

SUB THRESHOLD EIA SCREENING REPORT

PROPOSED DEVELOPMENT: Innishmore, Ballincollig, Cork

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	Innishmore, Ballincollig, Cork : construction of 56 no. dwellings consisting of 1 no. 4 bed, 17 no. 3 bed townhouses, 19 no. 3 and 2 bed duplex units, 19 no. 2 and 1 bed apartments and all ancillary site works, site area is 1Ha – No significant impacts likely.
Cumulation with other Proposed Development	The screening assessment has also considered potential cumulative impact that could arise from the proposed development in combination with other known projects in the area. – No cumulative impacts are therefore likely.
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	Not applicable
Use of Natural Resources	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 developments. No out of the ordinary use of natural resources is likely during the construction process. – No significant impacts likely. No out of the ordinary use of natural resources is likely during the operation phase. It will be limited to water, consumption of electricity and energy related to the residential occupancy of the completed development. – No significant negative impacts are likely.
Production of Waste	Waste will be generated during the construction phase and these will be typical of development of this nature. The handling and disposal of waste during construction will be in full accordance with statutory legislation and associated guidance. – No significant impacts likely. Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of in accordance with standard domestic waste disposal practices. – No significant negative impacts are likely
Pollution and Nuisances	Development of the site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts as well as any potential for water pollution, will be addressed as part of standard best practice controls. – No significant impacts likely. The proposed development will be connected to public water and sewer infrastructure. No emissions other than from air conditioning and heating units are anticipated during the operation phase. – No significant negative impacts are likely.
Risk of Major Accidents	No significant risks are foreseen, subject to strict compliance with standard environmental controls. – No significant impacts likely.
Risk to Human Health	Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity, however these aspects will be managed appropriately during construction. On completion of works, noise and dust levels will return to background levels. Standard water control measures will ensure that run-off of sediment or other pollutants will not enter any watercourses, therefore the proposed project will not have any impact on water quality. – No significant impacts likely.

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	The site is an infill site within a built-up area and is identified as suitable for the provision of residential development as identified under Sustainable Residential Neighbourhoods (Z0 01) in the City Development Plan 2022-2028. There is no significant planting on the site and it has no structures on it. – No significant impacts likely.
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	The site is not located within or in proximity to a designated area. An Appropriate Assessment (AA) Screening Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the development. It concludes that the proposed development either alone or in combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives. – No significant impacts likely. The operational phase will not have any out of the ordinary impact on natural resources. – No significant negative impacts are likely.
Absorption Capacity of the Natural Environment	The development will not impact the absorption capacity of the natural environment. Best practice standards, environmental guidelines measures will be adhered to during the construction phase in order to avoid potential impacts on natural resources and likely significant impacts are not anticipated. On completion of works, noise and dust levels will return to background levels. – No significant impacts likely. Proposed use is compatible with the area. The dwellings are architecturally designed to integrate with neighbouring properties. – No significant negative impacts are likely.

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	The site is located in an urban area. A Construction Environmental Management Plan prepared by DOSA Consulting Engineers will set out to the satisfaction of the Planning Authority measures to mitigate any potential negative impacts on the area. – No significant impacts likely.

	The operational phase will result in the development of permanent residential accommodation. The nature of the use is appropriate to the location and proximity to existing facilities. – No significant negative impacts are likely.
Transfrontier nature of the Impact	The effects of the development are local in nature and there are no transboundary impacts associated with the proposed development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise. – No significant impacts likely.
Magnitude and Complexity of the Impact	During the construction phase, temporary and intermittent impacts are predicted due to potential noise and dust, however these impacts will be localised with mitigation measures in place to minimise effects. Any potential nuisances will be controlled through careful pre-project planning and effective site management. There are no aspects of the proposed development which might be considered to be of complexity or abnormal magnitude and any potential impacts are considered to be consistent with projects of similar scale such as the one proposed. – No significant impacts likely. The operational phase of the development is moderate in scale, integrated with existing infrastructure and will be actively managed. – No significant negative impacts are likely.
Probability of the Impact	Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques. – No significant impacts likely. The operational phase will have positive impact on the local environment as the site is within an existing residential area.
Duration, Frequency and Reversibility of the Impact	Any impacts relating to the construction of the units will be short-term and restricted by planning conditions. No permanent negative impacts are anticipated as a result of the construction phase of the project. – No significant impacts likely. The development will be occupied all year round and impacts will be irreversible.

