

**SUB THRESHOLD EIA SCREENING REPORT
PROPOSED DEVELOPMENT: Glanmire**

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>The overall site area is 1.69 ha or 16,900 sqm approximately.</p> <p>The proposed development will comprise of: The construction of 80 no. dwelling units comprising:</p> <ul style="list-style-type: none"> • 4 no. 3-storey buildings to provide a total of 30 no. units consisting of the following breakdown: <ul style="list-style-type: none"> ○ 7 no. 3-bedroom duplex apartments; ○ 3 no. 2-bedroom ground floor apartments; ○ 8 no. 2-bedroom duplex apartments; ○ 12 no. 1-bedroom ground floor apartments; • 2 no. 4-storey apartment blocks to provide a total of 48 no. units consisting of the following breakdown: <ul style="list-style-type: none"> • 16 no. 3-bedroom apartments, • 16 no. 2-bedroom apartments, • 16 no. 1-bedroom apartments • The subdivision of the former Coach House to provide 2 no. 3-bedroom units over two floors and with storage/bike parking at lower ground floor level. • The provision of 101 no. car parking spaces and 204 no. bicycle parking spaces; and • All ancillary site works, and signage as outlined in the plans and particulars
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>A Large-Scale Residential Development (LRD) for 130 no. residential units is permitted to the south of the subject site (reference: 23/42154) and, at the time of writing, the final phase is under construction.</p> <p>A scheme for 30 apartments over 3 blocks of 3-storey height are currently under construction to the northeast of the site adjoining Brookeville Estate (reference:21/40507). The units are due to be completed by Q4 2025.</p> <p>An application was granted by An Bord Pleanála (reference: 19/39006/ABP-307803-20) for a mixed-use development consisting of 2 no. buildings of 7 no. and 6 no. stories in height to accommodate 1 no. café, 3 no. retail units and 42 no. apartments overhead. Construction has yet to commence on site.</p> <p>A planning application for a small-scale residential development comprising 15 no. townhouses, located c. 800m to the northwest of the site, was submitted in July 2024 and Cork City Council requested further information on the 27th of August 2024 (reference: 24/43051). A decision is due on February 25th, 2025.</p> <p>A Large-Scale Residential Development (LRD) for the construction of 550 no. residential units, 1 no. creche, 3 no. commercial units and all associated ancillary development works was submitted in November 2024 1km to the southwest of the site (reference: 24/43414. Further information was requested by the Planning Authority on 21st January 2025.</p> <p>The Glanmire Roads Improvement Part 8 Scheme includes a suite of projects to improve the transport network in Glanmire. Four of the projects in this scheme are currently under construction.</p> <p>The Glashaboy Flood Relief Scheme commenced in July 2023 and the construction is expected to take 32 months.</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)	<p>The development will involve the removal of a retaining wall built as part of a previously permitted development, but there is no other demolition proposed on site.</p>


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. 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>The development will connect to existing services. An Infrastructure Report has been prepared by DOSA Consulting Engineers which provides details of the proposed water supply, surface and foul drainage schemes to service the development. The surface water drainage scheme includes SUDS features and attenuation to reduce flows to the existing network. 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 and Waste Management Plan. No significant negative impacts are likely.</p> <p>Operational waste generated will be domestic waste from the residential units. All domestic licensed waste contractor. 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 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>An Infrastructure Report has been prepared by DOSA Consulting Engineers which provides details of the proposed water supply, surface and foul drainage schemes to service the development. The surface water drainage scheme includes SUDS features and attenuation to reduce flows to the existing network.</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 Impact: None foreseen, subject to strict compliance with building regulations and environmental controls. No significant negative impacts are likely.</p> <p>Operational Impact: None foreseen, subject to compliance with building and fire regulations. No risk of flooding has been identified. With mitigation measures in place no significant negative impacts are likely.</p>
Risk to Human Health	<p>The CEMP details measures to mitigate any likely impacts associated with noise, dust or pollution from the construction process.</p> <p>It is not proposed to discharge surface water to the Glashaboy River 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. 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	<p>It is a greenfield site and has been partially cleared. There is an existing woodland to the north which will not be impacted by the proposed development. It is not likely that any mature trees will be affected by the development. A bat survey will be completed prior to any site clearance or construction activity.</p> <p>The wider surrounding area is primarily residential in character. John O'Callaghan Park is located to the north of the site, north of the Glashaboy River.</p> <p>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 W77H within which the site is located.</p> <p>No significant negative impacts are likely</p> <p>The proposed operational phase will not have any out of the ordinary impact on natural resources. No significant negative impacts are likely.</p>

