolition, at Block 2 (No. 12- 27 inclusive). The extent of the site to be demolished at Block 2 is 0.118 hectares (ha). The site will be referred to as 'the site' or 'the proposed development site' throughout this report.

The site is located in the functional area of Cork City Council, forming part of the Cork City South Central Local Electoral Area. The site is bounded by residential premises on Saint Finbarr's Road to the west, Noonan Road to the south, and 98th Street to the east. There are commercial premises as well as residential premises on Gillabbey Street to the north of the site.

3.1.2 Receiving Environment

The site is accessible off Saint Finbarr's Road to the west and Noonan Road to the south, both of which are connected to the R608 to the south. The surrounding land-use is characteristic of urban/sub-urban fabric with several residential dwellings along Saint Finbarr's Road, Noonan Road, 98th Street and Gillabbey Street. There are a number of small businesses (a cafe and off-licence) fronting the Gillabbey Street to the north.

Soils at the site are *'Urban'*, and subsoils are *'Man made'*. CORINE (2018) land-use at the proposed development site has been identified to be 'Discontinuous Urban Fabric'. Bedrock geology at the site has been identified to be Waulstortian Limestones, described as *'Massive unbedded lime-mudstone'*.

According to the National Land Cover mapping, the proposed development site comprises Buildings (110) and Other Artificial Surfaces (130). Examination of the orthophotography indicates the presence of Scrub (450) located along the eastern boundary of the Proposed Development.

The proposed development site is predominantly underlain by the Lee Valley Gravels ground waterbody (ID: IE_SW_G_094) and the Ballincollig ground waterbody (ID: IE_SW_G_002). The Water Framework Directive (WFD) status (2019-2024) for both the Lee Valley Gravels ground waterbody and Ballincollig ground waterbody is *'Good'*.

The bedrock aquifer underlying the site has been identified to be a Regionally Important Aquifer - Karstified (diffuse) (Rkd). The gravel aquifer underlying the site, similarly, is a Regionally Important Gravel Aquifer (Rg). Groundwater vulnerability at the site ranges from Moderate (defined as *'Groundwater here has natural characteristics that mean it has moderate vulnerability to contamination by human activities'*) to High (defined as *'Groundwater here has natural characteristics that make it highly vulnerable to contamination by human activities'*).

The Proposed Development is located within the WFD Catchment Lee, Cork Harbour and Youghal Bay (ID: 19), the Glasheen[Cork City]_SC_010 Sub-catchment (ID: 19_17) and the Glasheen[Cork City]_010 River Sub Basin (ID: IE_SW_19G040700). The closest waterbody within the same sub-basin is the River Lee (EPA Segment Code: 19_2147, Order 4th), located approximately 242 m to the north. The River Lee is located within the Lee (Cork) Estuary Upper (ID: IE_SW_060_0950) flows in an easterly direction before discharging into the Cork Harbour (ID: IE_SW_060_0000) approximately 15.76 km (in-stream distance) south-east of the site. The receiving Lee (Cork) Estuary Upper is of *'Moderate'* biological status (WFD Status 2019-2024) and is at risk of failing to meet *'Good'* status.

The accompanying Report to Inform Appropriate Assessment (AA) Screening has considered European Sites within the zone of influence for the proposed development. This zone of influence has been defined as:

- Any European sites geographically overlapping with any of the actions or aspects of the Proposed Development in any of its phases, or adjacent to them;
- Any European sites within the likely zone of influence (ZoI) of the Proposed Development. European sites located in the surroundings of the Proposed Development (or at some distance) that could still be indirectly affected by aspects of the proposed development, including as regards the use of natural resources (e.g., water) and various types of waste, discharge or emissions of substances or energy;
- European sites whose connectivity or ecological continuity can be affected by the Proposed Development.

No European sites overlap with the proposed development site boundary, and therefore further consideration was given to 'likely zone of influence' and 'connectivity or ecological continuity'. Only Cork Harbour SPA (IE0004030), located c. 3.44 km to the south-east of the proposed development, to the was considered for potential source-pathway-receptor connectivity and the potential for likely significant effects. A potential indirect hydrological connection was identified to exist between the proposed development location and the Cork Harbour SPA through the existing stormwater sewer system within an instream distance of c.6.2 km.

There are no other European sites within the vicinity of the proposed development site; the Great Island Channel SAC is located c.10.05 km to the east. No Natural Heritage Areas (NHAs) have been identified within 5 km of the project site. No Natural Heritage Areas (NHAs) have been identified within 5 km of the project site. Proposed Natural Heritage Areas (pNHAs) within 2 km includes the Cork Lough pNHA (c.454 m to the south-west), and Lee Valley (c.2.63 km to the north-west) and Douglas River Estuary (c.3.49 km to the south-east) within a 5 km radius of the site.

The governing statutory land-use framework applicable for the site is the Cork City Development Plan 2022 2028. Under the Development Plan, the site is located on lands that are zoned 'ZO 1 Sustainable Residential Neighbourhoods', with the objective *'To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses'*.

The site does not contain any features from the Sites and Monuments records. The nearest SMR features include a House - 16th/17th Century (CO074-096) is present approximately 136 m to the north.