SCREENING CONCLUSION STATEMENT

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

Please refer to Appendix A for report titled; EIA Screening Report prepared by McCutcheon Halley Chartered Planning Consultants dated November 2024.

Name:	
Position:	A/Director of Services - Housing
Date:	24/3/25

Appendix A

EIA Screening Report

EIA Screening Report

For Development at Innishmore, Ballincollig, Cork

on behalf of DOB Plant Hire (Holding) Co. Unlimited
Company

March 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 DOB Plant Hire (Holding) Co. Unlimited Company, who intends to develop lands for residential development under the Part 8 process development at Innishmore Lawn, Ballincollig, 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 developments which fall 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

Cora Savage BA (Hons), MPlan

Cora holds a Bachelor of Arts Degree in Geography and Archaeology from University College Cork, a Professional Diploma in Education from University College Cork and a Master's in Planning and Sustainable Development also from University College Cork. She is a Corporate member of the Irish Planning Institute.

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

Cora prepared this EIA Screening Report.

Tom Halley BA (Hons), MRUP

Tom Halley holds a Bachelor's 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 Screening reports, undertaken and co-ordinated Environmental Impact Assessments. Relevant project experience includes Large-Scale Residential, Infrastructure and Mixed-use Developments.

Tom reviewed this EIA Screening Report.

1.2 Methodology

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning, Community and Local Government, 2018);
- Transposition of 2014 EIA Directive (2014/2015/EU) in Land Use Planning and EPA Licensing Systems (Department of Housing, Planning, Community and Local Government, 2017);
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA 2022);
- 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);
- Office of the Planning Regulator, OPR Practice Note PN02: Environmental Impact Assessment Screening (OPR, 2021).

The following EU Legislation has also been taken into account:

- Council Directive 96/82/EC
- EU Habitats Directive (Council Directive 92/43/EEC);
- EU Water Framework Directive (2000/60/EC);
- European Union (Waste Directive) Regulations 2020.

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 Legalisation. 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.

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 the construction of a residential development on a site of approximately 1ha. The relevant class/scale of development is set out in Class 10 of 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.²

The proposed project comprises a residential development of 56 no. residential units on a site of 1ha within an area identified as part of the “built-up” area of Cork City. The proposed project does not meet the thresholds as prescribed by Class 6 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

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_an_bord_leanala_on_carrying_out_eia_-_august_2018.pdf

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.

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 proposed development comprises of the construction of a residential development of 56 no. dwelling units. The development site area is approximately 1 hectare. The site is located at Innishmore Lawn, Ballincollig, Cork. Access to the development will be via Innishmore Lawn road.

The proposed development will comprise of:

The construction of:

- 1 accessible 4-bed townhouse,
- 17 no. 3-bed townhouse units,
- 19 no. 3 and 2 bed duplex units; and
- 19 no. 2 and 1 bed apartments.
- All ancillary site works, and signage as outlined in the plans and particulars



Figure 1 Proposed Site Plan.

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

The proposed site ("the Site"), which has an area of 1 hectare is located west of the town centre and immediately to the north of the neighbourhood centre that includes Quish's Supervalu, a pharmacy and other local services. Ballincollig Community School and the Regional Park is located within easy walking distance to the north of the site. The proposed development is within

walking distance of Ballincollig Main Street which have a wide range of convenience retail with one shopping centres and other local services.

The site is a corner site and can be accessed via Innishmore Lawn road to the east and north of the site. The site is situated in an area where the surrounding land uses are a mix of retail, office developments and residential developments.

The site is bounded by the West City Retail Park to the west and Dell EMC to the south. The site is bounded by the Innishmore Lawn road to the north and east with residential dwellings beyond. The subject site is relatively flat and accessed from the east.



Figure 2 Indicative location and boundary of subject site outlined in red.

The site does not fall within an Architectural Conservation Area. There are no recorded archaeological sites within the red line boundary. There are no Protected Structures or other archaeological sites within 100m of the proposed development site. The closest archaeological site is located over 630m to the northeast.

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

The site is not located within a Flood Zone.

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

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

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

- Increased demand on community's (including schools), recreation and amenity services;

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

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

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

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

3.4 Expected Residues and Emissions and the production of waste

Residues and emissions from the construction phase of the development will be related to construction waste and emissions from construction plant. No out of the ordinary residues, or emissions, are likely during the construction phase of the development and an environmental, construction and waste management plan will be prepared for the construction phase of the project. This will propose measures to mitigate any potential impacts of the proposed development.

