

SUB THRESHOLD EIA SCREENING REPORT

Scairt Cross Part 8

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

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	<p>Scairt Cross Part 8</p> <p>The Scairt Cross proposed development comprises of the construction of a residential development of 60 no. dwelling units. The development site area is approximately 0.65 hectares. The site is located at Scairt Cross, Douglas, Cork. Access to the development will be via Scairt Hill.</p> <p>The proposed development will comprise of: The construction of:</p> <ul style="list-style-type: none"> • 8 no. 3 bed dwelling houses; • 2 no. apartment blocks ranging in height from 3-5 storeys comprising: <ul style="list-style-type: none"> ▪ 28 no. 2-bedroom apartments; ▪ 24 no. 1-bedroom apartments; • Provision of 46 no. car parking spaces and 90 no. bicycle parking spaces. <p>All ancillary site works and signage as outlined in the plans and particulars The construction works are confined to an area of 0.65 ha.</p>
Cumulation with other Proposed Development	<p>A search of the Cork City Council planning register indicates that there are a number of proposed construction projects in the vicinity of the proposed development. These mainly relate to minor urban developments of single houses or extensions or alterations to existing developments.</p> <p>The proposed development has been designed to ensure there will be no adverse impact on the residential amenities of the area.</p> <p>It is not considered likely that the construction of the proposed development will result in significant cumulative environmental impacts.</p> <p>The proposed development is located in a built-up area, near other residential units and estates. The development will connect to existing services.</p> <p>It is not considered likely that the operation of the proposed development will result in significant cumulative environmental impacts</p>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	No demolition works proposed on site
Use of Natural Resources	<p>Energy, including electricity and fuels, will be required during the construction phase. Construction process will include use of various raw materials. No out of the ordinary use of natural resources is likely during the construction process.</p> <p>No significant negative impacts are likely.</p> <p>Water, consumption of electricity and energy related to the residential occupancy of the completed development. No out of the ordinary use of natural resources is likely during the operation phase.</p> <p>No significant negative impacts are likely</p>
Production of Waste	<p>The construction process will result in some construction related waste, which will be disposed of in compliance with the CEMP.</p> <p>No significant negative impacts are likely</p> <p>Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor.</p> <p>No significant negative impacts are likely.</p>
Pollution and Nuisances	<p>The construction process has the potential to cause nuisance related to noise, dust and vibration impacts. The CEMP by DOSA Consulting Engineers details measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.</p> <p>With mitigation measures in place no significant negative impacts are likely as a result of the construction phase of the project.</p> <p>An Operational Waste Management Plan will put in place measures to avoid and / or mitigate pollution from operational waste. Suitable parking is provided on site to prevent traffic congestion.</p> <p>With mitigation measures in place no significant negative impacts during operation of the proposed development are likely</p>
Risk of Major Accidents	<p>Construction Impacts: None foreseen, subject to strict compliance with building regulations and environmental controls. No significant negative impacts are likely.</p> <p>Operational Impacts: None foreseen, subject to compliance with building and fire regulations With mitigation measures in place no significant negative impacts are likely</p>
Risk to Human Health	<p>The CEMP by DOSA Consulting Engineers details measures to mitigate any likely impacts associated with noise, dust or pollution from the construction process.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p> <p>The proposed development will be connected to public water and sewer infrastructure. No emissions other than from air conditioning and heating units are anticipated.</p> <p>No significant negative impacts are likely.</p>

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	The proposed development will result in the construction of a residential development on a greenfield site
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	It is a greenfield site, and the surrounding area is primarily residential in character and not sensitive in terms of natural resources. There are no sensitive habitats or significant mature trees within or surrounding the site. A search of recent records in the National Biodiversity Datacentre Database (NBDC) did not indicate any rare or endangered habitats or species present in the 2km grid square WW66Y within which the site is located. No significant negative impacts are likely. The proposed operational phase will not have any out of the ordinary impact on natural resources. No significant negative impacts are likely.
Absorption Capacity of the Natural Environment	There are no natural environments in proximity likely to be impacted by the construction of the proposed development. An AA Screening has been prepared which found that there would be no significant effects on Natura 2000 sites as a result of the proposed development. The site is on the periphery of the built-up area of Douglas, within the development boundary for Cork City South Environs. The area to the north and east supports significant residential development. There may be some disturbance from noise and traffic during the construction phase; however, any impacts are likely to be short term and not significant. The site is not in proximity to landscapes of historical, cultural or archaeological significance. There are no records of protected structures within or in proximity to the site. No significant impacts are likely from the construction phase of the development. Proposed use is compatible with the geographical area. The high-quality architectural design will contribute to the urban landscape. No significant negative impacts are likely.