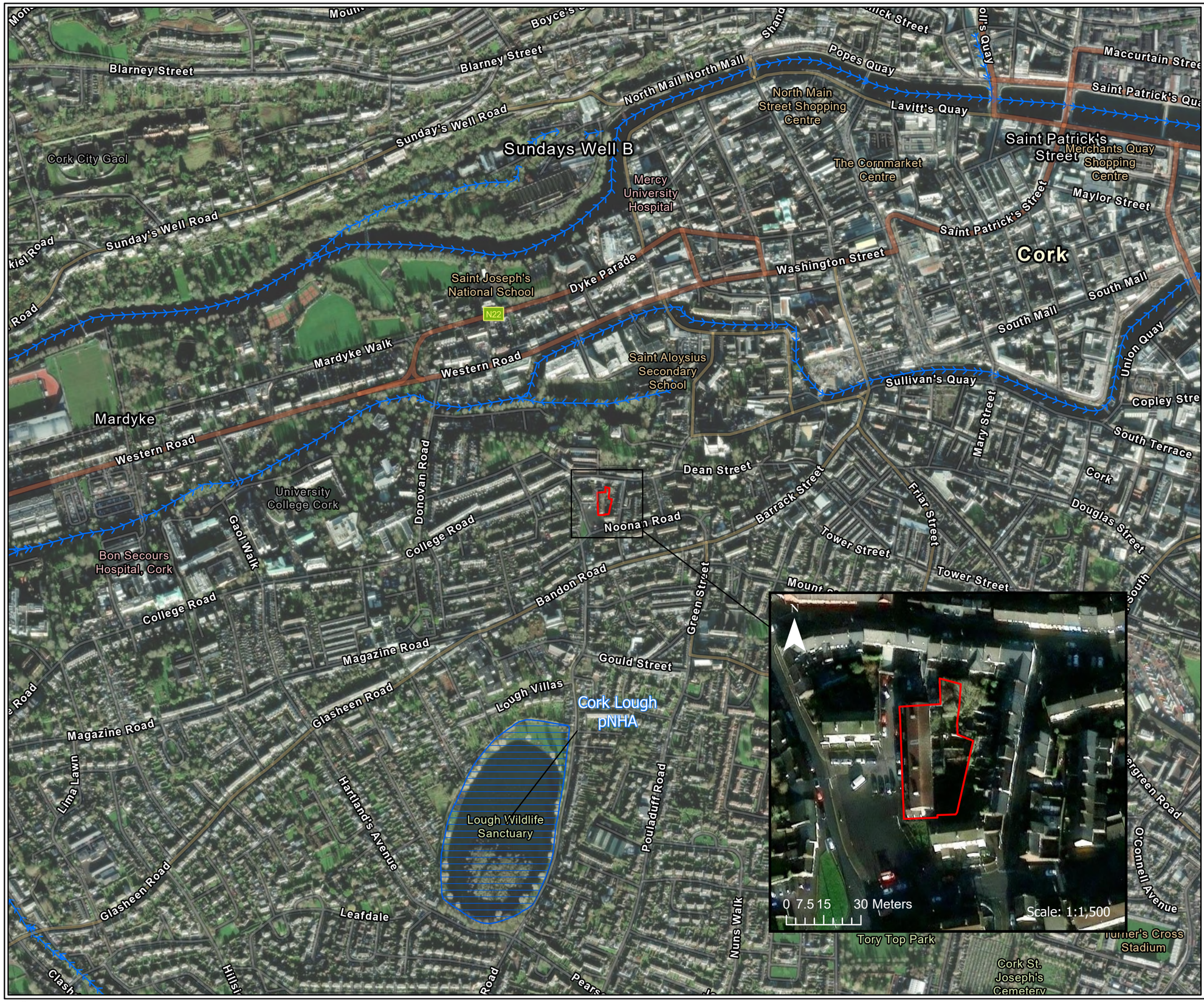
The proposed development site is located within the South Parish Architectural Conservation Area (ACA) Sub Area A. This sub-area is known for archaeological, historical, architectural and social significance and is located around the ridge containing Elizabeth Fort on the west, St. Fin Barre's Cathedral at the centre, the 18th Century Diocesan Library, set of walls, railings and gates to the Cathedral and the 18th Century Bishop's Palace to the east. The sub-area is bounded on the south by the buildings of Barrack Street, the curving form of the street plots reflecting the original monastic enclosure of the Celtic monastery.

Examination of the Catchment Flood Risk Assessment (CFRAM) flood maps for the area indicate that the Proposed Development does not lie within a fluvial flood risk zone. No pluvial flood risk data is available for the proposed development location.

Figure 3-1 overleaf presents a Site Location Map.

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Legend

- Site Boundary
- Proposed Natural Heritage Areas
- Watercourses

TITLE:	Site Location and Context		
PROJECT:	St. Finbarr's Road, Cork City		
FIGURE NO:	3.1		
CLIENT:	Cork City Council		
SCALE:	1:7,500	**REVISION:**	0
DATE:	11/08/2026	**PAGE SIZE:**	A3

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4. RELEVANT PLANNING HISTORY

A review of the planning history at the proposed development site was undertaken in September 2026. At the time of reporting, no planning applications have been identified for the proposed development site.

A review of the planning history[1] within the wider area of the proposed development has been carried out and is presented in Table 4-1 (Planning applications lodged to Cork City Council) and Table 4-1 (Planning applications lodged to An Coimisiún Pleanála).

Several relevant[2] applications from this review have been included for the cumulative assessment, presented in Section 6.7 of this report. Characteristic of the wider urban/sub-urban nature of this area, the applications pertain to various residential dwellings and developments (including extensions to or modifications of existing structures), and extensions, alterations, and/or change of use for existing commercial and community buildings (schools, doctors' surgeries, pubs and casinos).

[1] Considered within 500 m of the proposed development.
[2] Relevance has been considered in terms of how these developments may interact with the proposed development in terms of their scale, nature and geographical extents.

Table 4-1: Planning Applications lodged to Cork City Council (October 2021 to September 2026)

Cork City Council Planning Reference	Development Description	Development Address	Date of Grant
2140203	Permission for change of use of ground floor commercial unit to two bedroom apartment including alterations to window fenestration on front elevation.	70 Barrack Street, Cork	11/10/2021
2140213	Permission for the proposed extension and alterations to No.9 Dyke Parade, Cork for a Cancer Care Centre and associated offices. The proposed development includes the adaptation of existing rear returns, the construction of a part single, part two storey rear extension, conservation and restoration works including the repair of the existing roof and building facades, replacement of existing rooflights and windows and internal alterations. The proposal also includes for the extension of and alterations to an existing rear mews building as part of the centre, the creation of an accessible entrance, landscaping and all associated and ancillary site development works. The proposed development consists of works to a Protected Structure, No.9 Dyke Parade (Protected Structure Reference No. PS584)	9 Dyke Parade, Cork	24/11/2021
2140372	Permission to erect a two storey dwelling accessed from Greenmount Avenue.	14 Lough Road, Cork	01/03/2022
2140744	Permission for the construction of 1 no. dwelling house and all associated ancillary works including parking, drainage and landscaping at 1A University Place, Western Road, Cork. A Natura Impact Statement will be submitted to the planning authority with the application.	1A University Place, Western Road, Cork	30/03/2022
2140672	Permission for alterations to front boundary wall and provision of two number car parking spaces, material alterations to elevations and two storey rear extension and single storey side entrance extension to existing end of terrace dwelling house.	54 McCurtain Villas, College Road, Cork	19/04/2022
2240852	Permission for development at 'Maryville' , 6 Connaught Avenue, Cork. The development will consist of planning permission to demolish an existing single storey annex and the construction of a new single storey extension to the rear of the existing two storey dwelling, alterations to elevations of the existing dwelling including removal of chimney and all associated site works.	Maryville, 6 Connaught Avenue, Cork	12/05/2022
2240869	Permission for proposed works: (1) Construction of single storey entrance porch to front of existing dwelling; (2) Construction of domestic extension to ground and first floor to rear; (3) Minor alterations to existing elevations; (4) Alterations to front boundary to provide new gated vehicular entrance; (5) All associated ancillary site works.	11 Bonaventure Place, Greenmount, Cork	23/05/2022