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. The development will connect to existing services.

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

The proposed development is on an infill site with a low value ecological habitat. It will be connected to public main water supply and foul sewer system. The development is for 56 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.

3.6 Water Framework Directive

The River Lee is located c. 575 m to the north of the site and flows in an easterly direction. The River Lee forms part of the Cork Harbour SPA, c. 11.9 km downstream and to the east of the site. Water quality information and the Water Framework Directive (WFD) status of the River Lee downstream of the WWTP was determined from the EPA interactive mapviewer³. The WFD status was identified as “Good” between 2013 and 2018. The WFD risk status is ‘not at risk’.

³ <https://gis.epa.ie/EPAMaps/>

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

4.1 Characteristics of the Development

4.1.1 The size and design of the whole project

The subject site is located on the Innishmore Lawn Road. The site is an infill site of low ecological value. A bus stop for the 220-bus route is located less than 250m from the entrance to the site on the R608 to the south and runs at 30-minute intervals to Cork City Centre from 4.30 am to 10.55 pm. The site is bounded by the West City Retail Park to the west and Dell EMC to the south. The site is bounded by the Innishmore Lawn road to the north and east with residential dwellings beyond. The subject site is relatively flat and accessed from the east.

The proposed development will comprise of:

The construction of:

- 1 accessible 4-bed townhouse,
- 17 no. 3-bed townhouse units,
- 19 no. 3 and 2 bed duplex units; and
- 19 no. 2 and 1 bed apartments.
- All ancillary site works, and signage as outlined in the plans and particulars.

Size and Design

The proposed site which is 1ha is located to the west of the town centre and immediately to the north of the neighbourhood centre that includes Quish's Supervalu, a pharmacy and other local services. Ballincollig Community School and the Regional Park is located within easy walking distance to the north of the site.

The site is a corner site and can be accessed via Innishmore Lawn road to the east and north of the site. The site is situated in an area where the surrounding land uses are a mix of retail, office developments and residential developments.

This application seeks to develop the site for the construction of 56 no. residential units.

Access to the development will be provided via Innishmore Lawn Road.

Infrastructure and Services

An Engineering Report has been prepared by DOSA Consulting Engineers to accompany this application. The proposed development will connect to existing networks as part of the proposed development.

Surface Water Network

The proposed development will connect to existing services, including the existing storm sewers serving the area. The storm water system for the development will involve a network of underground pipelines and manholes discharging to the storm sewer on the adjoining public road via an attenuation system, which will be fitted with flow control devices to ensure no increase in peak flows and an oil interceptor to remove any traces of oil washed off road surfaces.

Foul Sewer Network

It is proposed to connect to the existing foul sewer and water supply. The 2023 Annual Report for the Ballincollig Wastewater Treatment Plant (WWTP D0049-01) which serves the Ballincollig, states that the WWTP has a plant capacity PE of 33,000 and that the treatment type is 3NP - Tertiary N&P removal.⁴ The discharge from the proposed development is less than 0.5% of the Ballincollig WWTP PE.

Uisce Eireann have confirmed in their Confirmation of Feasibility that the existing foul sewer network in the area can accommodate the proposed development. Full details of the system are provided in the accompanying drawings and reports prepared by DOSA Consulting Engineers.

Site investigation works will be carried out prior to commencing construction. Waste material generated during site clearance will be recycled or reused on-site if appropriate or disposed of through the appropriately licenced facilities.

Water Supply

As confirmed by Uisce Eireann in their Confirmation of Feasibility, capacity is available to connect to the public water supply.

Water distribution supply to each building will be sized to cater for the requirements of those particular uses. Metered connections will be made to the main in accordance with Uisce Eireann specifications and details.

4.1.2 Cumulation with other existing and / or proposed development

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. There are also some larger projects including residential developments in the wider area.

Given the location of the site it is likely that there will be on-going residential development proposals in proximity to the site. Any proposed development will need to be carried out in line with the environmental policies and objectives of the Cork City Development Plan 2022 and will be subject to screening for both EIA and AA by the local authority.

⁴ 2023 Annual Environmental Report – Irish Water Ballincollig WWTP D0049-01 – see link: [D0049-01_2023_AER.pdf](https://www.irishwater.ie/~/media/irishwater/our-business/operating-areas/ireland/development-planning/annual-report/2023/2023-annual-environmental-report-ballincollig-wwtp-d0049-01-2023-aer.pdf).



Figure 4 Location of site in context of nearby planning applications

Details of other developments approved in the area are provided in Table 1 below.