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	The site size is 0.7 ha. The site is located in a built-up area that is well served by public transport. A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow. With mitigation measures in place no significant negative impacts are likely. The site is located at Scairt Cross, Douglas, Cork. The proposed development will provide 59 no. residential units. The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the area. No significant negative impacts are likely.
Transfrontier nature of the Impact	There are no construction/operational phase transboundary impacts.
Magnitude and Complexity of the Impact	The intensity and complexity of the construction phase is in keeping with modern construction projects. No significant negative impacts are likely. The operational phase of the development is moderate in scale and will be actively managed. No significant negative impacts are likely.
Probability of the Impact	Some level of construction impacts is probable, but these will be short term and not significant. Any impacts will be mitigated by the CEMP. The operational phase will inevitably change the local environment; however, the change will be consistent with emerging trends in the area. Measures are in place to avoid, reduce, or mitigate any likely negative impacts.
Duration, Frequency and Reversibility of the Impact	The construction impacts will approximately 6 months of planning approval; they will be short-medium term, over a period of c. 5 years and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project. No significant negative impacts are likely. The development will be occupied all year round and impacts will be irreversible.

SCREENING CONCLUSION STATEMENT	
In addition, the proposed development has been screened to determine whether an Environmental Impact Assessment (EIA) is required and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required. Please refer to Appendix A for report titled; EIA Screening Report prepared by McCutcheon Halley Planning Consultants, dated June 2022	

Name:	Niall Ó Donnabháin
Position:	Director of Services
Date:	05/07/2022

Appendix A

EIAR Screening

EIA Screening Report

For Development at Scairt Cross, Douglas, Cork
on behalf of Cetti Limited

July 2022



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Document Control Sheet

Client	Cetti Limited	
Project Title	Scairt Cross Part 8	
Document Title	EIA Screening Report	
Document Comprises	Volumes	1
	Pages (Including Cover)	22
	Appendices	0
Prepared by	Andrea McAuliffe	
Checked by	Tom Halley	
Office of Issue	Cork	
Document Information	Revision	A
	Status	Final
	Issue Date	June 2022

CORK

6 Joyce House
Barrack Square
Ballincollig
Cork
P31 YX97

T. +353 (0)21 420 8710

DUBLIN

Kreston House
Arran Court
Arran Quay
Dublin 7
D07 K271

T. +353 (0)1 676 6971

www.mhplanning.ie

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1. Introduction

This Environmental Impact Assessment (EIA) Screening Report has been prepared by McCutcheon Halley Planning Consultants on behalf of the applicant Cetti Limited, who intends to develop lands for residential development under the Part 8 process development at Scairt Cross, Douglas, Cork.

Environmental Impact Assessment (EIA) requirements derive from EU Directives. Council Directive 2014/52/EU amended Directive 2011/92/EU and is transposed into Irish Law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Proposed development which falls within one of the categories of development specified in Schedule 5 of the Planning and Development Regulations 2001, as amended, which equals or exceeds, a limit, quantity or threshold prescribed for that class of development must be accompanied by an Environmental Impact Assessment Report (EIAR). Where a project is of a specified type but does not meet, or exceed, the applicable threshold then the likelihood of the project having significant effects (adverse and beneficial) on the environment needs to be considered.

The purpose of this Screening Report is to provide supporting information to assist the competent authority, in this instance, Cork City Council to determine whether an Environmental Impact Assessment of the proposed development is required as required under Section 120 of the Planning and Development Regulations 2001 (as amended).

1.1 Evidence of Technical Competence

Andrea Mc Auliffe BA (Hons), MPlan

Andrea holds a Bachelor of Arts Degree in Geography and Sociology from University College Cork and a Masters in Planning and Sustainable Development also from University College Cork. She is a member of the Irish Planning Institute.

Andrea has prepared EIA and AA screening reports for a range of development projects. Relevant project experience includes large housing developments, single 'one - off' developments, submissions to local area plans and county development plans. Andrea prepared this EIA screening report.

1.2 Methodology

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning, Community and Local Government, 2018);
- Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA 2017);

- Environmental Impact Assessment of Projects Guidance on Screening (EU, 2017);
- Interpretation of definitions of project categories of Annex I and II of the EIA Directive (EU, 2015).

