

SUB THRESHOLD EIA SCREENING REPORT - GLENAMOY AVENUE INFILL HOUSES

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

| 1. CHARACTERISTICS OF PROPOSED DEVELOPMENT | |
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| Size of Proposed Development | A Site at 18 A, 18B and 18C Glenamoy Lawn, Mayfield, Cork City consisting of 3no. 2 storey infill houses |
| Cumulation with other Proposed Development | N/A |
| The nature of any associated demolition works (* see article 8 of SI 235 of 2008) | <i>The proposed works include the removal of existing concrete path & top-soil cut in relation to proposed site levels. Any demolition material that is not reused will be disposed of in line with best environmental practice.</i> |
| Use of Natural Resources | <i>The use of natural resources associated with this development is limited to the materials to be used for its construction.</i> |
| Production of Waste | <i>Waste production is limited to the construction phase and will consist of general excavated material, inert in nature which will be disposed of using local licensed landfill facilities.</i> |
| Pollution and Nuisances | <i>The proposed works are infill houses on currently disused problem brownfield sites and therefore no additional traffic or nuisances will be generated consequently there will be no net increase in either pollution or nuisance.</i> |
| Risk of Accidents | <i>It is not considered that there would be any significant risk of accidents, having regard to substances or technologies used.</i> |
| Risk of Major Accidents | <i>No significant risk of accidents.</i> |
| Risk to Human Health | <i>No significant risk to human health.</i> |

| 2. LOCATION OF PROPOSED DEVELOPMENT | |
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| Existing Land Use | <i>Urban brownfield sites</i> |
| Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area | <i>There is some wild growth along the rear laneway which will regenerate and extent across the new houses rear wall upon completion of the project.</i> |
| Absorption Capacity of the Natural Environment | <i>This development proposes infilling a small brownfield site with 3no. houses in total with negligible long term impact on the natural environment.</i> |

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

SCREENING CONCLUSION STATEMENT

The Environmental Impact Assessment Screening therefore concludes that there is no real likelihood of significant effects and therefore an Environmental Impact Assessment is not required.

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| Date: | 16 th September 2020 |