Cork City Council Planning Reference	Development Description	Development Address	Date of Grant
2140770	Permission for the change of use of a launderette, (permitted by Cork City Council Planning Reference 06/30841) to a gaming arcade/casino and all ancillary works.	No.16, Washington Street West , Cork	29/06/2022
2241158	Permission is sought for (1) Demolition of existing two storey south entrance porch (area 10m2), (2) The construction of a two storey extension to the south of the existing building (area175.5m2) comprising of an entrance foyer, store and accessible dressing room at ground floor level with a foyer, corridor and dressing rooms at first floor level with signage on the south elevation, (3) Siteworks including the reconfiguration of the existing courtyard.	The Granary Theatre, Dyke Parade, Cork	08/09/2022
2241168	Permission to demolish chimney to existing dwelling.	44 Mount Sion Road, Greenmount, Cork	13/09/2022
2241183	Permission for construction of a first floor extension consisting of a bathroom, alterations to a first floor window all to the rear of an existing dwelling house.	1 Greenmount Buildings, Green Street, Cork	15/09/2022
2240823	Permission for the refurbishment and extension of an existing dwelling and the construction of 6 no. dwellings at 30 St. Finbarr's Place, Proby's Quay, Cork. The refurbishment of the existing dwelling includes the demolition of 2 no. two-storey extensions and other ancillary structures associated with the existing house and the construction of 1 no. replacement two-storey extension. The proposed 6 no. dwellings comprise of 3 no. 1-bed single-storey dormer townhouses, 1 no. 1-bed single-storey dormer detached house and 2 no. 2-bed 1.5 storey townhouses with associated bicycle parking, bin storage, landscaping and all ancillary site development works. Pedestrian access to the proposed development will be via an existing entrance off St. Finbarr's Place (also known as Bennetts Hill).	30 St. Finbarrs Place, Probys Quay, Cork	18/10/2022
2241297	Permission for change of use of Licensed Premises (Pub) to Residential Accommodation namely; 3 no. apartments with internal alterations and minor alterations to north (front) and side (east) elevations.	14/15 Gillabbey Street, and 98 Street , Cork City	02/11/2022
2241330	Permission for alterations to the gaming arcade/casino permitted by Cork City Council Planning Reference 21/40770 and the existing ground floor cafe at No.16 Washington Street West, Cork. The proposed development comprises the change of use of a portion of the cafe to accommodate an extension of the permitted gaming arcade/casino, subsequent reduction in floor area of the existing cafe, internal modifications including the provision of new and relocated toilet facilities, elevational changes to the existing building and all other ancillary site development works.	No.16, Washington Street West, Cork	16/11/2022

Cork City Council Planning Reference	Development Description	Development Address	Date of Grant
2241159	Permission for the construction of a 452 sq.m single storey extension to the existing school at Grenmount National School, Green Street which contains a Protected Structure Ref: 1245. The development will consist of two new classrooms, a multi-sensory room, staff office, staff bathrooms, store room and central activity space. The proposed development also includes for alterations to the existing pedestrian access gates onto Green Street, construction of new ramped access footpaths, the replacement of the existing boundary palisade fencing on Green Street with new railings, provision of four new parking spaces and all associated site development works.	Greenmount National School, Green Street, Cork	29/11/2022
2241361	Planning permission is sought for the provision of a new vehicular access and driveway and all associated works to the front garden of the existing two-storey terraced house.	13 Fullers Road, Cork	05/12/2022
2241382	Permission sought for retention of extensions to rear of dwelling house and for all associated site works.	No.4 St. Josephs Terrace, Gould Street, Cork	08/12/2022
2241432	Permission for the development at Amnis House Western Road Cork T12 E2RF. The development will consist of the installation of telecommunications equipment on the rooftop including antennas, Remote Radio Units (RRU's), a dish, a cabinet and all other associated site development works. The development will provide high speed wireless broadband and data services.	Amnis House, Western Road, Cork	29/12/2022
2241438	Permission for (a) construction of a new two storey end of terrace house in the side garden of the existing two storey end of terrace house (b) new vehicular entrance for the proposed house with off street parking for one car from Fullers Road, (c) all associated site development works.	15 Fullers Road, Cork	07/02/2023
2241597	Permission for alterations to existing dwelling, namely; first and second floor extension over original dwelling footprint, single-storey extension to rear elevation and alterations to front elevation.	No. 53A Lough Road, The Lough, Cork	14/03/2023
2241665	Permission for retention of (A) Demolition of existing single-storey structure to the rear, (B) Construction of a new single-storey extension to the rear, (C) Demolition of existing dormer windows to front roof, (D) Construction of new extension at first-floor level to the front, (E) Internal alterations and all associated siteworks at an existing dwelling house.	7 Croaghtamore Square, Glasheen Road , Cork	06/04/2023
2241169	Permission for the removal of existing rear extensions and reconstruction of a new 3 storey rear extension, construction of a single storey rear extension, the replacement of existing roof, including 2 no. rear dormers, 2 rear velux roof lights, and the change of use	2 Wandesford Quay, Cork	07/06/2023

Cork City Council Planning Reference	Development Description	Development Address	Date of Grant
	to short term letting to an existing dwelling. The proposed development works consists of the carrying out of works to a protected structure PS441.		
2341821	Permission for retention of development at 3 Green Street, Greenmount, Cork. The development consists of the retention of an existing 13.08 sq.m/ 140.79 sq.ft. single-storey extension to the rear of the existing dwelling house, and all ancillary works.	3 Green Street, Greenmount , Cork	13/06/2023
2341870	Permission for new vehicle entrance, including new entrance gates and part demolition of existing front boundary, all associated site works and services.	60 McCurtain Villas, Cork	03/07/2023
2341881	Permission for material alterations to existing auditorium which forms part of the larger existing school complex, including changes to internal layout, minor elevational changes and all ancillary works.	Presentation Brothers College, Mardyke, Cork	03/07/2023
2342084	Permission for alterations to existing dwelling, namely; first and second floor extension over original footprint, single-storey extension to rear elevation and alterations to front elevation.	No. 53A Lough Road, The Lough , Cork	20/09/2023
2342170	Permission for retention is sought for constructed alterations to granted permission Reg. No. T.P. 00/24596 including increased footprint of ground floor side extension instead of passageway and of rear extension, internal alterations, conversion of attic space for bedroom storage and bathroom use, revised front, side and rear elevations including additional window and rooflights at attic level, and revised front driveway layout, together with associated site and ancillary works.	Fernroyd House, No. 4 O Donovan Rossa Road, Donovans Road	25/10/2023
2241081	Permission is sought for the change of use of former commercial premises to cafe/bistro.	1B Lough Road, The Lough , Cork	12/02/2024
2342012	Permission for retention for the vehicular entrance and planning permission for the demolition of an existing extension at the rear of existing dwelling and construction of a new part single-storey, part two-storey rear extension, elevational alterations to front and rear of existing dwelling including external insulation to the front elevation and all associated site works.	11 Fullers Road, The Lough , Cork	17/06/2024
Noonan Road Part 8 process	Part 8 process for the Noonan Road - Block 2 & Block 4 Demolition & Landscaping proposed development, comprising of the demolition of 2 no. Apartment Blocks, namely 'Block 2' i.e. Nos. 13- 28 inclusive and 'Block 4' i.e. Nos. 45-60 inclusive Noonan Road, Cork. The proposed development comprises:	Noonan Road, Cork	Consultations closed on 12/08/2025

Cork City Council Planning Reference	Development Description	Development Address	Date of Grant
	• Demolition of 2 no. Apartment Blocks, namely 'Block 2' i.e. Nos. 13- 28 inclusive and 'Block 4' i.e. Nos. 45- 60 inclusive Noonan Road, Cork. • Removal of gardens, boundary walls, sheds and fencing. • Disconnection and removal of services. • New soft landscaping in preparation for the future proposed construction of a new multi-unit housing development. • Construction of fencing around the site to form a boundary to prevent anti-social behaviour and dumping on the site, post demolition.		

Table 4-2: Planning Applications lodged to An Coimisiún Pleanála (October 2021 to September 2026)

Case ID (ACP)	Description of Development	Address	Date of Grant
315957	Change of use of former commercial premises to cafe/bistro.	1B Lough Road, The Lough, Cork	12/02/2024

5. PROJECT DESCRIPTION

5.1 Purpose/Rationale for the Project

The existing units were completed by the end of 1964 using the direct labour unit of the then Cork Corporation. The units are now in a poor state of repair. Cork City Council have been vacating residents from the Noonan Road apartment blocks since 2023 and intend to apply for Part 8 Planning to demolish Block 2 St Finbarr's Rd which will be the next available block of vacancy.