2. Legislative Context

Environmental Impact Assessment Report (EIAR) requirements derive from EU Directives. The requirements of Directive 2011/92/EU and preceding directives have been transposed into Irish Legislation. EU Directive 2014/52/EU amends EIA law in several respects by amending Directive 2011/92/EU.

The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 came into effect in September 2018, transposing Directive 2014/52/EU and giving further effect to Directive 2011/92/EU. This Screening Report is drafted based on the requirements of EU Directive 2014/52EU. The objective of the Directive is *“to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment (EIA), prior to development consent being given, of public and private developments that are likely to have significant effects on the environment”*¹.

EIA provisions in relation to planning consents are currently contained in the Planning and Development Act, 2000, as amended, (Part X) and in Part 10 of the Planning and Development Regulations 2001, as amended, (“the 2001 Regulations”).

The decision as to whether a development is likely to have significant effects on the environment must be taken with reference to the criteria set out in Schedule 7 and Schedule 7A of 2001 Regulations.

2.1 Requirement for EIA

In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIAR shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIAR is required for developments which fall within the remit of Schedule 5.

The subject development does not fall within development classes set out in Part 1 of Schedule 5. The proposed project comprises residential development on a site of approx. 0.65 ha. The relevant class/scale of development is set out in Schedule 5 (Part 2) of The Regulations;

¹ Guidelines for Planning Authorities and An Bord Pleanala on carrying out Environmental Impact Assessment

https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_planning_authorities_and_an_bord_pleanala_on_carrying_out_eia_-_august_2018.pdf

*10. Infrastructure projects**(b) (i) Construction of more than 500 dwelling units.**(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.*

The proposed project comprises a residential development of 60 no. residential units on a site of 0.65 within an area identified as part of the “built-up” area of Cork City. The proposed project does not meet the thresholds as prescribed by Class 10(b) of the Regulations, and therefore the project does not require a mandatory EIAR as set out in Schedule 5.

2.2 Screening for Sub-threshold EIA

In cases where a project is mentioned in Part 2 but is classed as “sub-threshold development”, it is necessary for a planning authority to undertake a case-by-case examination about whether the development is likely to be associated with significant effects on the environment. In other words, screening for whether EIA is needed, must be undertaken.

While it is clearly demonstrated above that the subject proposal does not trigger mandatory EIA, it is considered prudent to establish that the proposed project would not have significant effects on the environment and therefore does not require a sub-threshold EIA.

Section 120 of the Regulations sets out the obligation of the Local Authority to determine the requirements for an EIAR,

Section 120 1 (a) Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the local authority concludes, based on such preliminary examination, that—

(c) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination,

This report satisfies the requirements of Section 120 of the Regulations.

Schedule 7 of the Regulations, details the criteria for determining whether a development would, or would not be likely to have significant effects on the environment, and this was transposed directly from Annex III of the 2011 Directive. Schedule 7A sets out the information to be provided by the applicant for the purposes of screening sub-threshold development for EIA;.

1. A description of the project, including in particular:

- a. A description of the physical characteristics of the whole project and, where relevant, of demolition works;
 - b. A description of the location of the project, 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 project.
3. A description of any likely significant effects, to the extent of the information available on such effects, or the project on the environment resulting from:
 - a. The expected residues and emissions and the production of waste, where relevant;
 - b. The use of natural resources, in particular soil, land, water and biodiversity.
4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.

The Directive also amends Annex III "Selection Criteria referred to in Article 4(3)". The details to be considered in the new Annex III are as follows:

1. Characteristics of proposed development

The characteristics of project, with particular regard to:

- the size and design of the whole project,
- cumulation with other existing and / or approved development,
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste,
- pollution and nuisances,
- the risk of major accidents and / or disasters which are relevant to the project concerned, including those caused by climate changes, in accordance with scientific knowledge
- the risk to human health (for example due to water contamination or air pollution).

