

# UB THRESHOLD EIS SCREENING REPORT HEATHFIELD

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	<ul style="list-style-type: none"> <li>Construction of 70 no. affordable homes comprising: -               <ul style="list-style-type: none"> <li>o 42 no. 3 Bedroom two-storey semi-detached houses,</li> <li>o 12 no. 3 Bedroom two-storey townhouses,</li> <li>o 16 no. 2 Bedroom two-storey townhouses,</li> </ul> </li> <li>Provision of 140 no. parking spaces</li> <li>All ancillary siteworks and signage as outlined in the plans and particulars.</li> </ul> <p>The overall site area is approximately 2.8 hectares</p>
Cumulation with other Proposed Development	The subject site is situated within an evolving developmental area of the city having been transferred to the entire jurisdiction of Cork City Council since the 2019 City Boundary Extension. The 2022 City Development Plan (CDP) identifies Ballincollig and in particular the South Ballincollig (Maglin) Urban Expansion Area (MUEA) which the subject lands form part of. The CDP identifies ambitious housing and population growth targets for Ballincollig and improvements to existing infrastructure identified in the CDP and CMATS 2040 including improvements to bus services.
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	N/A
Use of Natural Resources	The use of natural resources associated with this development is limited to the materials to be used for its construction.
Production of Waste	There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. It will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment. During the operational phase, everyday waste and recycling from residential dwellings will be disposed of by approved licensed waste disposal contractors. There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant effects on the environment in order to complete the proposed scheme.
Pollution and Nuisances	It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention mitigations measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant effects on the environment. Construction will be guided by a Construction and Environmental Management Plan. There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant effects on the environment in order to complete the proposed scheme. Any mitigations measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.
Risk of Major Accidents	No significant risk of major accidents or disasters.
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 presently a greenfield site in an urban location.
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	The site is not located within any statutory designated area. An Appropriate Assessment (AA) Screening Report has been prepared in respect of designated Natura 2000 sites. This report has actively considered the potential for adverse impacts on qualifying interests, arising from the construction phase and concluded that no significant impact likely. Best practice standards, environmental guidelines and mitigation measures will be adhered to in order to avoid potential impacts on natural resources and likely significant effects are not anticipated
Absorption Capacity of the Natural Environment	The subject site is not served by an existing watercourse/hydrological link and is not in a flood risk area. There are no recorded monuments or heritage assets associated with the lands.

<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 areas. No significant negative impacts are likely.
Transfrontier nature of the Impact	N/A
Magnitude and Complexity of the Impact	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	<i>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.</i>
Duration, Frequency and Reversibility of the Impact	<i>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.</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.*

*Please refer to Appendix A for report titled; EIA Screening prepared by HW Planning Consultants s, dated June 2023.*

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Date:	05/07/2023

# **Appendix A**

## **EIAR Screening**



## **Environmental Impact Assessment Screening**

Proposed Residential Development at Heathfield, Carriganarra,  
Carrigrohane, Ballincollig, Cork.

June 2023



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**Connecting places.**



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# Introduction

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## 1.1 Purpose of Statement

Environmental Impact Assessment Screening has been prepared by HW Planning on to determine whether an Environmental Impact Assessment Report (EIAR) is required for a proposed residential development of 70 no. dwelling houses at Heathfield, Carriganarra, Carrigrohane, Ballincollig, Cork.

This statement should be read in conjunction with other application documents including the Appropriate Assessment Screening report, Architectural plans and design statement and all accompanying engineering, construction management and landscape details.

Environmental Impact Assessment (EIA) is a procedure under the terms of European Directives on the assessment of the impacts of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA 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 EIA is required for developments which fall within the remit of Schedule 5.

In addition, a 'sub-threshold' EIA may be required, if the Planning Authority determines that the development would be likely to have significant impacts on the environment. Schedule 7 of the Regulations details the criteria for determining whether a development would or would not be likely to have significant impacts on the environment considering the characteristics of the proposed development, its location and characteristics of potential impacts.

Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.

Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:

*"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, of 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.”*

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA 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, the pro-forma included as Appendix A in this report provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

As outlined in the Ministerial guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, EIA screening is a matter of professional judgement based on objective information relating to the proposed project and its receiving environment. It is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision. In this context, this screening exercise has relied on information supplied by the project designers at the time of its preparation.

# Project Details

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## 2.1 Description & Characteristics of the Proposed Development

The proposed development consists of the construction of a residential development of 70 no. dwelling houses and all ancillary site works at Heathfield, Carriganarra, Carrigrohane, Ballincollig, Cork. The proposed development comprises the construction of 42 no. 3 bed dwelling houses and 28 no. 2 bed houses with associated public open spaces and amenity areas and boundary planting. Access to the proposed development will be provided via the existing estate road network of Heathfield.

## 2.2 Description of Location of Site

The subject site is situated to the south of the Killumney Road, comprising an infill and greenfield site to the southeast of Ballincollig town centre. The site is situated adjacent to the Heathfield residential development and east of Gaelscoil Uí Ríordáin. The site is situated within walking distance of most areas of the town, with the majority of the towns services and amenities being within a 15 minute walking distance. This includes Ballincollig Main Street/Town Centre where there is the existing 220 no. Ovens- Carrigaline (via Cork City Centre), 24 no. hour bus route. Heathfield is situated within walking distance of various primary and secondary schools in the area (Gaelscoil Ui Riordain, Scoil Barra, Scoil Mhuire, Colaiste Cholim and Ballincollig Community School) and recreational and sporting facilities including Ballincollig GAA Club and Ballincollig Regional Park).

The subject site is situated within the ZO 01 '*Sustainable Residential Neighborhoods*' zoning objective in the CDP which aims.

*'To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.'*

CDP Section ZO 1.3 defines the following as appropriate uses within areas zoned as ZO 01.

*'Primary uses in this zone include residential uses, crèches, schools, home-based economic activity, open space and places of public worship appropriate uses include residential development.'*

There are no national monuments located on the subject lands and the lands are not situated within an area identified as being susceptible to flood risk. The subject site is generally remote from designated Natura 2000 sites, with Cork Harbour Special Protection Area (SPA) approximately 9.3 km away to the east at its closest point, and separated by other housing developments, industry, utilities and road infrastructure networks. The Great Island SAC is located approximately 16 km northeast of the site at its nearest point.

### **2.3 Description of Aspects of the Environment Likely to be significantly affected by the project**

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

- Population growth resulting in increased demand for waste infrastructure, water supply and impacting potable water quality;
- Construction and operational traffic contributing to traffic congestion and road safety hazards on the local road network;
- Additional traffic on local road network once scheme is operational
- Adverse health and amenity effects arising from noise pollution during construction
- Increased demand on recreation and amenity services;
- The noise generated from construction activities and related powered mechanical equipment have the potential to pose adverse noise impacts to existing surrounding sensitive receivers;
- Impacts on the delivery of future upgrades of the N22.
- Possible effects include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odour and potential human health impacts. A lack of capacity in the water or sewer network, could result in a lack of supply to residential units;
- A lack of capacity in the electricity, gas and telecommunications networks could result in shortages, outages, and disruptions in services for local residents.

These matters, and others identified as part of the preparation of this application have been considered in full as part of the design and assessment of the subject proposal, with a range of positive measures produced in response, including:

- Provision of detailed Landscape Design Proposals within the subject site
- Preparation of an AA Screening Report.
- Preparation of a Construction and Environmental Management Plan (CEMP).
- Preparation of an Infrastructure report and detailed servicing and engineering details.
- Preparation of an Architectural Design Statement outlining the rationale of the scheme design which includes a 'N22 Land Preservation Area' which can accommodate future road upgrades.