5.2 Detailed Description of the Proposed Works

The demolition works will be phased out over approximately 10 weeks. An indicative schedule and methodology of the works is provided below in Table 5-1:

Table 5-1: Proposed Works

Phase/ Week	Activities
Phase 1 – Week 1	• CCC will appoint the demolition contractor and carry out required paperwork (signing of contracts and other documentation) and coordinate meetings.
Phase 2 – Week 1 – 2	• The demolition contractor will carry out a prestart checklist of the properties in question and liaise with the client team on specific requirements special to each individual location on site. • The demolition contractor will assess the structures and carry out photographic condition surveys of the properties and surrounding ground conditions (e.g., footpaths, Roads green areas etc). • The demolition contractor will liaise with the Utility Management team to review isolations of services and establish throughout existing services drawings extent of services.
Phase 3 – Week 2 – 4	• The Utility Team will disconnect the properties of all live services associated with their discipline(s). The demolition contractor will coordinate and carry out a sign off sheet with those responsible to ensure the completeness of the works.
Phase 4 – Week 4 – 5	• The demolition contractor will mobilise resources and personnel to site to carry out the works. The demolition contractor staff/team works onsite. The operatives will setup boundary exclusions to the demolition site.
Phase 5 – Week 4 – 6	• Internals will be soft-stripped, and asbestos-containing material (ACM) will be removed from existing structures. • A specialist team will carry out the ACM removal works in-line with the demolition contractors soft and asbestos removal methodology.
Phase 6 – Week 6 – 8	• The demolition contractor will then proceed to demolish the properties and surroundings (e.g., rear of gardens) in their entirety down, including the foundations by mechanical means, in line with the method statements. • The materials will be segregated and loaded in line with the waste management plans and recovered as required.

Phase/ Week	Activities
Phase 7 - Week 6 – 8	• The demolition contractor will proceed to carry out the processing and the reinstatement works to the site (i.e., topsoiling, levelling, grass seeding and landscaping) to the proposed development site.
Phase 8 - Week 7 – 8	• The demolition contractor will proceed to reinstate new boundary fencing lines for areas outlined in project documentation, using smaller plant and equipment to excavate foundations and footings for fencing.
Phase 9	• The demolition contractor will reinstate the site area, including cutting of grassed areas.
Phase 10- Week 8/10	• The demolition contractor will hand over the site for practical completion to the client, along with associated documentation and carry out a site close-out walk with the client.

An indicative list of plant to be used over the demolition phase is provided below:

- 2 no. 360 Excavators
- 2 no. Dumper trucks
- Tipper Lorry
- Hand tools, including consaws, sledgehammers etc

Working hours for the proposed development have been proposed to be 08:00 to 17:00 for Mondays to Fridays. The proposed development will engage approximately 15 personnel for the duration of the works.

5.2.1 Environmental Management During the Demolition Phase

A Demolition and Environmental Management Plan will be prepared by the appointed contractor and will be implemented over the duration of the works.

5.2.1.1 Noise and Vibration

- Noise levels will be assessed during demolition works and every effort will be made to keep them as low as possible. Noise levels will be kept as low as reasonably practicable by the use of the following measures
- Machinery is maintained in good working condition on site.
- All works will take place upon prior notification to the public and written notification of working hours to the public in the vicinity of the demolition works
- Consideration will be given to noise emissions when hiring equipment onto site
- Demolition will be scheduled at a time that causes least disturbance to local residence
- Any rubble processing /crushing that takes place on site will be located in a practicable locations to the works and kept to a minimum onsite so as to minimise the noise disturbances to local residents
- Particular care will be taken to reduce exterior noise levels onsite so as not to cause inconvenience outside of the site boundary.

5.2.1.2 Demolition Dust

- Care will be taken to keep demolition dust to a minimum. If dry conditions cause a problem, dust suppression techniques will be used to damp down the dust as required. These will include a fire hydrant hose with a sprinkler nozzle and a mobile unit. The source will include a fire hydrant hose with a sprinkler nozzle and a specific tender to demolition activities this will be sourced from the Cork City Council watermain.
- Concrete/ brick inert materials from the demolition works comprise the dustiest operation on site and this will be mitigated by damping down with a hydrant supply also. All concrete cutting saws will be maintained and are fitted with hand/electric-pumped pressurised water suppression tankers to ensure the silica dust is kept to a minimum during isolation operations.
- Nap sprayers and airless sprayers will be used during ACM removal activities

5.2.1.3 Storm Drains

- All stormwater drains will be identified prior to commencement of demolition activities.
- All stormwater drains to be monitored at regular intervals (Pre-start, intermediately and end of shift / project). These are to be checked weekly as part of the demolition contractors weekly environmental check list. A record of these inspections will be maintained for duration of works.
- Should drains and manhole covers be found within the site these covers will be protected with 30 mm heavy gauge steel plating to ensure they are not breached or compromised at any time during demolition and reinstatement works.
- The condition before and after the works are complete will also be recorded and kept of file for future reference should blockages occur the future after works are complete.

5.2.1.4 Waste Management

Materials and waste generated from the proposed development will be managed in accordance with a Resource and Waste Management Plan (RWMP), which will be prepared for the duration of the works by the appointed contractor.

The RWMP will clarify and augment the provisional waste management measures defined below. The RWMP will maximise the recycling, reuse and recovery of wastes and prioritise the diversion of water from landfills wherever possible. The plan will align with the EPA Waste Hierarchy Principles through the management of materials to reduce unnecessary use of new products, optimisation of use of secondary materials and promotion of on-site reuse to prevent the generation of waste.

The type of demolition wastes that are expected to be generated from the proposed works will typically include the following:

- Concrete Block/Brick from Internal & External Walls
- Concrete Rubble from excavated external surfaces
- Soils/Infill from excavated external surfaces
- Tiles/Slates from roof coverings
- Wood from sheds, furniture, Suspended Ground Floors, First Floors, staircases and roof beams
- Glass from windows

- Textiles from furniture and carpets Metals from internal and external structures Domestic Waste from Internals of the house & yard/garden clearance
- ACM (Asbestos Containing Materials) from internal and external asbestos removal
- General Site Waste consumables, packaging and waste from welfare facilities

The estimated quantities arising from these works are as follows:

- Recycled Quantities: 30 tonnes
- Reuse Quantities: 500 tonnes
- Disposal Quantities: 8 tonnes

5.2.1.4.1 Management of Potential Asbestos Containing Material

- All ACMs will be stripped and removed prior to demolition in accordance with the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006, as amended, and the relevant HSA Guidance documents.
- A suitably qualified contractor will be procured to carry out these works.
- Site-specific risk assessments and method statements will be developed for the Asbestos removal works to be undertaken.
- Asbestos waste material arising during the demolition/site clearance process will be taken from the site by an appropriately authorised waste collector and will be subject to final treatment/management in an appropriately authorised destination waste management facility.