2. Location of proposed development

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to

- the existing and approved land use,
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- the absorption capacity of the natural environment, paying particular attention to the following areas:
 - (a) wetlands, riparian areas, river mouths;
 - (b) coastal zones and the marine environment;

(c) mountain and forest areas,
 (d) nature reserves and parks,
 (e) areas classified or protected under national legislation, including Natura 2000 areas designated by Member States pursuant to Directives 92/43/EEC and 2009/147/EC,
 (f) 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,
 (g) densely populated areas,
 (h) landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of potential impacts

The likely significant effects on the environment proposed development in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected),
- the nature of the impact;
- the transboundary nature of the impact,
- the intensity and complexity of the impact,
- the probability of the impact,
- the expected onset, duration, frequency and reversibility of the impact.
- the cumulation of the impact with the impact of other existing and / or approved projects;
- the possibility of effectively reducing the impact.

In compliance with the requirements of the 2014 Directive, this Screening Report provides details of the information specified in Annex IIA, taking account of the criteria in Annex III. The screening statement sets out information under the headings provided for under Schedule 7 of the 2001 Regulations. In effect, this ensures that all of the information required under Schedule 7A has been furnished. It also presents the information in a manner that facilitates the competent authority in its screening assessment.

3. Information Required by Annex II(A) of 2014/52/EU

3.1 Physical Characteristic of the whole project

The Scairt Cross proposed development comprises of the construction of a residential development of 60 no. dwelling units. The development site area is approximately 0.65 hectares. The site is located at Scairt Cross, Douglas, Cork. Access to the development will be via Scairt Hill.

The proposed development will comprise of:

The construction of:

- 8 no. 3 bed dwelling houses;
- 2 no. apartment blocks ranging in height from 3-5 storeys comprising:
 - 28 no. 2-bedroom apartments;
 - 24 no. 1-bedroom apartments;
- Provision of 46 no. car parking spaces and 90 no. bicycle parking spaces.
- All ancillary site works and signage as outlined in the plans and particulars.

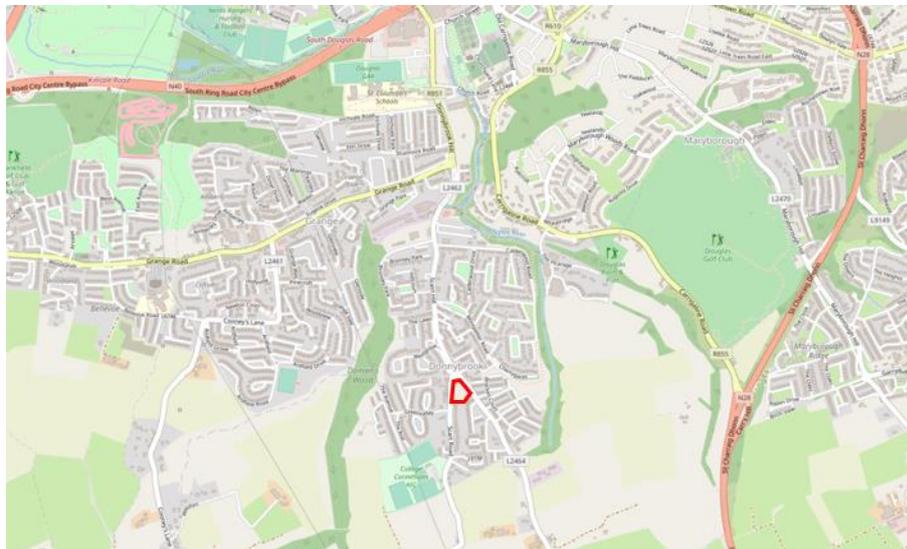


Figure 1 Location and boundary of subject site outlined in red

3.2 Location of the Project, with regard to Environmental Sensitivities of Geographical Areas likely to be affected

The subject site which is 0.65ha in size is located on the Scairt Cross. The site is located approximately 1 km southeast of Grange Village Centre and 2km southwest of Douglas Village. The proposed development is within walking distance of both Grange and Douglas which have a wide range of convenience retail with two shopping centres and other local services. The site is bound to the north, south and west by residential dwellings. Donnybrook Hill is located to the east of the site.

The site does not fall within an Architectural Conservation Area. There are no recorded archaeological sites within the red line boundary. There are no Protected Structures or other archaeological sites within 100m of the

proposed development site. The closest archaeological site is located over 530m to the southeast.

The proposed development is on a greenfield site, of low ecological value in terms of habitat. An Appropriate Assessment Screening has been carried out by McCutcheon Halley Planning Consultants, which concludes that the proposed development will not have a significant impact on the qualifying interests and conservation objectives for Natura 2000 sites, and that the integrity of these sites will not be adversely affected.

The site is not located within a Flood Zone.