Table 1: Cumulative Assessment Details

App Ref	App Status	Comm Status	Dev Description	Decision Date	App Date
194699	Plans Granted	Not Commenced	The construction of 20,842.6 sq. metres (gross) of office floorspace comprising a) 2 no. 4 storey office buildings (Buildings C & D) with an option for internal sub-division to provide up to 8 no. office units in each building; b) 1 no. 4 storey office building (Building B) with an option for internal sub-division to provide up to 16 no. office units; c) 1 no. multi storey car park to provide 479 no. car parking spaces over 5 levels and 409 no. surface car parking spaces; and all associated ancillary development works including access, footpaths, a 2m wide cycle lane along Old Fort Road, traffic calming measures on Old Fort Road, bicycle and motorbike parking, drainage, landscaping, associated signage, plant and solar PV panels (provided at roof level of each building), 2 no. ESB substations and control rooms, 4 no. bin stores and 3 no. smoking shelters at Old Fort Road. The proposed development will replace 5 no. office buildings previously permitted under Cork County Council Ref. 08/9670 and extended under Ref. 14/4310.	2019-06-25	2019-03-22
2342153	Plans Granted	Not Commenced	Permission for the construction of 2 no. detached two-storey dwelling houses, new vehicular entrances and associated site works.	2023-09-05	2023-07-12

App Ref	App Status	Comm Status	Dev Description	Decision Date	App Date
2241092	Plans Granted	N/A	Permission for the change of use of Block A from office use, to allow for medical use (Class 8a) to include consulting suites/clinics, physiotherapy/gym areas, storage, reception, meeting rooms, staff canteen, and ancillary office/administrative areas and associated site works.	2022-07-07	2022-05-13
2039319	Plans Granted on Appeal	Not Commenced	Permission for the demolition of the former Gaelscoil Ui Riordain and the removal of the roadside boundary wall to facilitate the construction of a 4-storey apartment building containing 23 no. units at Inniscarra Road, Coolroe, Ballincollig, Co. Cork. The proposed building consists of 7 no. 1 bedroom units, 10 no. 2 bedroom units, and 6 no. 3 bedroom units. Vehicular access to the proposed development will be via the existing entrance off the Inniscarra Road (L2211-0) which will be upgraded to provide level access to an under-croft car parking area, which will also accommodate an ancillary bike storage area. A building administration office, maintenance storage and resident's laundry and storage areas, cold water storage room, boiler room, refuse storage area and internal plant/services areas will all be accommodated within the ground and first floors, with a pumping station proposed below ground level. The proposed development will include landscaping and all ancillary site development works.	2020-12-22	2020-06-03
2039332	Plans Granted	N/A	Permission for the change of use of existing retail unit currently used as hairdresser and beauty salon to café bar for consumption on and off premises involving 1. New preparation kitchen 2. New serving and coffee counter 3. New seating area to front of house 4. New accessible bathroom 5. Ancillary areas and all ancillary site works at Unit 5 West Village Shopping Centre Ballincollig West Cork.	2020-07-30	2020-06-09
2039089	Plans Granted	N/A	Permission for the change of use of the lower ground floor café of office building A, permitted under Cork County Council Planning Ref. No. 19/5193 to office use	2020-04-07	2020-02-12

Given the nature of recent granted permissions for residential developments in the immediate vicinity of the site, which would have been subject to their own EIA Screening Assessments, it is not considered likely that the construction of the proposed development will result in significant cumulative impacts.

Operational Phase

The proposed development comprises 56 no. residential units and is located in a built-up area, near residential properties, retail developments and commercial properties.

The information included with this application confirms that in this instance the infrastructure is adequate, Uisce Eireann have confirmed the feasibility of the proposal with respect to water supply and foul discharge. It is not anticipated to be any cumulative effects relating to water supply and foul drainage during the operational phase.

In terms of traffic, the proposal includes 58 no. car parking spaces. The development has 4 bike parking areas and is within walking distance a bus stop for the 220-bus route, which is located less than 250m from the entrance to the site on the R608 to the south and runs at 30-minute intervals to Cork City Centre from 4.30 am to 10.55 pm. Given the options for sustainable transport, it is not anticipated that there would be any cumulative effects relating to traffic during the operational phase.

The 2018 'Urban Development and Building Heights Guidelines for Planning Authorities' supports maximising the potential of urban infill sites (which may not have been built on before) and states that there is a presumption in favour of buildings of increased height in town/city cores and in other urban locations with good public transport accessibility subject to individual projects demonstrating that they can satisfy development management criteria. The proposed development is for a modest development of 2-3 storeys in height and is commensurate with developments in the area.