5.2.1.5 Fuel Management and Storage

- All plant and equipment will be fuelled up prior to coming to site to reduce the risk of spillage of large volumes of hazardous and flammable liquids on site.
- In the unlikely event that refuelling of diesel is required on site, fuel shall be stored only in a bunded fuel tank which will be brought to the side of the excavator and pumped into the tank. Once the construction works for the day is complete, the tank will be removed to local storage yard.
- New oils like hydraulic and engine oils will be stored in a bunded container within our company maintenance / plant vehicle. It will be stored in small manageable quantities, and used in the unlikely event of minor hydraulic breakdown of attachment hoses onsite and to top up on engine oils as part of prestart equipment checks.
- Greases for maintaining equipment linkages and pins will be stored in a bunded container within our company maintenance / plant vehicle.
- Oily rags etc used during maintenance will be placed into a designated vehicle bin/ waste bag and removed from the vehicle at a regular intervals to the demolition contractors' storage yard where once a sufficient quantity is stored will be removed to a licensed treatment facility for treatment and final disposal.
- Petrol will be stored in a steel jerry can. Only small quantities will be stored in company vans onsite for use in consaws.

- Oxygen and Propane gases are not envisaged to be used for the demolition works. Should they be required for plant maintenance, they will be brought to site in a secure trailer stored upright and remain within this position until the works are complete, where they will again be removed from site.

5.3 Post Demolition Phase

The proposed development site will be reinstated post the demolition works, landscaped and fenced off to prevent any anti-social behaviour or dumping. The site may be subject to future development at a later stage, in line with the zoning objective 'ZO 1 Sustainable Residential Neighbourhoods'.

6. EIA SCREENING

6.1 Legislative Background

The Environmental Impact Assessment Directive ('EIA Directive')[3] on the assessment of the effects of certain public and private projects on the environment, requires member states to ensure that a competent authority carries out an assessment of the environmental impacts of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

The EIA Directive requires the following:

> *"In order to ensure a high level of protection of the environment and human health, screening procedures and EIA assessments should take account of the impact of the whole project in question, including where relevant, its subsurface and underground, during the construction, operational and, where relevant demolition phases".*

The Requirement for the EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations'). Schedule 5, Part 1 of the Regulations includes a list of projects which are subject to EIA based on their type. Part 2 of the same schedule includes a list of projects which by reason of scale also fall into the EIA category for example, wind farms with more than 5 no. turbines or having a total output greater than 5 megawatts or waste handling facilities that handle more than 25,000 tonnes of waste per annum all fall into Part 2. Schedule 5 also includes a section on extensions or changes to developments for example, any change or extension to existing projects which would result in the development being of a class listed in Schedule 5 or result in an increase in size greater than 25% or 50% of the appropriate thresholds would fall into Schedule 5 and thus require an EIA. Any development that meets the above criteria requires 'Mandatory EIA'.

The EIA criteria above are quite clear and prescriptive, however in addition to the above, Schedule 5 also includes a section relating to 'sub threshold' (discretionary) EIA. This is where any project listed in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified in respect of the relevant class of development (e.g., waste facility handling 20,000 tonnes per year or two turbines having an output less than 5 megawatts) should be subject to EIA where the project would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 of the Regulations.

6.2 Relevant EIA Screening Guidelines

The assessment was undertaken having regard to the following guidance:

- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA, 2022).
- Guidance on EIA Screening (Directive 2011/92/EU as amended by 2014/52/EU), European Commission, 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development DEHLG (updated December 2020).

[3] Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.

6.3 Requirement for Mandatory EIA

The proposed development, based on the type of the development, does not fall into a class of development set out in Schedule 5, Part 1 of the Regulations.

Classes of development from Schedule 5, Part 2 which can be considered to be somewhat related to the proposed development are as follows:

- Development Class 10(b)(iv): Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
- Development Class 14: 'Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.'
- Development Class 15: '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.'

The proposed development does not meet the thresholds outlined in Development Class 10(b)(iv), as it is significantly lower than the defined thresholds relative to its location.

The proposed development does not qualify as a development under Development Class 14 as it is not being carried out to facilitate a project listed in either Part 1 or Part 5 of Schedule 5 of the Regulations.

The proposed development does not qualify for Development Class 15 as it is not a project listed under Part 2 of Schedule 5.

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. Although a mandatory EIA is not triggered for the proposed development, an assessment, having regard to the criteria set out in Schedule 7, of the proposed development's likelihood to have a significant effect on the environment, will be undertaken. If it is likely that the project will have a significant effect on the environment having regard to the criteria set out hereunder, an EIA will be required.

The EPA 2022 Guidelines on Information to be contained in Environmental Impact Assessment Reports notes that even where a proposed development is not a type that is requires EIA, determining whether Sub-threshold EIA Screening is required is an increasingly complex issue and should not be decided on without full consideration of the EIA Directive's 'wide scope and broad purpose' as set out in the European Commission's document entitled *Interpretation of definitions of project categories of annex I and II of the EIA Directive* (2015).

6.4 Sub- Threshold EIA Screening

The proposed development has been screened in the context of the criteria set out in Schedule 7 and Annex III of the EIA Directive to confirm that there will be no significant impacts associated with the proposed development. The screening demonstrates that there will be no significant impacts associated with the proposed development on the receiving environment in isolation or cumulatively with other projects or proposals in the area.

Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018[4] implements this Directive in Ireland. These criteria are as follows:

1. *Characteristics of the proposed development*

The characteristics of projects must be considered, with particular regard to:

a) *The size and design of the whole project;*
b) *Cumulation with other existing and/or approved projects;*
c) *The use of natural resources, in particular land, soil, water and biodiversity;*
d) *The production of waste;*
e) *Pollution and nuisances;*
f) *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;*
g) *The risks to human health (for example due to water contamination or air pollution).*

2. *Location of Projects*

The environmental sensitivity of geographical areas likely to be affected by projects 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; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;*
   vi. *Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;*
   vii. *Densely populated areas;*
   viii. *Landscapes and sites of historical, cultural, or archaeological significance*.

3. *Type and characteristics of the potential impact*

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section171A of the Act, taking into account:

a) *The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);*

[4] S.I. No. 646 of 2018

b) The nature of the impact;

c) The transboundary nature of the impact;

d) The intensity and complexity of the impact;

e) The probability of the impact;

f) The expected onset, duration, frequency and reversibility of the impact;

g) The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and;;

h) The possibility of effectively reducing the impact.

This assessment utilises the EIA Screening Checklist as detailed in the European Commission's Guidance on EIA Screening (2017) to screen the proposed development for Sub-Threshold EIA. This checklist encompasses the details required under Schedule 7 of the Regulation and Annex III of the EIA Directive. The results of the assessment are presented in Table 6-1.