The most environmental sensitive aspect of the geographical area is the amenity of existing residential units.

3.3 Description of Aspects of the Environment Likely to be Significantly affected by the project

The most likely significant negative effects on the environment, without appropriate mitigation measures in place, are:

- Increased demand on community's (including schools), recreation and amenity services;
- Construction and operational traffic resulting in traffic congestion to local or strategic road networks;
- Population growth resulting in increased foul and storm water discharges to the public sewers and municipal sewage treatment plant waste infrastructure, incapable of meeting demand;
- Increased water usage from the development impacting on water supply resources;
- Potential impacts on the amenities of adjoining properties.

A range of measures have been or are being developed to avoid, reduce or mitigate likely significant negative effects on the environment, including:

- Design of landscape to incorporate recreation and amenity services;
- Development of a Construction Environmental and Waste Management Plan to mitigate construction related impacts.
- Development of appropriate landscape screening to protect the amenities of adjoining properties;
- Limited car parking provision and the provision of generous cycle parking to encourage sustainable modes of transport.

The most significant positive effects on the environment will be the provision of residential units to meet the housing demands of a growing population.

3.4 Expected Residues and Emissions and the production of waste

Residues and emissions from the construction phase of the development will be related to construction waste and emissions from construction plant. No out of the ordinary residues, or emissions, are likely during the construction phase of the development and an environmental, demolition, construction and waste management plan will mitigate likely impacts of the works.

No residues are likely during the operational phase of the development. Emissions will be linked to air conditioning and heating systems and will fall within regulated standards for modern residential developments. Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor.

3.5 Use of natural resources, in particular soil, land, water and biodiversity

The proposed development is on a greenfield site with a low value ecological habitat. It will be connected to public main water supply and foul sewer system. The development is for 60 no. residential units and ancillary uses and there will be no activities on site which would have a high demand for water resources. Natural resources may be used in the construction process (i.e. stone, gravel, water), but during the operational phase there will be no out of the ordinary use of natural resources.

4. Conclusion

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIAR should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, Table 1, attached, provides screening statement of the proposed development against the Annex III criteria of 2014/52/EU and Schedule 7 of the 2001 Regulations.

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIAR is not required for the proposed development, as adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phase of the overall development will have a significant negative impact on the environment.

A detailed screening matrix is provided in Section 5 of this report.

5. Screening Statement with reference to Annex III EU Directive 2014/52/EU and Schedule 7 and 7A of the Regulations

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
1. Characteristics of proposed development The characteristics of the proposed development, in particular		
The size and design of the whole project	<p>The proposed site is on lands zoned for "SE-R-05" in the Ballincollig Carrigaline Municipal District Local Area Plan 2017 LAP where it is a specific objective to provide "<i>Medium A density residential development with provision for a local convenience shop. Any development should not exceed two storeys in height and proposals for this site will be accompanied by a road safety audit</i>". The site is also zoned for residential use in the forthcoming 2022 Cork City Development Plan.²</p> <p>The proposed development is in line with the residential zoning objective.</p>	<p>The proposed development is located at Scairt Cross, Douglas, Cork in an area with good access to amenities and public transport. The development site has been chosen due its proximity to both Grange and Douglas centres, which will allow residents to walk.</p> <p>The size and design of the project is in keeping with the scale of the environment and no significant negative impacts are likely.</p>

² The 2022 Cork City Development Plan is currently at amendments stage. As there are no amendments proposed for the subject site, the site will be zoned for residential use in the final adopted plan.

