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# Housing Directorate

## St. Finbarr's Road- Block 2 Demolition & Landscaping

### Part 8 Planning Application Document

Date: November 2026

# DOCUMENT CONTROL

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## 1. INTRODUCTION

The subject site is located in the functional area of Cork City Council forming part of Cork City South Central Local Electoral Area.
The site is bounded by residential and commercial premises to the north by Gilabbey Street, residential premises to the east, south and west by 98th Street, Noonan Road and St Finbarrs Road.
The existing units were completed by the end of 1964 using the direct labour unit of the then Cork Corporation.This Part 8 Planning Application is for the demolition stage of 1 no. Apartment Block, namely 'Block 2' i.e. No's 12- 27 inclusive St. Finbarr's Road, The Lough, Cork City.

The purpose of this project is to demolish Block 2 St. Finbarr's Road and then landscape and fence the area. This residential block forms part of a wider social scheme of Cork City Council owned units. Cork City Council anticipate that the area will be regenerated via re-development in the medium term. To facilitate the regeneration, the council have commenced relocation of the existing residents to establish vacant possession. It is anticipated that vacant possession of Block 2 will be established in the short term. To limit, where possible, antisocial behaviour, unauthorised occupancy and dumping at the vacant blocks, in advance of re-development, Cork City Council propose to demolish the same.