2. LOCATION OF PROPOSED DEVELOPMENT	
Absorption Capacity of the Natural Environment	<p>The site is not within or in close proximity to any wetland areas or river mouths. There is some woodland to the north and west of the site boundary which is identified as Mixed Broadleaved Woodland (NBDC database). The CEMP includes measures to minimise any potential impacts on the woodland including establishment of buffer zones and root protection areas. An Arboricultural survey will be prepared if required prior to any construction going ahead.</p> <p>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>The closest site designated for nature conservation is the Glanmire Wood proposed Natural Heritage Area (pNHA) located c. 1 km to the south of the site.</p> <p>This adjoins the Dunkettle Shore pNHA, located c. 1.6 km to the south and which forms part of Cork Harbour SPA. No significant impacts on these designated sites are considered likely.</p> <p>The site is on the periphery of the built-up area of Glanmire village. The area to the 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.</p> <p>The site is not in proximity to landscapes of historical, cultural or archaeological significance. There are no protected structures or national monuments located on the subject site. The closest national monument is a Coach House located 100m away to the south. The proposed development will not have any impact on the existing Coach House to the south.</p> <p>The site contains a former Coach House which is listed on the National Inventory of Architectural Heritage (NIAH). The former Coach House is a detached five-bay two-storey over basement former coach house, built in circa 1810, with central three-bay breakfront with pediment. The Coach House will be retained and the residential use proposed for the structure will provide a long-term sustainable use for this building.</p> <p>Proposed use is compatible with the built-up nature of the wider geographical area. The high-quality architectural design will contribute to the urban landscape.</p> <p>No significant negative impacts are likely.</p>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<p>With mitigation measures in place no significant negative impacts are likely.</p> <p>The site is located at Glyntown, Glanmire, Cork in an area with good access to amenities and public.</p> <p>The proposed development will provide 80 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>
Transfrontier nature of the Impact	<p>There are no construction phase transboundary impacts.</p> <p>There are no operational phase transboundary impacts.</p>
Magnitude 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>
Probability of the Impact	<p>Some level of construction impacts is probable, but these will be short term and not significant.</p> <p>Any impacts will be mitigated by the CEMP</p> <p>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.</p>
Duration, Frequency and Reversibility of the Impact	<p>The construction impacts will 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 demolition and construction phase of the project.</p> <p>No significant negative impacts are likely.</p> <p>The development will be occupied all year round and impacts will be irreversible.</p>

SCREENING CONCLUSION STATEMENT
<p>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.</p> <p>Please refer to Appendix A for report titled; EIA Screening Report prepared by McCutcheon Halley Planning Consultants, dated February 2025.</p>

Name:	
Position:	Director of Services - Housing
Date:	20.02.25

Appendix A

EIA Screening

EIA Screening Report

For Development at Glyntown, Glanmire, Cork
on behalf of Cetti Limited

February 2025



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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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 at Glyntown, Glanmire, 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 development plans. Andrea prepared this EIA screening report.

Tom Halley BA (Hons), MRUP

Tom Halley holds a Bachelor's Degree in Science and Geography from Trinity College Dublin, a Masters in Regional and Urban Planning from University College Dublin, a Certificate in Civil Engineering from Cork Institute of Technology, and a Bachelor of Architecture from Waterford Institute of Technology. He is a member of the Irish Planning Institute and has over twenty years' experience in the planning sector.

Tom has prepared AA screening reports, EIA (Environmental Impact Assessment) Screening reports, undertaken and co-ordinated Environmental Impact Assessments. Relevant project experience includes large housing developments, single 'one – off' developments, submissions to local area plans various Large-Scale Infrastructure and Mixed-use Developments.

Tom reviewed this EIA Screening Report.

1.2 Methodology

This EIA Screening Report has been prepared with regard to the following guidance;

- 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 2014/52/EU. 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.

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.

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

¹ Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment
https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_planning_authorities_and_a_n_bord_pleanala_on_carrying_out_eia_-_august_2018.pdf

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.

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. 1.69 ha. The relevant class/scale of development is set out in Schedule 5 (Part 2) of The Regulations;

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 development is for 80 units, on a site area of 1.69 ha. The proposed development does not trigger a requirement for a mandatory EIAR for reasons set out below;

- The number of accommodation units, at 80 units, falls well below the threshold of 500 dwellings; and
- The site area of 1.69 ha falls well below the area threshold for sites in built up areas.