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	<p>The construction works are confined to an area of 0.65 ha and will be completed over an estimated 5-year period. A construction and demolition, environmental, & waste management plan (CEMP) will be in place for the construction phase. A construction traffic management plan (CTMP) will also be put in place for the construction phase.</p> <p>With mitigation measures detailed in the CEMP and CTMP in place no significant negative impacts are likely</p>	
<p>Cumulation with other existing and / or proposed development</p>	<p>A search of the Cork City Council planning register indicates that there are a number of proposed construction projects in the vicinity of the proposed development. These mainly relate to minor urban developments of single houses or extensions or alterations to existing developments.</p> <p>The proposed development has been designed to ensure there will be no adverse impact on the</p>	<p>The proposed development is located in a built-up area, near other residential units and estates.</p> <p>The development will connect to existing services.</p> <p>It is not considered likely that the operation of the proposed development will result in significant cumulative environmental impacts</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	<p>residential amenities of the area.</p> <p>It is not considered likely that the construction of the proposed development will result in significant cumulative environmental impacts.</p>	
<p>The use of natural resources, in particular land, soil, water and biodiversity</p>	<p>Energy, including electricity and fuels, will be required during the construction phase. Construction process will include use of various raw materials. No out of the ordinary use of natural resources is likely during the construction process.</p> <p>No significant negative impacts are likely.</p>	<p>Water, consumption of electricity and energy related to the residential occupancy of the completed development. No out of the ordinary use of natural resources is likely during the operation phase.</p> <p>No significant negative impacts are likely</p>
<p>The production of waste</p>	<p>The construction process will result in some construction related waste, which will be disposed of in compliance with the CEMP.</p> <p>No significant negative impacts are likely</p>	<p>Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor.</p> <p>No significant negative impacts are likely.</p>
<p>Pollution and Nuisances</p>	<p>The construction process has the potential to cause nuisance related to noise, dust and</p>	<p>An Operational Waste Management Plan will put in place measures to avoid and / or mitigate pollution from</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	<p>vibration impacts. The CEMP by DOSA Consulting Engineers details measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.</p> <p>With mitigation measures in place no significant negative impacts are likely as a result of the construction phase of the project</p>	<p>operational waste. Suitable parking is provided on site to prevent traffic congestion.</p> <p>With mitigation measures in place no significant negative impacts during operation of the proposed development are likely.</p>
<p>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</p>	<p>None foreseen, subject to strict compliance with building regulations and environmental controls.</p> <p>No significant negative impacts are likely.</p>	<p>None foreseen, subject to compliance with building and fire regulations</p> <p>With mitigation measures in place no significant negative impacts are likely.</p>
<p>The risks to human health (for example due to water contamination or air pollution)</p>	<p>The CEMP by DOSA Consulting Engineers details measures to mitigate any likely impacts associated with noise, dust or pollution from the construction process.</p> <p>With mitigation measures in place no</p>	<p>The proposed development will be connected to public water and sewer infrastructure. No emissions other than from air conditioning and heating units are anticipated.</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	significant negative impacts are likely.	No significant negative impacts are likely.
<p>2. Location of proposed development</p> <p>The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:</p>		
<p>The existing and approved land use</p>	<p>The proposed development will result in the construction of a residential development on a greenfield site.</p> <p>The site is zoned on lands zoned "SE-R-05" in the LAP where it is a specific objective to provide "<i>Medium A density residential development with provision for a local convenience shop. Any development should not exceed two storeys in height and proposals for this site will be accompanied by a road safety audit.</i>"</p> <p>No significant negative impacts are likely.</p>	<p>The completed development will provide for residential units and ancillary uses in an urban environment. The proposed use is compatible with the existing land use.</p> <p>No significant negative impacts are likely</p>
<p>The relative abundance, availability quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground</p>	<p>It is a greenfield site, and the surrounding area is primarily residential in character and not sensitive in terms of natural resources. There are no sensitive habitats or significant mature trees within or surrounding the site. A search of recent records in the National Biodiversity</p>	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>No significant negative impacts are likely.</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	<p>Datacentre Database (NBDC) did not indicate any rare or endangered habitats or species present in the 2km grid square WW66Y within which the site is located.</p> <p>No significant negative impacts are likely</p>	
<p>The absorption capacity of the natural environment, paying attention to the following areas:</p> <ul style="list-style-type: none"> a) wetlands, riparian areas, river mouths; b) coastal zones and the marine environment; c) mountain and forest areas, d) nature reserves and parks, e) areas classified or protected under national legislation, Natura 2000 areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, f) areas in which there has already been a failure to meet the environmental quality standards laid 	<p>a-e - There are no natural environments in proximity likely to be impacted by the construction of the proposed development.</p> <p>f - An AA Screening has been prepared which found that there would be no significant effects on Natura 2000 sites as a result of the proposed development.</p> <p>g- The site is on the periphery of the built-up area of Douglas, within the development boundary for Cork City South Environs. The area to the north and east supports significant residential development. There may be some disturbance from noise and traffic during the construction phase; however, any impacts are likely to be short</p>	<p>Proposed use is compatible with the geographical area. The high-quality architectural design will contribute to the urban landscape.</p> <p>No significant negative impacts are likely.</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
<p>down in Union legislation and relevant to the project, or in which it is considered that there is such a failure,</p> <p>g) densely populated areas,</p> <p>h) landscapes and sites of historical, cultural or archaeological significance</p>	<p>term and not significant.</p> <p>h - The site is not in proximity to landscapes of historical, cultural or archaeological significance. There are no records of protected structures within or in proximity to the site.</p> <p>No significant impacts are likely from the construction phase of the development</p>	
<p>Type and Characteristics of Potential Impacts</p> <p>The likely significant effects of projects on the environment must be considered in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:</p>		
<p>The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</p>	<p>The site size is 0.65 ha. The site is located in a built-up area that is well served by public transport. A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow.</p> <p>With mitigation measures in place no significant negative impacts are likely</p>	<p>The site is located at Scairt Cross, Douglas, Cork.</p> <p>The proposed development will provide 60 no. residential units. The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the area.</p> <p>No significant negative impacts are likely.</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
The nature of the impact	<p>The construction impacts have potential to cause nuisance associated with noise, dust and traffic. The CEMP by DOSA Consulting Engineers details measures to avoid, reduce or mitigate impacts.</p> <p>With mitigation measures in place no significant negative impacts are likely</p>	<p>The operational phase will result in the development of permanent residential accommodation and ancillary services. The nature of the use is appropriate to the location and proximity to existing facilities.</p> <p>No significant negative impacts are likely.</p>
The transboundary nature of the impact	There are no construction phase transboundary impacts.	There are no operational phase transboundary impacts.
The intensity and complexity of the impact	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>No significant negative impacts are likely.</p>	<p>The operational phase of the development is moderate in scale and will be actively managed.</p> <p>No significant negative impacts are likely.</p>
The probability of the impact	Some level of construction impacts is probable, but these will be short term and not significant. Any impacts will be mitigated by the CEMP.	The operational phase will inevitably change the local environment; however, the change will be consistent with emerging trends in the area. Measures are in place to avoid, reduce, or mitigate any likely negative impacts.
The expected onset, duration, frequency	The construction impacts will	The development will be occupied all year round