### **2.4 Cumulative Impacts**

This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other locally significant projects in the vicinity was undertaken using Cork City Council and Cork County Councils planning enquiry systems and An Bord Pleanála's website, the results of which are summarised below.

Reference	Applicant	Address	Date Received	Description	Status
N/A	N/A	N/A	N/A	CNDR Project	At design stage
N/A	Cork City Council	Carrigrohane, Ballincollig.	24/05/2023	'Maglin Greenway - Phase 1' Part 8 scheme	At public consultiton stage
N/A	Cork City Council	Killumney Road & Link Road, Ballincollig.	01/07/2022	'Active Travel Measures At Leo Murphy Road' Part 8 scheme	Approved – Not yet constructed.
23/41785	MOS Homes Limited	Carriganarra, Carrigrohane, Ballincollig	16/2/2023	Construction of a creche	Permitted – Not yet constructed.
22/41644	MOS Homes Limited	Carriganarra, Carrigrohane, Ballincollig	16/12/2022	Construction of 99 no. residential units	Currently in the planning process.
19/38923	MOS Homes Limited	Carriganarra, Carrigrohane, Ballincollig	04/12/2019	Construction of 80 no. dwelling house	Currently under construction with initial phases completed.
17/4270 (amended by several change of layout plans)	MOS Group Limited	Carriganarra, Carrigrohane, Ballincollig	09/02/2017	219 no. residential units – ('Heathfield' Residential Deelopment)	Development completed an occupied.

The subject site is situated within an evolving developmental area of the city having been transferred to the entire jurisdiction of Cork City Council since the 2019 City Boundary Extension. The 2022 City Development Plan (CDP) identifies Ballincollig and in particular the South Ballincollig (Maglin) Urban Expansion Area (MUEA) which the subject lands form part of. The CDP identifies ambitious housing and population growth targets for Ballincollig and improvements to existing infrastructure identified in the CDP and CMATS 2040 including improvements to bus services.

## **2.5 Expected Residues/ Emissions / Production of Waste**

It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention mitigations measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant effects on the environment. Construction will be guided by a Construction and Environmental Management Plan. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. It will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment. During the operational phase, everyday waste and recycling from residential dwellings will be disposed of by approved licensed waste disposal contractors. There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant effects on the environment in order to complete the proposed scheme. Any mitigations measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.

## **2.6 Use of Natural Resources – Soil / Land / Water / Biodiversity**

There will be no significant likely effects on the environment in relation to natural resources in the area. The main use of natural resources will be land. However, the land is in an urban context. The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely effects on the environment. The development will not result in high demand for water use.

As outlined in the prepared Appropriate Assessment screening, there is no likelihood of significant effects on the nearest European sites, namely the Great Island Channel SAC or the Cork Harbour SPA.

# Assessment of EIA Requirement

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## 3.1 Schedule 5 Criteria

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations sets out the classes of development for which a planning application must be accompanied by an Environmental Impact Assessment Report (EIAR). Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring EIA. The subject proposal does not come under any of the stipulated categories contained in Part 1.

The proposed development for residential housing and ancillary works falls within the category of an 'Infrastructure Project' under Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIAR must be carried out for the following projects:

*“b) (i) Construction of more than 500 dwellings*

*(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*

*(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*

*(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.*

*(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)”*

The proposed development does not trigger a requirement for mandatory EIA because:

- At 70, the number of individual residential units falls below the threshold of 500 dwellings.
- The site area of 2.8 ha is below the 10 hectares threshold for built up areas outside business districts.