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 Glanmire proposed development, comprises of the construction of a residential development of 80 no. dwelling units. The development site area is approximately 1.69 hectares. The site is located in Glyntown, Ballinglanna, Glanmire, Cork. Access to the development will be via East Cliff Road.

The proposed development will comprise of:

1. The construction of 80 no. dwelling units comprising:
 - 4 no. 3-storey buildings to provide a total of 30 no. units consisting of the following breakdown:
 - 7 no. 3-bedroom duplex apartments;
 - 3 no. 2-bedroom ground floor apartments;
 - 8 no. 2-bedroom duplex apartments;
 - 12 no. 1-bedroom ground floor apartments;
 - 2 no. 4-storey apartment blocks to provide a total of 48 no. units consisting of the following breakdown:
 - 16 no. 3-bedroom apartments,
 - 16 no. 2-bedroom apartments,
 - 16 no. 1-bedroom apartments,
2. The subdivision of the former Coach House to provide 2 no. 3-bedroom units over two floors and with storage/bike parking at lower ground floor level;
3. The provision of 101 no. car parking spaces and 204 no. bicycle parking spaces; and

4. All ancillary site works, and signage as outlined in the plans and particulars.



Figure 1 Location of site in context of Glanmire. 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 is located within the Metropolitan town of Glanmire, Cork. It is located approximately 8.1 km from Cork City Centre. The site is accessed from East Cliff Road and is located to the southern end of Glanmire to the east of the R639 and the west of the M8 Cork – Dublin Motorway.

The site is bounded by the suburban type housing estates of Edenbrook Lawn (2-storey) and The Orchard (storey and a half) to the east. The west of the site is bounded by an amenity walkway and playing pitches, which are bounded to the west by the R639. Lands to the south consist of individual houses surrounded by gardens consisting of trees and scrub. Finally, the site is bound to the north by an area of broadleaved woodland, John O' Callaghan Park and the Glashaboy River (also known as the Butlerstown River). The site slopes from east to west.

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 (refer to Infrastructure Report prepared by DOSA Consulting Engineers).

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 (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 screening to protect the amenities of adjoining properties.
- Sensitive design to protect existing landscape features.

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 demolition and construction phase of the development will be related to demolition and construction waste and emissions from construction plant. No out of the ordinary residues, or emissions, are likely during the demolition and 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 will be connected to public main water supply and foul sewer system. The development is for 80 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.
Conclusion

The proposed development is for 80 units, on a site area of 1.69 ha and does not trigger the requirement for a mandatory EIA based on the thresholds prescribed by Class 10(b) of the Regulations.

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, 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 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.

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

4. 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 construction works are confined to an area of 1.69 ha and will be completed over an estimated 5-year period. A construction environmental, & waste management plan (CEMP) and a Construction Resource Waste Management Plan has been prepared and will be in place for the demolition and construction phase. A construction traffic management plan (CTMP) will also be put in place for the construction phase.</p> <p>An Infrastructure Report has been prepared by DOSA Consulting Engineers which provides details of the proposed water supply, surface and foul drainage schemes to service the development.</p>	<p>The proposed development is located at Glyntown, Glanmire, Cork in an area with good access to amenities and public transport. The development site has been chosen due its proximity to Glanmire town centre, 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>
Cumulation with other existing and / or proposed development	<p>A search of the Cork City Council planning register indicates that there are a number of proposed construction projects in 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>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	<p>vicinity of the proposed development.</p> <p>A Large-Scale Residential Development (LRD) for 130 no. residential units is permitted to the south of the subject site (reference: 23/42154) and, at the time of writing, the final phase is under construction.</p> <p>A scheme for 30 apartments over 3 blocks of 3-storey height are currently under construction to the northeast of the site adjoining Brookeville Estate (reference:21/40507). The units are due to be completed by Q4 2025.</p> <p>An application was granted by An Bord Pleanála (reference: 19/39006/ABP-307803-20) for a mixed-use development consisting of 2 no. buildings of 7 no. and 6 no. stories in height to accommodate 1 no. café, 3 no. retail units and 42 no. apartments overhead. Construction has yet to commence on site.</p> <p>A planning application for a small-scale residential development comprising 15 no. townhouses, located c. 800m to the northwest of the site, was submitted in July 2024 and Cork City Council requested further information on the 27th August 2024 (reference: 24/43051). A decision is due on February 25th 2025.</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>A Large-Scale Residential Development (LRD) for the construction of 550 no. residential units, 1 no. creche, 3 no. commercial units and all associated ancillary development works was submitted in November 2024 1km to the southwest of the site (reference: 24/43414. Further information was requested by the Planning Authority on 21st January 2025.</p> <p>The Glanmire Roads Improvement Part 8 Scheme includes a suite of projects to improve the transport network in Glanmire. Four of the projects in this scheme are currently under construction.</p> <p>The Glashaboy Flood Relief Scheme commenced in July 2023 and the construction is expected to take 32 months.</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.</p>	

