

1. EUROPEAN SITE DATA

Great Island Channel candidate Special Area Of Conservation (site code 001058)	
Conservation objective	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.
Qualifying interests	Annex I listed habitats: mudflats, sandflats not covered by seawater at low tide, estuaries, spartina swards, Atlantic salt meadows.
References and further information	<i>Conservation Objectives for Great Island Channel SAC [001058]</i> (NPWS), <i>Natura 2000 Standard Data Form</i> (NPWS), <i>Site Synopsis Great Island Channel Site Code 001058</i> (NPWS) (see www.npws.ie for further details)

Cork Harbour Special Protection Area (site code 004030)	
Conservation objective	To maintain or restore the favourable conservation condition of the bird species listed as special conservation interests for this SPA.
Qualifying interests	Annex I-listed bird species: bar-tailed godwit, common tern (breeding), little egret, mediterranean gull, golden plover, ruff, whooper swan. Other birds of special conservation interest include black-headed gull, cormorant, black-tailed godwit, common gull, curlew, dunlin, great crested grebe, grey heron, grey plover, lapwing, lesser black-backed gull, little grebe, oystercatcher, pintail, red-breasted merganser, redshank, shelduck, shoveler, teal, and wigeon. This site is an internationally important wetland site supporting > 20,000 wintering waterfowl.
References and further information	<i>Conservation Objectives for Cork Harbour SPA [004030]</i> (NPWS), <i>Natura 2000 Standard Data Form</i> (NPWS), <i>Site Synopsis Cork Harbour SPA Site Code 004030</i> (NPWS) (see www.npws.ie for further details)

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	P8.HDR.24.07 – ESTUARY WAY
Development consent type	Capital Works Management Framework – Part VIII Planning Process - Section 179A
Development location	St. Michael's Drive, Mahon, Cork City
Description of development	The proposed development will consist of the construction of 38 no. emergency accommodation modular units each with a private garden and all associated site development works, services provision, road infrastructure, landscaping/public realm works and on street car parking spaces.
Distance from cSAC	Great Island Channel SAC is situated in the inner area of Cork Harbour, north of Great Island and on the eastern side of Cork Harbour. Great Island Channel SAC is located circa 4.3km to the east of the proposed project. There is no overlap or direct connectivity from the proposed project to the SAC. The SAC is situated within the inner area of Cork Harbour at a distance from the proposed development, which is >530m from the shore, and thus, there is at most weak and remote hydrological connectivity between the proposed project and the SAC.
Distance from SPA	Cork Harbour SPA at Douglas Estuary is located to the south of the proposed project. Mahon industrial estate and Mahon Golf Course lie between the proposed project and the SPA. The proposed project is located approximately 530m from the SPA and thus, is within the potential zone of influence of the proposed project. A proposed attenuation tank is to be provided to be used as part of the surface water management system and this will be sized to reduce the peak runoff from the site. It is proposed that all surface water run-off from car park areas will outfall via a Class 1 Bypass Separator located upstream of the proposed southern soakaway. This device will remove hydrocarbons and fine sediment particles from the site runoff and lower the risk of downstream contamination following an oil spillage on site. As a result, no negative impacts to European sites are therefore anticipated.
Relevant strategies or policies	Cork City Development Plan 2022-28. (The site is zoned ZO 01 Sustainable Residential Neighbourhoods within the Cork City Development Plan 2022-28) European Nature Directives (Habitats and Birds) EC (Birds and Natural Habitats) Regulations 2021 Planning & Development Regulations 2021 Cork City Heritage & Biodiversity Plan 2021-2026
EIS submitted?	N/A. EIAR Screening Report is submitted which screens out the requirement for an EIS.

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

1. Is the proposed development directly connected to or necessary for the conservation management of the SPA and/or cSAC? (If yes, no further assessment required. If no, screening required.)	No
2. Is the proposed development located within or partly within the SPA?	No
3. Is the proposed development located within 100m of the SPA?	No
4. Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	No
5. Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	No
6. Could the proposed project increase the level of recreational or other use of marine or intertidal areas within the potential impact zone of the SPA?	No
7. Does the proposed development involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SPA?	No
8. Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	No
9. Does the existing wastewater treatment system have the capacity to treat any additional loading?	Yes
10. Would the proposed development result in direct surface water or other discharge to water bodies in or feeding into the SPA or cSAC? Would it result in additional storm flows into a combined sewer and subsequently into a combined sewer overflow (CSO), resulting in increased frequency, quantity and/or duration of overflow from the CSO to watercourses feeding into the European sites?	No
11. Would the proposed development involve dredging, or could it result in the mobilisation of marine sediments in the Harbour area?	No
12. Could the proposed development give rise to increased risk of oil or chemical spillage or leaks within the marine environment or watercourse within the potential impact zone for the SPA or cSAC?	No
13. Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	No

Comments or notes

No land-take of the SAC or SPA is required for the proposed project. No habitats for which Great Island Channel SAC / Cork Harbour SPA have been designated are located within the works areas. There are no water abstraction requirements for the proposed project and there shall be no emissions during the operational phase of the project.

It is considered that the proposed project, either alone or in combination with other plans or projects, will not result in likely significant effects on Great Island Channel SAC or Cork Harbour SPA. There are no foreseen impacts on water quality or ex-situ disturbances.

Having regard to the location of the proposed development, it can be concluded that there is no potential for the proposed development to give rise or contribute to negative impacts on any Natura 2000 site which could be significant.

4. SCREENING CONCLUSION STATEMENT

In view of the above it is considered that (tick one box only):

- Appropriate Assessment is not required**
The proposed development is directly connected / necessary to the conservation management of a site.
- Appropriate Assessment is not required**
It can be excluded through screening that the proposed development will have significant effects on the sites.
- Further information is required**
Potential impacts have been identified through initial screening and/or there is insufficient information to enable the planning authority to screen out impacts, but on balance it is determined that the issues could be resolved through minor modifications to the proposed development or by appropriate conditions. The information required is specified below.
- Appropriate Assessment is required**
Significant issues have been identified and/or significant effects are certain, likely or uncertain, and the submission of a Natura Impact Statement (NIS) is required, or the proposed development must be rejected.

Further information required / Comments or Notes

In accordance with the Habitat Directive, an Appropriate Assessment (AA) Screening has been carried out on the project, in relation to any potential impacts upon the Cork Harbour Special Protection Area (Site No. 004030) and the Great Island Channel Special Area of Conservation (Site No. 001058). This Appropriate Assessment screening report concludes that the proposed development would not be likely to have a significant effect on any Natura 2000 site and it is not necessary to undertake any further stage of the Appropriate Assessment process.

Please refer to Appendix A for report titled AA Screening – Modular Housing Mahon – Estuary Way prepared by AtkinsRéalis Ireland, dated 21 June 2024.

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Position:	Director of Services – Housing Delivery & Regeneration Directorate
Date:	<i>03/04/24</i>

Appendix A

AA Screening Report