Table 6-1: EIA Screening Checklist

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	The proposed development involves the demolition of the existing apartment buildings on Saint Finbarr's Road, which have become unfit for inhabiting. The removal of the foundations of the existing structure will require excavation. The proposed development will reinstate the site post-demolition through landscaping works (i.e. reseeding with grass).	No. Excavation works involved with the proposed development will be relatively minor (contained within the site footprint of 0.118 ha), and temporary (lasting over the demolition phase of c.10 weeks). The proposed works will not have a significant impact on the receiving environment given its minor and temporary nature and given it will be carried out in line with the environmental management measures contained in Section 5.2.1. The proposed development involves the reinstatement of the site with grass seeding. The resultant final effect of this will be neutral in the quality of effects.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Natural resources will be used in the form of materials over the demolition phase. Energy will be used to power construction machinery. Suitably-sourced soils will be placed on the site once demolition works have been carried out and the site has been levelled.	No. The proposed development will not require significant levels of natural resources, inclusive of construction materials or energy due to its modest scale. The resulting effect from the proposed development's impact on natural resources is characterised to be not significant.
3. Will the Project 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?	The proposed development will involve the demolition of the existing structures at Block 2 on St Finbarr's Road. A range of demolition wastes will be generated (See Section 5.2.1.1), including potential ACM.	No. The proposed development will not result in any likely significant effects on human health or on the wider environment. The proposed demolition works will be undertaken in accordance with Heath and Safety standards and legislation/regulations.

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	ACM removal will be handled by a specialist team who will carry out ACM removal works in line with the demolition contractor's approved methodologies. Other construction and demolition wastes will be segregated into separate skips for recycling, reusing on site and disposal. It is estimated that the demolition wastes will be recovered in excess of 90% by weight over the works. Concrete is proposed to be crushed and recycled in accordance with Article 28. Fuel storage on site is foreseen to be unlikely. However, in the event it is required to be stored on site, fuels will be stored only in bunded fuel tanks for pumping into plant and will be removed at the end of the shift. Any other materials containing hydrocarbon petroleum (e.g. grease, oil rags, engine oil, etc.) will be stored only in small quantities and in bunded containers and removed off-site once works have been completed.	Any waste materials, including ACM, that arise from the demolition works will be handled by licensed specialists and will be removed off-site by licensed/permitted collectors. It is not likely that fuels, where stored on-site, will be released into the receiving environment and result in any likely significant effects, given the control measures in place to prevent such loss of containment and spillages. The resulting effect of this is neutral in the quality of effects.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	The demolition works will generate a range of typical construction and demolition (C&D) wastes, such as concrete blocks, bricks and rubble, glass, textiles, metals, etc. There will also be some ACM removal from the existing structures, and some general site wastes such as consumables, package and waste from the site welfare facilities.	No. Waste will be managed in accordance with the waste management policy proposed by the appointed demolition contractor, which will be in compliance with regulatory requirements and national guidelines. Where required to be disposed, waste will be collected and managed by appropriately authorised waste collectors/facilities, in accordance with the provisions of the Waste Management Act (as amended).

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
		The resultant effect of this has been characterised as neutral in the quality of effects.
5. Will the Project 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?	The demolition works will involve the generation of dust, particularly form materials such as concert and brick. Construction machinery and plant used for the proposed works will generate exhaust emissions and greenhouse gas emissions. The vehicles used by contracting staff and for carrying equipment or for removal of material from the site will additionally generate some greenhouse gas emissions. There will be no emissions over the post-demolition phase.	No. Vehicular and plant emissions associated with the proposed development is considered to be negligible in consideration of its scale and anticipated traffic levels. A significant fraction of waste materials generated on site is proposed to be re-used, therefore minimising traffic generated with the transport of material materials. The resulting effect is characterised as negative**,** slight and temporary**.**
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	The proposed development will generate noise and vibration from the demolition works for the existing apartment buildings.	No. Noise and vibration levels during the demolition phase will be temporary and will be minimised through a set of management measures outlined in Section 5.2.1.3. Care will be taken to ensure that demolition works are scheduled for times that causes the least disturbance to local residents in the surrounding area. The proposed development will not cause significant effects on sensitive receptors. The overall effect for noise and vibration is characterised as negative, slight and temporary.

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	The proposed demolition sites are not situated directly near any watercourses, with the nearest identified EPA watercourse is the River Lee, located c. 242 m to the north of the site. A potential hydrological connection was identified in the accompanying AA Screening between the proposed development location and the Cork Harbour SPA (instream distance of c.6.2 km) through the existing stormwater sewer system that discharges into the River Lee waterbody. However, this is a conservative and precautionary assumption to assess for likely significant effects on the European site. The AA Screening notes that the River Lee is characterised by substantial water volumes, regular tidal exchange, and a high degree of dilution and dispersion capacity, and that any residual surface water runoff arising from the proposed development will be localised, temporary and negligible in magnitude. This will not result in any measurable changes to the physical, chemical, or biological characteristics of the waterbody.	No. The proposed development will adhere to demolition phase environmental mitigation measures, which includes the monitoring of any identified stormwater drains around the site. Any drains or manhole covers, where identified, will be protected with 30 mm-heavy gauge steel plating to prevent breaches during the demolition or reinstatement works. The appointed contractor will additionally carry risk assessments to determine the risk of surface water runoff from the proposed works and define mitigation measures as part of the contractor's risk assessment and waste management plans. It is assumed that standard mitigation measures for addressing surface water runoff will be implemented. It is also unlikely that fuels, where stored on-site, will be released into the receiving environment and result in any likely significant effects, given the control measures in place to prevent such loss of containment and spillages. The resulting effect of the proposed development on the receiving hydrogeological regime is characterised as neutral in quality.
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	The works will be carried out in accordance with the appointed demolition contractor's methodologies and will adhere to Safety, Health and Welfare at Work Act and associated Regulations.	No. There is a low risk of accidents during the demolition phase of this project. The appointed contractor's demolition methodologies will adhere to the Safety, Health and Welfare at Work Act and associated regulations.

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
		The site will be bounded by fencing post demolition to prevent anti-social behaviour or dumping. The resulting effect of this has been characterised as neutral in quality.
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	The project pertains to the demolition of apartment buildings which have become unfit for purpose. CCC are in the process of vacating and relocating tenants to other CCC properties across the city, and will commence works once the properties are fully vacant. The proposed development will employ approximately 15 personnel for the duration of the works. No employment will be required post-demolition/construction works once the site has been reinstated.	No. The proposed development will not generate a significant impact relating to social changes, demography, traditional lifestyles or employment. There will be a positive, slight and temporary effect in relation to employment over the demolition phase.
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?	No prior planning applications have been lodged for the proposed development site. Planning applications within the vicinity of the site have been reviewed (See Section 4) and are characteristic of the receiving urban/sub-urban environment. No significant development, planned or existing, has been identified which could potentially contribute to cumulative impacts on the receiving environment (See Section 6.7 of this report).	No. The proposed development will not contribute to any cumulative impacts in combination with other projects in the area, chiefly due to the lack of any identified significant development at the time of reporting. The site will be reinstated post demolition works, landscaped and fenced off to prevent any anti-social behaviour or dumping. The site may be subject to future development at a later stage, in line with the zoning objectives for the lands ('ZO 1 Sustainable Residential Neighbourhood').

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
		The implementation of the standard environmental mitigation measures over the duration of the works will minimise environmental impacts to ensure that the parameters do not exceed or magnify beyond a negligible, insignificant magnitude. The resultant effect of this can be characterised as neutral in the quality effects.
11. Is the Project 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 Project?	The site boundaries do not overlap with any European or nationally-protected sites. The AA Screening has considered Cork Harbour SPA in terms of potential source-pathway-receptor connectivity and the potential for likely significant effects. The AA Screening notes that there are no meaningful pathways for effects identified with respect to European sites, given the nature of the habitats that will be affected by the project, and the distance from the SPA location for Special Conservation Interests (SCI) species. The AA Screening concludes that, *'Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.'*	No. The AA Screening for the proposed development concludes that there are no meaningful for effects identified with respect to European sites, given the nature of the habitats that will be affected by the project, and the distance from the SPA location for Special Conservation Interests (SCI) species. With the implementation of the environmental management measures outlined in Section 5.2.1, it is concluded that the proposed development will not affect the integrity of the aforementioned European site. The resultant effect has therefore been characterised as neutral in the quality of effects.