The cumulative increased population will contribute towards the critical mass that is required to support the continued operation of services and facilities in the area and further the delivery of public transport objectives under Bus Connects and allow Cork City to achieve its population targets as identified in the Cork City Development Plan 2022.

The proposed development will change the local visual environment, and this is considered to be consistent with emerging development trends locally and within the wider city context.

The proposed development will provide a high-quality residential scheme for this area with contemporary materials contributing positively to this suburban residential location.

Given the merits of the proposed development, including high quality architectural finishes to the buildings, the development of a vacant, infill site located in close proximity to a bus route and the provision of landscaping and tree planting, will substantially outweigh the relatively limited visual impacts of the proposal.

It is therefore not considered likely that the operational phase of development will result in any significant cumulative environmental impacts.

4.1.3 The use of natural resources, in particular land, soil, water and biodiversity

Construction Phase

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.

Operational Phase

Water, consumption of electricity and energy related to the residential occupancy of the completed development. No out of the ordinary use of natural resources is likely during the operation phase.

No significant negative impacts are likely.

4.1.4 The production of Waste

Construction Phase

The construction process will result in production of waste, which will be disposed of and recycled where possible, in compliance with a Construction and Environmental Management Plan (CEMP) which will guide the construction phase of the proposed development.

Best practice procedures in general will minimise waste generated on-site. Measures including good site management will be taken to limit the quantity of waste generated during construction phase. Waste such as excavated material on-site will be recycled where possible. Residues and emissions from the construction phase of the development will be related to construction waste and emissions from each area where construction works are proposed. No out of the ordinary residues, or emissions, are likely during the construction phase of the development and an environmental construction waste management plan will include details of any mitigation measures, if required. The applicant will seek to optimise reusing and recycling of generated waste during the construction phase. All waste will be segregated on site and stored separately prior to removal to an accredited facility. This will have a positive environmental effect as waste to landfill will be minimised.

No significant negative impacts are considered likely.

Operational Phase

Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor.

No significant negative impacts are considered likely.

4.1.5 Pollution and Nuisances

Construction Phase

The construction process has the potential to cause nuisance related to noise, dust and vibration impacts.

The CEMP will detail 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.

With mitigation measures in place no significant negative impacts are likely as a result of the construction phase of the project.

Operational Phase

During the operational stage it is considered that the proposed development, given the small scale and its urban nature, would not have any negative impact in terms of pollution or nuisance.

For both operational and construction phases, the retaining of existing and supplemental boundary treatments will help to further mitigate against the possibility of noise and air pollution.

An Operational Waste Management Plan will put in place measures to avoid and / or mitigate pollution from operational waste.

With mitigation measures in place no significant negative impacts during operation of the proposed development are likely.

4.1.6 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

Construction Phase

None foreseen, subject to strict compliance with building regulations and environmental controls.

No significant negative impacts are likely.

Operational Phase

None foreseen, subject to compliance with building and fire regulations.

With mitigation measures in place no significant negative impacts are likely.

4.1.7 The risks to human health (for example due to water contamination or air pollution)

Construction Phase

Construction sites pose potential risk to the health and safety of the public. However, access by the public would be considered trespassing on private property. Assuming observance of private property, no health and safety impacts to the public would be anticipated.

To reduce the potential for health and safety risks, the project developer will require that all contractors prepare a site-specific health and safety plan before initiating construction activities. The plan would inform those on site of the measures to take in the event of an emergency and would be maintained for the duration of the construction phase.

Operational Phase

The proposed development will be connected to public water and sewer infrastructure. No emissions other than from air conditioning and heating units are anticipated.

Subject to compliance with environmental legislation, no significant emissions are anticipated.

4.2 Location of the Proposed Development

4.2.8 The existing and approved land use

Construction Impacts

The proposed development will result in the construction of a residential development on an infill site in Ballincollig.

The site is zoned as 'ZO 01 Sustainable Residential Neighbourhoods' in the Cork City Development Plan 2022. The principal objective for this zoning states the following:

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



Figure 5 Extract from the Cork City Development Plan Map 14

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

The proposed development is consistent with the zoning objective for the site.

Operational Impacts

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.

No significant negative impacts are likely.