## 3.2 Schedule 7 Criteria

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA 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, the following provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

Criteria for assessment of EIA sub-threshold	Impacts during Construction Phase
<b>1. Characteristics of proposed development</b> The characteristics of the proposed development, in particular	
<ul style="list-style-type: none"> <li>- The size of the proposed development</li> </ul>	<p>The development is likely to provide for a defined construction period. The construction works themselves will be confined to an area of approximately 2.8 ha and will be subject to a Construction and Environmental Management Plan to mitigate potential impacts.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the cumulation with other development projects / approved plans</li> </ul>	<p>This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using Cork City Council and Cork County Councils planning enquiry systems and An Bord Pleanála's website and an assessment of planned projects in the area was also reviewed in the 2022 Cork City Development Plan. (See 'Cumulative Impacts' section above). The Heathfield residential development to the west of the lands is completed.</p> <p>Due to the permitted developments and planned projects in the area and the strategic importance for the growth of the Ballincollig it is considered likely that the construction phase of the project will coincide with other construction projects in the area, whether they be other residential developments, infrastructure upgrades or commercial developments.</p> <p>The prepared Construction and Environmental Management plan provides for appropriate traffic management and waste management procedures in such a scenario with any impacts short term in duration.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- The nature of any associated demolition works</li> </ul>	<p>There are no proposed demolition works associated with the development.</p>



	[No significant impact likely]
<ul style="list-style-type: none"> <li>- the use of natural resources, in particular land, soil, water and biodiversity</li> </ul>	<p>Energy, including electricity and fuels, will be required during construction phase. Rock and soil resources to be excavated. Construction will use various raw materials typical of the construction of residential estate developments. Construction will use various raw materials. No out of the ordinary use of natural resources is likely during the construction process.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the production of waste</li> </ul>	<p>Waste will be generated during site clearance and construction phases and these will be typical of development of this nature. Any waste materials to be moved off site will be removed from site according to best practice and as outlined in the accompanying Construction and Environmental Management Plan.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- pollution and nuisances</li> </ul>	<p>Redevelopment of site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts are being considered as part of the construction and environmental management plan.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- 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</li> </ul>	<p>None foreseen, subject to strict compliance with standard environmental controls.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the risk to human health (for example due to water contamination or air pollution)</li> </ul>	<p>Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity. This can be effectively managed, having regard to the nature of the project and the site's location within an urban settlement, with existing established and historical background noise. On completion of works, noise and dust levels will return to background levels. Standard water control measures will</p>

	<p>ensure the proposed project will not have any impact on water quality.</p> <p>[No significant impact likely]</p>
<p><b>2. Location of proposed development</b></p> <p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<ul style="list-style-type: none"> <li>- the existing land use</li> </ul>	<p>Limited disruption to existing land uses expected during construction phase. The site is presently a greenfield site in an urban location. Construction traffic will utilise the existing estate road network of Heathfield, however as detailed in the CEMP, all traffic and construction activities will be subject to strict mitigation and monitoring measures to ensure any impacts on existing land uses are reduced.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the relative abundance, quality and regenerative capacity of natural resources in the area</li> </ul>	<p>The site is not located within any statutory designated area. An Appropriate Assessment (AA) Screening Report has been prepared in respect of designated Natura 2000 sites. This report has actively considered the potential for adverse impacts on qualifying interests, arising from the construction phase.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the absorption capacity of the natural environment, paying attention to the following areas: <ul style="list-style-type: none"> <li>(a) wetlands,</li> <li>(b) coastal zones,</li> <li>(c) mountain and forest areas,</li> <li>(d) nature reserves and parks,</li> <li>(e) areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,</li> </ul> </li> </ul>	<p>The subject site is not served by an existing watercourse/hydrological link and is not in a flood risk area. There are no recorded monuments or heritage assets associated with the lands.</p> <p>There is an established history of development in the area. The site is not located within any statutory designated area. An Appropriate Assessment (AA) Screening Report has been prepared in respect of designated Natura 2000 sites. Best practice standards, environmental guidelines and mitigation measures will be adhered to in order to avoid potential impacts on natural resources and likely significant effects are not anticipated.</p> <p>[No significant impact likely]</p>

