

**SUB THRESHOLD EIA SCREENING REPORT**  
**85A Gate Lodge, Blackrock**

*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*

<b>1. CHARACTERISTICS OF PROPOSED DEVELOPMENT</b>	
Size of Proposed Development	Proposed development consists of 1 no. two storey dwelling adjoining an existing terrace of houses. The total site area is 170m <sup>2</sup> . The site is located within the existing Gate Lodge housing development and access will be via the existing road network.
Cumulation with other Proposed Development	N/A. The proposed development is within an existing housing estate with limited scope for further development of the immediate surroundings.
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	Partial demolition will be required of the existing front boundary wall and footpath to allow access.
Use of Natural Resources	Energy, including electricity and fuels, will be required during the construction phase. Construction will include use of various raw materials. No out of the ordinary use of natural resources is likely during the construction process. No significant negative impacts are likely.  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. No significant negative impacts are likely.
Production of Waste	The construction process will result in some construction related waste, which will be segregated and disposed of appropriately. No significant negative impacts are likely.  Operational waste generated will be domestic waste from the residential unit. All domestic waste will be disposed of in accordance with standard domestic waste disposal practices. No significant negative impacts are likely.
Pollution and Nuisances	The construction process has the potential to cause nuisance related to noise, dust and vibration impacts. The proposed development will be subject to normal conditions related to construction working hours and dust and noise control to protect the residential amenity of the area. No significant negative impacts are likely.  There will be no additional pollution or nuisance issues from the operational stage of the development.
Risk of Major Accidents	No significant risk of major accidents.
Risk to Human Health	No significant risks to human health have been identified.


<b>2. LOCATION OF PROPOSED DEVELOPMENT</b>	
Existing Land Use	The site is contained within the existing garden area of 85 Gate Lodge.
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	The surrounding area is residential in character and not sensitive in terms of natural resources. 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. The site is already surrounded by similar dwellings and is in a long-established residential area of Cork City.  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. The northern boundary of the site is defined by a high stone wall which is evident on early 19 <sup>th</sup> century maps. This wall will be retained and will not be affected by the development. No significant impacts are likely from the construction phase of the development.  Proposed use is compatible with the area. Dwelling is architecturally designed to integrate with neighbouring properties. No significant negative impacts are likely.

<b>3. CHARACTERISTICS OF POTENTIAL IMPACTS</b>	
Extent of the Impact	The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the area. The construction impacts have potential to cause minor nuisance associated with noise, dust and traffic. Measures will be put in place to avoid, reduce or mitigate these potential impacts. No significant negative impacts are likely.  The operational phase will result in the development of permanent residential accommodation. The nature of the use is appropriate to the location and proximity to existing facilities. No significant negative impacts are likely.

Transfrontier nature of the Impact	N/A
Magnitude and Complexity of the Impact	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects. No significant negative impacts are likely.</p> <p>The operational phase of the development is moderate in scale, integrated with existing infrastructure and will be actively managed. No significant negative impacts are likely.</p>
Probability of the Impact	<p>The development is likely to proceed subject to planning/funding approval. Some level of construction impacts is probable, but these will be short term and not significant.</p> <p>The operational phase will have minimal impact on the local environment as the site is within an existing residential area.</p> <p>Measures will be put in place to avoid, reduce, or mitigate any likely negative impacts.</p>
Duration, Frequency and Reversibility of the Impact	<p>The construction impacts will be short term, over a period of c. 1 year 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>The development will be occupied all year round and impacts will be irreversible.</p>

**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.

Name:	
Position:	Director of Services, Housing
Date:	14/11/22