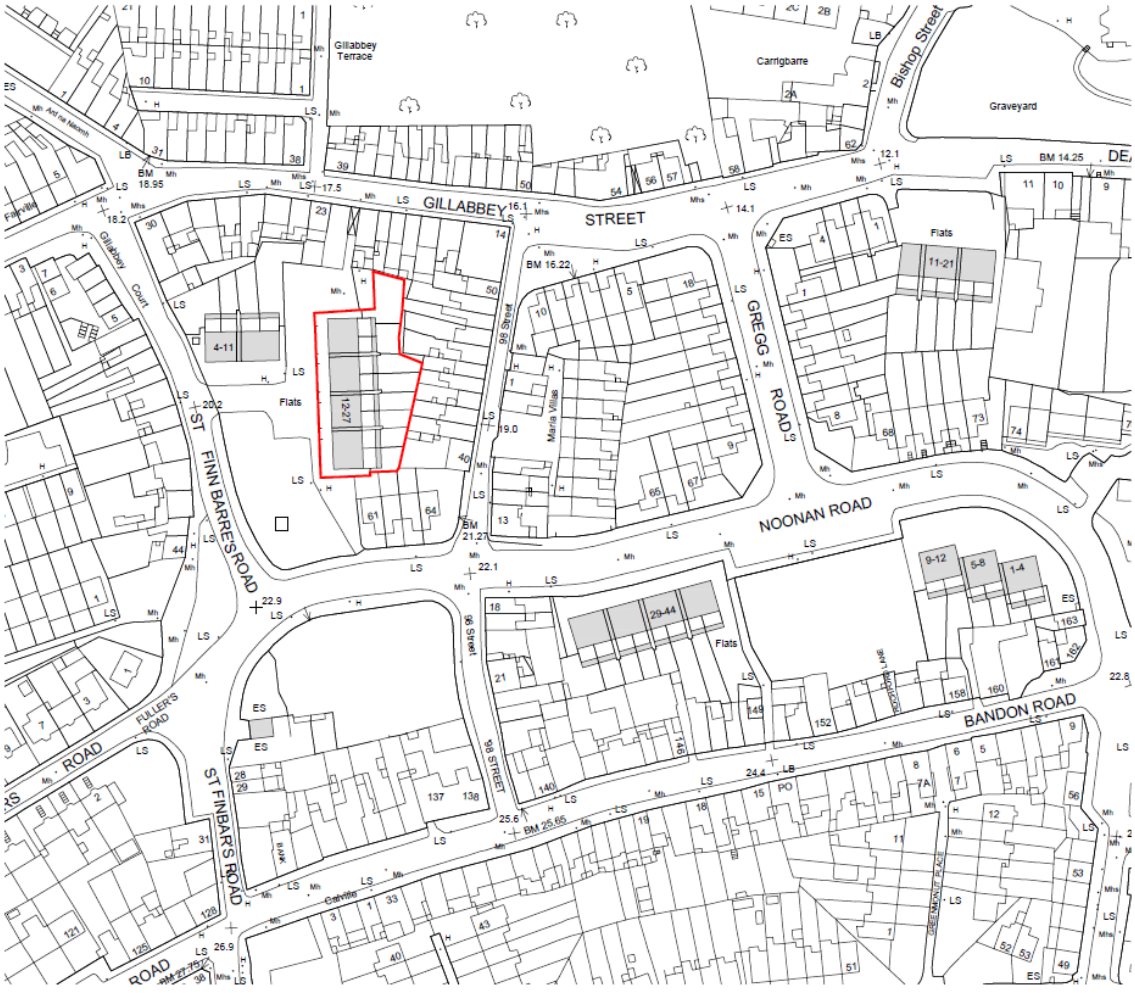



**Figure 1** Block 2 St. Finbarr's Road location

## 2. PROJECT SCOPE

- Demolition of 1 no. Apartment Block, namely 'Block 2' i.e. No's 12- 27 inclusive St. Finbarr's Road, The Lough Cork City.
- 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.

## 3. DRAWINGS

The following drawings are included in Appendix A, in relation to the proposed works.

- 12-27 St. Finbarr's Road Demolition & Landscaping - Part 8 Planning Application - Layout & Site Location
- 12-27 St. Finbarr's Road Demolition & Landscaping - Part 8 Planning Application - Proposed Layout

## 4. APPROPRIATE ASSESSMENT SCREENING

### 4.1 Introduction

In accordance with the *Habitats Directive*, an AA Screening is required to determine whether the St. Finbarr's Rd Block 2 Demolition & Landscaping project, requires an Appropriate Assessment in relation to its affect on Cork Harbour SPA (Special Protection Area) [Site No. 004030] and the Great Island Channel (Special Area of Conservation) [Site No. 001058], both of which are Natura 2000 sites. This section of the Part 8 Planning Application Document is the AA Screening for the St Finbarr's Rd Block 2 Demolition & Landscaping project, which is located in St Finbarr's Road, The Lough, Cork City.

The PLANNING AND DEVELOPMENT (AMENDMENT) (NO. 3) REGULATIONS 2011 (S.I. No. 476 of 2011) states the following in relation to the screening;

*"Screening for appropriate assessment*
*250. (1) In order to ascertain whether an appropriate assessment is required in respect of a development which it proposes to carry out a local authority shall carry out a screening of the proposed development to assess, in view of best scientific knowledge, if the development, individually or in combination with other plans…"*

The City Northwest Quarter Regeneration Project Team, of the Housing Directorate, have carried out the screening on behalf of Cork city Council, as the local authority referred to in the extract above.

## 4.2 Background of the Site and Project

The St. Finbarr's Rd Block 2 Demolition & Landscaping site is situated in St. Finbarr's Road, The Lough, Cork City, which is inside the city boundary within the Central Suburbs. The site is a residential area containing 16 Units within 1 No. 3-storey apartment block. The properties within the site are proposed to be demolished to allow for the regeneration of the area.

The project involves the proposed demolition of the apartment block and the landscaping and fencing of the cleared area. The temporary fenced space will remain in place until such time the site is regenerated. This residential block form part of a wider social scheme of Cork City Council owned units. Cork City Council anticipate that the area will be regenerated via re-development in the medium term. To facilitate the regeneration, the council have commenced relocation of the existing residents to establish vacant possession. It is anticipated that vacant possession of Block 2 will be established in the short term. To limit, where possible, antisocial behaviour, unauthorised occupancy and dumping at the vacant blocks, in advance of re-development, Cork City Council propose to demolish the same.

The works associated with the project are described below:

1. Demolition of 1 no. apartment block.
2. Removal of gardens, boundary walls, sheds and fencing.
3. Diversion and removal of services.
4. New soft landscaping.
5. Construction of metal palisade around the site.

## 4.3. AA SCREENING (Stage 1)

4.3.1 First two tests of Article 6(3) of the Habitat's Directive

AA Screening is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3) of the Habitats Directive. These two tests are:

(i) whether a plan or project is directly connected to or necessary for the management of the site, and

(ii) whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a Natura 2000 site in view of its conservation objectives.

4.3.2 **The first test (i) –** The St. Finbarr's Rd Block 2 Demolition & Landscaping project is not directly connected to or necessary for the management of the site.