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	No cultural heritage features exist within the site boundaries or within proximity of it with the potential to be impacted from the proposed works.	
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 Project	The site boundaries do not overlap with any European or nationally-protected sites. The AA Screening has considered European sites in terms of source-pathway-receptor connectivity and the potential for likely, significant effects, and has concluded that '*Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.*' Nationally protected sites in proximity to the project side include the Cork Lough pNHA (c.454 m to the south-west), Lee Valley (c.2.63 km to the north-west) and Douglas River Estuary (c.3.49 km to the south-east).	No. The AA Screening for the proposed development concludes that there are no meaningful for effects identified with respect to European sites, given the nature of the habitats that will be affected by the project, and the distance from the SPA location for Special Conservation Interests (SCI) species. With the implementation of the environmental management measures outlined in Section 5.2.1, it is concluded that the proposed development will not affect the integrity of the aforementioned European site or nationally-protected sites. The resultant effect has therefore been characterised as neutral in the quality of effects.
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 Project?	The surrounding area is typical of urban fabric, with housing estates and small businesses. There are some existing landscaped features such as manicured lawns in the rear gardens of the apartment blocks. The proposed development site location is built-up and is not considered 'sensitive' or 'valuable' from an ecological standpoint.	No. Given the location, nature and scale of the proposed development and the nature of the receiving environment, there will be no effects on any ecologically-sensitive or important areas. The resultant effect has therefore been characterised as neutral in the quality of effects.

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	No habitat loss will occur from the proposed works. The site will be reinstated and landscaped post demolition works.	
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 Project?	The site boundaries do not contain any recorded watercourses or streams. The nearest watercourse to the site is the River Lee, located c. 242 m to the north of the site. The Cork Lough pNHA is located approximately 454 m to the south-west of the site. No direct hydrological connection has been identified between the site and either waterbody. However, an indirect hydrological connection has been considered in the accompanying AA Screening, through the existing stormwater sewer system discharging into the River Lee. The AA Screening also notes that the River Lee is characterised by substantial water volumes, regular tidal exchange, and a high degree of dilution and dispersion capacity. Any residual surface water runoff arising from the proposed development would be localised, temporary and negligible in magnitude, and would not result in measurable changes to the physical, chemical, or biological characteristics of the waterbody. During the demolition works, limited earthworks will occur over a temporary period of time to remove the existing structures and their foundations.	No. With environmental management and monitoring measures in place over the duration of the works, no adverse effects will occur on any receiving waters. The resultant effect has therefore been characterised as neutral in the quality of effects.

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	However, this will not be deep enough to affect groundwater yield, flow or quality. Groundwater vulnerability at the site ranges from Moderate to High, and excavations will only occur on already *'Made'* grounds. No impacts will occur post-demolition phase. The site will be reinstated and landscaped with grass.	
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	The proposed development site is located within the South Parish ACA Sub Area A, which is designated for its archaeological historic, architectural and social significance. However, the proposed development site itself is located within a built area with typical sub-urban fabric. The proposed development is relatively limited in scale and will be aligned with the character of the existing landscape, and will not affect the scenic value of the location.	No. In consideration of the scale and nature of the proposed development, it will not result in any adverse significant effects on the receiving environment. The proposed development will involve the landscaping of the site post the demolition works, which will result in a slight, positive and permanent effect on the receiving environment.
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 Project?	The demolition site is accessed off St Finbarr's Road to the west. The wider area is typical of sub-urban fabric with housing estates and small businesses. The proposed works will not affect any routes or facilities on or around the location as they are not and have never been in use by members of the public.	No. The scale of the proposed development works is modest and will be contained in their extents at the outlined site boundaries. The sites do not contain any recreational facilities or amenities that were used by members of the public. The resultant effect of this has therefore been characterised as neutral in the quality of effects.

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? 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 Project?	No. The site will be accessed for the demolition works off St Finbarr's Road to the west. The modest amount of additional traffic generated over the demolition phase will be accommodated by the wider road network, which feeds into the R608 to the south of the site. The proposed development will not generate any traffic post-demolition works.	No. The proposed development will not create any environmental problems pertaining to traffic or transportation over either demolition or post-demolition phases. The resultant effect has therefore been characterised as neutral in the quality of effects.
18. Is the Project in a location in which it is likely to be highly visible to many people?	The apartment block is visible off St Finbarr's Road to the west and Noonan Road to the south. The proposed works will be temporary and visual screening will be provided in the form of hoarding to prevent views into the areas where the works will be carried out.	There will be no significant visual impacts during the demolition phase due to the scale and nature of the proposed development. The works will be temporary and visual screening will be provided in the form of hoarding to prevent views into the proposed development site. The proposed development will not generate any significant effects on landscape character or visual amenity due to its miniscule size in the context of the surrounding landscape/visual environment. The resultant effect has therefore been characterised as neutral in the quality of effects.
19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?	The site does not contain any features from the Sites and Monuments records. The nearest SMR features include a House - 16th/17th Century (CO074-096) which is approximately 217 m to the north. The site is within the South Parish ACA Sub Area A.	The proposed demolition works will not interact with these cultural heritage features due to their separation distances and screening from other existing buildings. The proposed development pertains to existing structures and is sited on Made ground, which suggests that the possibility of encountering unrecorded archaeological features is low.

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
		Moreover, the scale and extent of excavation works is modest and unlikely to result in any adverse effects on cultural heritage receptors. Once the site has been reinstated and landscaped, the resultant effect of the overall works will be neutral.
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	The proposed development pertains to the demolition of an existing apartment block and reinstatement and landscaping of the site. The lands on and around the site are not greenfield as they are concreted over. The site is of low ecological value and is situated in an urban/sub-urban setting.	No. The proposed demolition works will occur on lands that are concreted over. No loss of greenfield space will occur. The modest scale of the proposed development and the nature of the receiving environment indicates that there will be no adverse effects. The proposed development will have a positive, slight and permanent effect through the subsequent landscaping of the site.
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 Project?	No. The wider area is typical of sub-urban fabric with housing estates and small businesses. Sensitive receptors that can be affected from the proposed development include residential dwellings along Noonan Road.	No. The scale of the proposed development works is modest and will be contained in their extents at the outlined site boundaries. The duration of the proposed works will be limited, lasting over c.10 weeks. There will be some impacts relating to noise and vibration, dust emissions and temporary visual impacts. These will be minimised in accordance with the environmental management measures proposed in Section 5.2.1. The resultant effect of this has therefore been characterised will therefore be negative, slight, and temporary.