<p>(f) areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,</p> <p>(g) densely populated areas,</p> <p>(h) landscapes of historical, cultural or archaeological significance</p>	
<p><b>3. Characteristics of potential impacts</b> The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in</p>	
<ul style="list-style-type: none"> <li>- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</li> </ul>	<p>The site is located near a number of urban road junctions. A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the nature of the impact</li> </ul>	<p>Potential for the human environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed alongside environmental protection measures.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the transboundary nature of the impact</li> </ul>	<p>Given the scale and nature of the proposal, there will be no significant transboundary effects arising from construction of the development</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the intensity and complexity of the impact</li> </ul>	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the probability of the impact</li> </ul>	<p>Some level of construction impacts is highly probable, but these will be mitigated by standard best practice</p>

	<p>techniques identified in the Construction and Environmental Management Plan.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the expected onset, duration, frequency and reversibility of the impact.</li> </ul>	<p>The construction impacts will commence within approximately 6 months of any grant of permission. They will be short-term 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 impact likely]</p>
<ul style="list-style-type: none"> <li>- cumulation of the impact with the impact of other existing and/or approved projects.</li> </ul>	<p>There is potential for cumulative effects from other large projects in the area. However, with the proposed mitigation measures outlined in the enclosed construction/traffic management documentation strictly enforced, it is not considered likely that these will be significant in nature or duration.</p> <p>(No significant impact likely)</p>
<ul style="list-style-type: none"> <li>- The possibility of effectively reducing the impact</li> </ul>	<p>There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods. The planned Construction and Environmental Management Plan and associated documents will function as a proactive toolkit to significantly reduce the potential for adverse impacts.</p> <p>[No significant impact likely]</p>

Criteria for assessment of EIA sub-threshold	Impacts during Operational Phase
<p>1. Characteristics of proposed development</p> <p>The characteristics of the proposed development, in particular</p>	
<ul style="list-style-type: none"> <li>- The size of the proposed development</li> </ul>	<p>The concept has been devised in design terms relative to applicable heights, urban grain, topography and relationship with adjacent developments. The scale is appropriate for a sustainable urban development on an edge of centre site. The design of the project will deliver significant positive benefits relative to the 'do-nothing' scenario through the development of a currently vacant site.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the cumulation with other development projects / approved plans</li> </ul>	<p>The proposed residential use are consistent with the land use zoning of the site in the Cork City Development Plan and compatible with adjacent land-uses, as enshrined in adopted planning policy. The development will positively integrate with other plans and projects once operational.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the use of natural resources, in particular land, soil, water and biodiversity</li> </ul>	<p>Water, consumption of electricity, energy related to the residential uses. No out of the ordinary use of natural resources is likely during the operation phase.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the production of waste</li> </ul>	<p>Domestic waste will be generated from the development, the disposal of which will be informed by a waste/refuse management strategy for the site. Related practices are unlikely to cause unusual, significant or adverse impacts.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- pollution and nuisances</li> </ul>	<p>The proposal will give rise to an increase in traffic and visitor numbers to/from site. However, this increase is not</p>

	<p>considered significant in the development context of the wider area.</p> <p>Waste/refuse collection will be undertaken by licensed waste operators, similar to that currently in place at Heathfield.</p> <p>(No significant impact likely)</p>
<ul style="list-style-type: none"> <li>- 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</li> </ul>	<p>None foreseen, subject to compliance with building and fire regulations.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the risk to human health (for example due to water contamination or air pollution)</li> </ul>	<p>None. The development will not involve the use, storage, transport, handling or production of substances or materials which could be harmful to people and the environment. It is considered that this proposal has the potential to have a long-term beneficial impact on human health as a consequence of facilitating sustainable urban development incorporating public and private open space and amenity areas on lands zoned for development.</p> <p>[No significant impact likely]</p>
<p>2. Location of proposed development</p> <p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<ul style="list-style-type: none"> <li>- the existing land use</li> </ul>	<p>The proposed use is compatible with existing land use and consistent with the sites zoning objectives as outlined in the Cork City Development Plan 2022. The proposal will develop an important site, consistent with the zoning. The site has been zoned for residential development for a significant period of time and the proposal will develop an important site, bringing it into active residential use.</p> <p>[No significant impact likely]</p>