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	<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>	
The use of natural resources, in particular land, soil, water and biodiversity	<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>The development will connect to existing services. An Infrastructure Report has been prepared by DOSA Consulting Engineers which provides details of the proposed water supply, surface and foul drainage schemes to service the development. The surface water drainage scheme includes SUDS features and attenuation to reduce flows to the existing network.</p> <p>No significant negative impacts are likely.</p>
The production of waste	<p>The construction process will result in some construction related waste, which will be disposed of in compliance with the CEMP and Waste Management Plan.</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,</p>	<p>An Operational Waste Management Plan will put in place measures to avoid and /</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	<p>dust and vibration impacts. The CEMP 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>or mitigate pollution from operational waste. Suitable parking is provided on site to prevent traffic congestion.</p> <p>An Infrastructure Report has been prepared by DOSA Consulting Engineers which provides details of the proposed water supply, surface and foul drainage schemes to service the development. The surface water drainage scheme includes SUDS features and attenuation to reduce flows to the existing network.</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>No risk of flooding has been identified.</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 details measures to mitigate any likely impacts associated with noise, dust or pollution from the construction process.</p> <p>It is not proposed to discharge surface water to the Glashaboy River</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>
<p>2. Location of proposed development</p>		

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:		
<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. The proposed site is on lands zoned for ZO 02 and ZO 01 in the Cork City Council Development Plan 2022. The site is recognised as being within Outer Suburbs where it is a specific objective to provide densities of 40 – 60 dph and building heights ranging from 2 – 4 storeys.</p> <p>It must be noted that the subject site now lies within the administrative boundary of Cork City Council since June 2019.</p> <p>There is a previous permission on the site (Cork County Council Ref. 17/7137 and An Bord Pleanála Ref. AB-301637-18). In April 2018, Cork County Council granted planning permission for the construction of 25 no. dwelling units and all associated ancillary development works.</p> <p>The decision was appealed to An Bord Pleanála who upheld the decision of the Planning Authority and granted planning permission subject to 16 no. conditions. This permission was valid on site until October 2023.</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, zoning and the previous permission.</p> <p>No significant negative impacts are likely</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	The proposed development is in line with these objectives and the previous permission.	
<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 has been partially cleared. There is an existing woodland to the north which will not be impacted by the proposed development. It is not likely that any mature trees will be affected by the development. A bat survey will be completed prior to any site clearance or construction activity.</p> <p>The wider surrounding area is primarily residential in character. John O’Callaghan Park is located to the north of the site, north of the Glashaboy River.</p> <p>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 W77H within which the site is located.</p> <p>No significant negative impacts are likely</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>
<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; 	<p>a-e – The site is not within or in close proximity to any wetland areas or river mouths. There is some woodland to the north and west of the site boundary which is identified as Mixed Broadleaved Woodland (NBDC database). The CEMP includes measures to</p>	<p>Proposed use is compatible with the built-up nature of the wider geographical area. The high-quality architectural design will contribute to the urban landscape.</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
<p>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 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</p>	<p>minimise any potential impacts on the woodland including establishment of buffer zones and root protection areas. An arboricultural survey will be prepared if required prior to any construction going ahead.</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>The closest site designated for nature conservation is the Glanmire Wood proposed Natural Heritage Area (pNHA) located c. 1 km to the south of the site.</p> <p>This adjoins the Dunkettle Shore pNHA, located c. 1.6 km to the south and which forms part of Cork Harbour SPA. No significant impacts on these designated sites are considered likely.</p> <p>g- The site is on the periphery of the built-up area of Glanmire village. The area to the 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.</p>	<p>No significant negative impacts are likely.</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	<p>h - The site is not in proximity to landscapes of historical, cultural or archaeological significance. There are no protected structures or national monuments located on the subject site. The closest national monument is a Coach House located 100m away to the south. The proposed development will not have any impact on the existing Coach House to the south.</p> <p>The site contains a former Coach House which is listed on the National Inventory of Architectural Heritage (NIAH). The former Coach House is a detached five-bay two-storey over basement former coach house, built in circa 1810, with central three-bay breakfront with pediment. The Coach House will be retained and the residential use proposed for the structure will provide a long-term sustainable use for this building.</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</p>	<p>With mitigation measures in place no significant negative impacts are likely</p>	<p>The site is located at Glyntown, Glanmire, Cork in an area with good access to amenities and public.</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
size of the population likely to be affected)		The proposed development will provide 80 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.
The nature of the impact	The construction impacts have potential to cause nuisance associated with noise, dust and traffic. The CEMP puts in place measure to avoid, reduce or mitigate impacts. With mitigation measures in place no significant negative impacts are likely	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. No significant negative impacts are likely.
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	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.
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.