4.3.3 **The second test (ii) –** The works associated with the St. Finbarr's Rd Block 2 Demolition & Landscaping project

The site is situated 3.44 km as the 'crow flies', from the Cork Harbour Natura 2000 site and 10.05 km as the 'crow flies', from the Great Island Channel Natura 2000 site.

The works associated with the project as described above are not considered to have any effect on the Cork Harbour SPA and the Great Island Channel Natura 2000 sites.

### 4.4 Conclusion

It can be seen from the assessment in the previous section that in relation to the first test, the project is not relevant. It can be seen in relation to the second test that the project is not, "…not likely to either directly or indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment", and in general the project is considered not to have any effect on the Cork Harbour SPA and Great Island Channel Natura 2000 sites.

As a result of the above assessment, it is considered that the project does not require to proceed to the Stage 2 Appropriate Assessment.

## 5. ENVIRONMENTAL IMPACT ASSESSMENT REPORT

### 5.1 Introduction

The Environmental Impact Assessment Directive ('EIA Directive')1 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 environmental impact 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.'*

Requirements for the carrying 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'). 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.

The City Northwest Quarter Regeneration Project Team, of the Housing Directorate, have carried out the screening on behalf of Cork city Council, as the local authority referred to in the extract above.

## 5.2 Background of the Site and Project

The St. Finbarr's Rd Block 2 Demolition & Landscaping site is situated in St. Finbarr's Road, The Lough, Cork City, which is inside the city boundary within the Central Suburbs. The site is a residential area containing 16 Units within 1 No. 3-storey apartment block. The properties within the site are proposed to be demolished to allow for the regeneration of the area.

The project involves the proposed demolition of the apartment blocks and the landscaping and fencing of the cleared area. The temporary fenced space will remain in place until such time the site is regenerated. These residential blocks form part of a wider social scheme of Cork City Council owned units. Cork City Council anticipate that the area will be regenerated via re-development in the medium term. To facilitate the regeneration, the council have commenced relocation of the existing residents to establish vacant possession. It is anticipated that vacant possession of Block 2 will be established in the short term. To limit, where possible, antisocial behaviour, unauthorised occupancy and dumping at the vacant blocks, in advance of re-development, Cork City Council propose to demolish the same.

The works associated with the project are described below:

6. Demolition of 1 no. apartment block.
7. Removal of gardens, boundary walls, sheds and fencing.
8. Diversion and removal of services.
9. New soft landscaping.
10. Construction of metal palisade around the site.

## 5.3. 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 1 which can be considered to be somewhat related to the proposed development and the subject site are as follows:

• Development Class 5: An installation for the extraction of asbestos or for the processing and transformation of asbestos or products containing asbestos

a) in case the installation produces asbestos-cement products, where the annual production would exceed 20,000 tonnes of finished products,

b) in case the installation produces friction material, where the annual production would exceed 50 tonnes of finished products, or

c) in other cases, where the installation would utilise more than 200 tonnes of asbestos per year.

The proposed development involves the demolition of the existing structures which have been unfit for purpose. This will require the removal of any asbestos-containing materials (ACM). The proposed development will not involve any installations for the extraction of asbestos nor the processing or transformation of asbestos or asbestos containing products.

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

'Mandatory' EIA is therefore not required for the proposed development

### 5.4. Establishing if the proposed development is sub-threshold development

Classes of development from Schedule 5, Part 2 which can be considered to be somewhat related to the proposed development and the subject site 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 falls into the category of Sub-threshold Development for the following reasons:

• It constitutes urban development as the development site is located within the functional area of Cork City Council
• It involves the demolition of existing apartment buildings

## 5.5 Conclusion

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 Planning and Development Regulations 2001 (as amended) 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 the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001 (as amended) and the following:

- The nature, scale, extent and temporary duration of the proposed development;
- the characteristics of the receiving environment in the context of the development site; and
- the mitigation measures proposed to avoid, prevent and minimise significant, negative effects on the receiving environment (e.g. the implementation of the outlined environmental management measures etc.).

It has been concluded that a sub-threshold EIA is not required for the proposed development, due to its minimal and limited impact on the receiving environment with respect to Schedule 7 and 7A of the Planning and Development Regulations 2001-2024 (as amended), Annex II of the EIA Directive and the screening checklist provided in the EC guidance document for EIA Screening.

# Appendix A