<ul style="list-style-type: none"> <li>- the relative abundance, quality and regenerative capacity of natural resources in the area</li> </ul>	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the absorption capacity of the natural environment, paying attention to the following areas:</li> <li>- wetlands,</li> <li>- coastal zones,</li> <li>- mountain and forest areas,</li> <li>- nature reserves and parks,</li> <li>- areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,</li> <li>- areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,</li> <li>- densely populated areas,</li> <li>- landscapes of historical, cultural or archaeological significance</li> </ul>	<p>Proposed use is compatible with the geographical area. The high-quality architectural design will contribute to the urban landscape. The scheme design is in accordance with best practice urban design principles and assimilate in its local context and contribute towards an attractive environment.</p> <p>There are no recorded national monuments, landscape designations or wetlands within the subject site.</p> <p>Ballincollig is a settlement well served by educational, commercial, recreational, employment and public transport opportunities. The provision of additional residential accommodation proximate to these services is consistent with local, regional and national planning policy to concentrate population growth within walking and cycling distance to services.</p> <p>[No significant impact likely]</p>
<p>3. Characteristics of potential impacts</p> <p>The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in</p>	
<ul style="list-style-type: none"> <li>- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</li> </ul>	<p>The proposal is for 70 units and is sub-threshold for the purposes of EIA [Schedule 5, Part 2, Section 10 (b)(iv) of 2001 Planning and Development Regulations].</p> <p>Development will be compatible with its urban context and consistent with zoning objectives.</p> <p>[No significant impact likely]</p>
<ul style="list-style-type: none"> <li>- the nature of the impact</li> </ul>	<p>Expected benefits to physical, micro and macro environments fostering the envisaged growth of</p>

	<p>Ballincollig. The effects will be positive in nature and provide much needed new family housing in Ballincollig.</p> <p>[No significant impact likely]</p>
- the transboundary nature of the impact	<p>No operational phase transboundary impacts are envisaged.</p> <p>[No significant impacts are likely]</p>
- the intensity and complexity of the impact	<p>The operational phase of the development is moderate and will be actively managed.</p> <p>[No significant impact likely]</p>
- the probability of the impact	<p>The operational phase will inevitably change the urban environment. However, given the prevailing settlement context and evolving nature of the area, impacts will not be significant.</p> <p>[No significant impact likely]</p>
- the expected onset, duration, frequency and reversibility of the impact.	<p>Once constructed, the proposal will result in landscape and visual impacts that will be permanent and non-reversible. However, given the development context of the subject lands in Ballincollig and the landscape screening measures proposed, it is considered that the any impacts will ne neutral in nature.</p> <p>[No significant impact likely]</p>
- cumulation of the impact with the impact of other existing and/or approved projects.	<p>The redevelopment of the subject site is supported by adopted plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area.</p> <p>[No significant impact likely]</p>



- The possibility of effectively reducing the impact

The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes promotion of sustainable travel modes. The successful integration of the proposed buildings into the existing environment is being supported by a suitable suite of design techniques and measures, including elevational treatments. It has been objectively concluded that the proposal will provide for long-term beneficial effects of varying degrees.

[No significant impact likely]

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIA 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.

# Conclusion

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## 4.1 Conclusion

When screened in accordance with EU Screening Guidelines, the proposed development is not a project defined by Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations 2001 as requiring a mandatory Environmental Impact Assessment Report (EIAR).

A precautionary approach has been taken to the design of the subject proposal having regard to all identified potential environmental considerations. In relation to operational impacts, the proposed residential development at Heathfield, Ballincollig will contribute positively to the realisation of a number of key policy objectives in full accordance with the proper planning and sustainable development of the area.

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.



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ISO 14001:2015  
ISO 45001:2018