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
<p>The expected onset, duration, frequency and reversibility of the impact.</p>	<p>The construction impacts will 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 demolition and construction phase of the project.</p> <p>No significant negative impacts are likely.</p>	<p>The development will be occupied all year round and impacts will be irreversible.</p>
<p>The cumulation of the impact with the impact of other existing and / or approved projects;</p>	<p>There are a number of projects within the vicinity of the site, the construction phases of which may overlap with the proposed development.</p> <p><i>Glanmire Roads Improvement Scheme</i></p> <p>This is a Part 8 scheme which involves a suite of projects to improve the accessibility, sustainability, capacity and safety of the transport network in the Glanmire, Riverstown and Sallybrook areas. Project 14 includes footway improvements from Fernwood to Riverstown to the east of the site. Project 15 comprises a Glanmire and Riverstown Greenway which will be located to the west of the site. Projects 1, 3, 9A and 5 of this scheme are currently under construction. The construction of the remaining projects has the potential to</p>	<p>The site is located within an existing built-up area, and benefits from a planning permission. The proposed development is considered to be consistent with the pattern of development for the area.</p> <p>The Roads Improvements Scheme and Flood Relief Scheme will provide a positive impact for the proposed development. The roads improvements will increase the permeability of the area, providing attractive and safe routes for cycling and walking through the area. The flood relief scheme will reduce the impact of flooding on the area.</p> <p>The additional 15 no. houses proposed under reference 24/43051 is expected to have an imperceptible cumulative impact with the proposed development.</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	<p>overlap with the construction of the proposed development.</p> <p><i>Glashaboy Flood Relief Scheme</i></p> <p>Construction of this flood relief scheme commenced in July 2023 and is anticipated to take 32 months and is due for completion in Q2 of 2026. It is therefore expected that the construction of the proposed development will overlap with this flood relief scheme.</p> <p>Works are currently ongoing at the New Line (north east of the site), on the R639 in the Hazelwood area, and within and near Meadowbrook Estate. Works are also planned for an area on the R639 just north of Glanmire Bridge, and within Hazelwood Shopping Centre between March 2025 and September 2025.</p> <p>As the construction phase of this flood relief scheme will likely overlap with the construction of the proposed development, there is potential for increased construction phase impacts, particularly in terms of construction traffic, noise and dust.</p> <p><i>Large Scale Residential Development (LRD) at Ballinglanna. Ref: 23/42154</i></p> <p>O'Flynn Construction Co. Unlimited Company received permission in September 2023 for the construction of</p>	<p>The final phase of the Ballinglanna LRD scheme is expected to have a slight positive cumulative impact with the proposed development as both the current proposal and the permitted LRD will create a more compact settlement to serve the local residents.</p> <p>No significant negative impacts are likely.</p>

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	<p>130 no. residential units, located to the south of the subject site. The final phase of this development is currently under construction.</p> <p><i>Residential Development (Ref: 24/43051)</i></p> <p>DCN Developments Ltd applied for permission in July 2024 for the construction of 15 no. townhouses at Duneen Ballincrossig, Barnavara Road, Glanmire, Cork, which is c. 800m northwest of the subject site. A decision is due on February 25th 2025. If granted, it can be expected that the construction of these townhouses will overlap with the construction of the proposed development.</p> <p><i>Residential Development (Ref: 24/43414)</i></p> <p>A Large-Scale Residential Development (LRD) for the construction of 550 no. residential units, 1 no. creche, 3 no. commercial units and all associated ancillary development works was submitted to Cork City Council in November 2024 1km to the southwest of the site (reference: 24/43414). Further information was requested by the Planning Authority on 21st January 2025.</p> <p>If permission is granted, it can be expected that the construction of this large scale residential development will overlap with the</p>	

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
	<p>construction of the proposed development.</p> <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 possibility of effectively reducing the impact.</p>	<p>The CEMP avoids, reduces or mitigates 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>

5. Summary and Conclusion

Development of the site for residential use is appropriate in the context of the site’s zoning objective and national policy. 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 and describes the environmental measures and procedures to be followed for the duration of the construction phase. The CEMP 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.