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
and reversibility of the impact.	<p>commence within approximately 6 months of planning approval; they will be short-medium term, over a period of c. 5 years and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p>No significant negative impacts are likely.</p>	<p>and impacts will be irreversible.</p>
The cumulation of the impact with the impact of other existing and / or approved projects;	<p>No other major construction projects are known which will have an impact with the proposed development.</p> <p>No significant negative impacts are likely.</p>	<p>The development is near several other residential units and is consistent with the pattern of development for the area.</p>
The possibility of effectively reducing the impact.	<p>The CEMP avoids, reduces or mitigate construction impacts related to noise, dust and traffic.</p>	<p>The design and landscaping of the proposed development has avoided, reduced or mitigated significant negative impacts in relation to protected views; daylight of adjacent properties and wind impacts on pedestrians, as detailed in associated reports to accompany the application.</p>

6. Summary and Conclusion

Development of the site for residential use is appropriate in the context of the site's zoning objective and local and national planning policy.

The proposed project does not meet the thresholds as prescribed by Class 10(b) of the Planning and Development Regulations, and therefore the project does not require a mandatory EIAR as set out in Schedule 5.

With proposed mitigation measures in place, it is not anticipated that the construction or operational phases of the proposed development, whether considered on its own or together with in-combination projects or plans, will give rise to likely significant environmental effects. Therefore, a sub-threshold environmental impact assessment is not required to accompany the submission.

Likely positive effects are forecast as the land will provide much needed sustainable residential development consistent with the zoning objective for the site. The energy efficient measures incorporated into the design will have a positive effect on climate change.

The change to the landscape as a result of the development is not significant as it is consistent with existing urban development.

A Construction Management Plan (CEMP) has been prepared for the development by DOSA Consulting Engineers. It describes the environmental measures and procedures to be followed for the duration of the construction phase. It also outlines mitigation measures for inter alia, managing noise, dust, suspended solids, accidental spillages, traffic and waste. The detailed CEMP will be implemented for the construction phase and likely impacts and nuisances that arise during all development proposals of this nature will be managed using standard proven controls.

The Appropriate Assessment Screening Report that is included with the planning submission demonstrates that the proposed development will not impact on identified European Designated Sites within the zone of influence of the proposed development either alone or in combination with other plans or projects.

In addition, the proposed development has been screened to determine whether an Environmental Impact Assessment (EIA) is required and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.