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	The site is located on lands that are zoned 'ZO 1 Sustainable Residential Neighbourhood', which intends to 'protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses'. There are no known plans for future land uses at the project site. The site will be reinstated post demolition works and fenced off to prevent any anti-social activity or dumping.	No. The proposed development does not conflict with any future land uses. The resultant effect of this is neutral in the quality of effects.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	The area and the land-use surrounding the site is predominantly residential, with a few small businesses. This is consistent with the intention of the proposed development, which will remove unfit-for-purpose apartment blocks and leave the site reinstated and landscaped.	No. The scale of the proposed development works is modest and will be contained in their extents at the outlined site boundaries. The duration of the proposed works will be limited, lasting over c.10 weeks. There will be some impacts relating to noise and vibration, dust emissions and temporary visual impacts. These will be minimised in accordance with the environmental management measures proposed in Section 5.2.1. The resultant effect of this has therefore been characterised will therefore be negative, slight, and temporary.
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 Project?	The proposed development is sited in a relatively built up area with residential dwellings and small businesses.	No. The scale of the proposed development works is modest and will be contained in their extents at the outlined site boundaries. The duration of the proposed works will be limited, lasting over c.10 weeks. There will be some impacts relating to noise and vibration, dust emissions and temporary visual impacts.

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
		These will be minimised in accordance with the environmental management measures proposed in Section 5.2.1. The resultant effect of this has therefore been characterised will therefore be negative, slight, and temporary.
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 Project?	There are no areas of scarce natural resources within or in the vicinity of the site. The site is underlain by a Regionally Important Aquifer and groundwater vulnerability at the site ranges from Moderate to High. While excavation works will be carried out to remove the foundations of the existing structures, these will be carried out on Made ground and will not be deep enough to impact the groundwater regime.	No. The scale and the nature of the proposed development will not give rise to any impacts to high-quality or scarce natural resources. Although excavation works are proposed to remove the foundations of the existing buildings, they will be undertaken on Made ground and on already constructed foundations. The resultant effect of this has therefore been characterised as neutral in the quality of effects.
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 Project?	No historic activities contributing to the contamination or pollution of the receiving environment was identified at the subject site. No environmental damage has been identified at the site. The accompanying AA Screening notes that there are records of Japanese knotweed (*Fallopia japonica*) and Butterfly bush (*Buddleja davidii*) within the proposed development site. The Japanese Knotweed is being treated at the time of reporting.	No. The proposed development will not interact with any area affected by pollution or environmental damage, and neither will it consequently generate any likely significant effects that could cause the exceedance of any environmental quality standards. The resultant effect of this has therefore been characterised as neutral in the quality of effects.

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
27. Is the Project 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 Project to present environmental problems?	The nature of the proposed development does not make it susceptible to any natural disasters. The proposed development, upon reinstatement and landscaping, constitutes water compatible development under the Department of Environment, Heritage and Local Government guidelines entitled "The Planning System and Flood Risk Management, Guidelines for Planning Authorities" (2009). A review of Catchment Flood Risk Assessment (CFRAM) flood maps for the area indicates that the proposed development site is not at risk of fluvial flooding.	No. The proposed development, as designed and sited, is not susceptible to natural disasters or major accidents. The resultant effect of this has therefore been characterised as neutral in the quality of effects.

6.5 Schedule 7A Sub-Threshold Development Screening

The EIA Directive contains guidance for Member States on the information that should be provided by developers and applicants for the purposes of screening sub-threshold developments for EIA.

The guidance is provided by way of criteria set out in Annex III of the Directive and Schedule 7A of the Planning and Development Regulations 2001 (as amended) under the heading: 'Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact assessment'

The information requirements are as follows:

1. A description of the proposed development, including in particular:
   a) A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and
   b) A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:
   a) The expected residues and emissions and the production of waste, where relevant, and
   b) The use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.

The criteria for evaluating the significance of environmental impacts of the proposed development under Schedule 7A is referred to in Table 6-2. A description on how each criterion has been considered and assessed in this report is also provided.

Table 6-2: Schedule 7A Environmental Impact Assessment Screening Criteria

Schedule 7A Requirement	Description
A description of the proposed development, including in particular –	A detailed description of the proposed development is provided in Section 5, and has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and	A description of the physical characteristics of the whole proposed development is provided in Section 5, and has been assessed with regard to Schedule 7 criteria in Table 6-1.
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 location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected is provided in Section 3 and has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of the aspects of the environment likely to be significantly affected by the proposed development.	A description of the aspects of the environment likely to be significantly affected by the proposed development has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from: The expected residues and emissions and the production of waste, where relevant, and	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the expected residues and emissions associated with the proposed development has been assessed with regard to Schedule 7 criteria in Table 6-1.
The use of natural resources, in particular soil, land, water and biodiversity.	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the use of natural resources, in particular soil, land, water and biodiversity has been assessed with regard to Schedule 7 criteria in Table 6-1.
The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.	The criteria as set out in Schedule 7 are addressed in Section 6 and compilation of information in paragraphs (1) to (3) is in Section 6. This information has been assessed with regard to Schedule 7 in Table 6-1 of this report.

6.6 Impact Characterisation

The proposed development will have the following positive environmental effects:

- Reinstatement of the site and landscaping with grass will have a slight, positive visual effect on the receiving environment.
- The generation of employment over the demolition phase will have a slight, positive and temporary effect.

The proposed development has the potential to generate some typical construction/demolition phase effects for a project of this nature, such as noise and vibration, dust emissions, potential discharge of pollution run-off, visual effects, traffic effects). These effects will be *'Temporary'* in duration.

With the adoption of the proposed mitigation measures as outlined in Section 5.2.1, the overall effects of the demolition/construction works associated with the proposed development will be '*Slight'* in significance, having regard to Significance criteria defined in the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR), and would not be likely to result in '*Significant'* effects on the environment, having regard to the characteristics of the receiving environment in the context of the development site.

6.7 Cumulative Assessment

The proposed development has been assessed for its potential to contribute to cumulative effects with other known, defined projects in the surrounding area that may have environmental interactions with it (as presented in Section 4 of this report). This assessment is presented below.

Table 6-3: Cumulative Assessment

Other Projects that may have environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
Planning Applications lodged to Cork City Council		
2140203	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may have environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2140213	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2140372	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2140744	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2140672	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2240852	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may have environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2240869	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2140770	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241158	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241168	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241183	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may have environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2240823	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241297	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241330	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241159	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241361	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may have environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2241382	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241432	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241438	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241597	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241665	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may have environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2241169	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2341821	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2341870	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2341881	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2342084	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may have environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2342170	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241081	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2342012	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Noonan Road Part 8 process	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Planning Applications lodged to An Coimisiún Pleanála		
315957	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

7. CONCLUSION

Requirements for the carrying out of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations').

The proposed development does not individually or cumulatively fall into a class of development set out in Schedule 5, Part 1 and 2 of the Regulations and therefore, does not require a Mandatory EIA.

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. The proposed development may however constitute a type of development prescribed for under Part 2 of Schedule 5, therefore Sub-threshold EIA Screening to determine whether the proposed development would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 and 7A of the Regulations, was carried out.

Having regard to available information on the proposed development, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Regulations and the following:

- The nature, scale, extent of the proposed development;
- The temporary duration of demolition/construction works for the proposed development;
- The characteristics of the receiving environment surrounding the development site; and
- The mitigation measures to prevent and minimise significant adverse effects on the receiving environment.

It is concluded that the proposed development would not be likely to have significant effects on the environment and that the completion of an EIAR for the proposed development is not required.

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