4.2.9 The relative abundance, availability quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground

Construction Impacts

It is an infill site, and the surrounding area is primarily residential and retail / light industrial / commercial in character and not sensitive in terms of natural resources. There are no sensitive habitats or significant mature trees within or surrounding the site. A search of recent records in the National Biodiversity Datacentre Database (NBDC) did not indicate any rare or endangered habitats or species present in the 2km grid square W57V within which the site is located.

No significant negative impacts are likely.

Operational Impacts

The proposed operational phase will not have any out of the ordinary impact on natural resources.

No significant negative impacts are likely.

4.2.10 The absorption capacity of the natural environment, paying particular attention to the following areas;

- a) Wetlands
- b) Coastal Zones
- c) Mountain and Forest Areas
- d) Nature Reserves and Parks
- e) Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and;
- f) Areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union 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.

Construction Impacts

A-E – The site is not in proximity to any coastal zones, wetlands river or riparian areas.

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.

The closest site designated for nature conservation is Cork Harbour SPA located approximately 11.9km to the east. The boundary of Great Island Channel SAC is located approximately 14.5 km to the east of the development.

No significant impacts are considered likely on designated sites as a result of the proposed development.

G - The site is within the built-up suburban area of Ballincollig with the Cork City urban area. The area to the north, south, east and west 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.

H - The site is not in proximity to landscapes of historical, cultural or archaeological significance. There are no records of protected structures within or in proximity to the site. There are no protected structures or national monuments located on the subject site.

No significant impacts are likely from the construction phase of the development.

Operational Impacts

The 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.

No significant negative impacts are likely.

4.3 Types and Characteristics of Potential Impacts

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:

4.3.11 The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)

Construction Impacts

The site size is 1 ha. The site is located in a built-up area that is well served by public transport. A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow.

With mitigation measures in place no significant negative impacts are likely.

Operational Impacts

The site is located at Innishmore Lawn, Ballincollig, Cork. The proposed development will provide 56 no. residential units. The proposed development is compatible with the residential nature of the area.

Considering that the site is zoned for such uses, there is no likely impact on the existing population of the area.

No significant negative impacts are likely.

4.3.12 The nature of the impact

Construction Impacts

The construction impacts have potential to cause nuisance associated with noise, dust and traffic. The CEMP puts in place measures to avoid, reduce or mitigate impacts.

With mitigation measures in place no significant negative impacts are likely.

Operational Impacts

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.

4.3.13 The transboundary nature of the impact

Construction Impacts

The effects of the development are local in nature and there are no transboundary impacts associated with the proposed development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.

Operational Impacts

There are no operational phase transboundary impacts.

4.3.14 The intensity and complexity of the impact

Construction Impacts

During the construction phase, temporary and intermittent impacts are predicted due to potential noise and dust, however these impacts will be localised with mitigation measures in place to minimise effects. Any potential nuisances will be controlled through careful pre-project planning and effective site management.

There are no aspects of the proposed development which might be considered to be of complexity or abnormal magnitude and any potential impacts are considered to be consistent with projects of similar scale such as the one proposed.

No significant negative impacts are likely.

Operational Impacts

The operational phase of the development is moderate in scale and will be actively managed.

No significant negative impacts are likely.

4.3.15 The probability of the impact

Construction Impacts

Some level of construction impacts is probable, but these will be short term and not significant. The CEMP will mitigate any impacts.

Operational Impacts

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.

4.3.16 The expected onset, duration, frequency and reversibility of the impact

Construction Impacts

The construction impacts will commence within approximately 6 months of Part VIII planning approval; they will be short term, over a period of c. 1 year and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.

No significant negative impacts are likely.

Operational Impacts

The development will be occupied all year round and impacts will be irreversible.

4.3.17 The cumulation of the impact with the impact of other existing and / or approved projects

Construction Impacts

No other major construction projects are known which will have an impact with the proposed development.

No significant negative impacts are likely.

Operational Impacts

The development is near several other residential developments and is consistent with the pattern of development for the area.

4.3.18 The possibility of effectively reducing the impact

Construction Impacts

The CEMP avoids, reduces or mitigates construction impacts related to noise, dust and traffic.

Operational Impacts

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 drawings and Design Statement accompanying the Part VIII material.

5. Summary and Conclusion

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

The proposed project does not meet the thresholds as prescribed Part 1 of Schedule 5 of the Planning and Development Regulations, and therefore the project does not require a mandatory EIAR as set out in Schedule 5.

The scale of development is very modest and 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 development will replace a vacant infill site and provide permanent dwellings for persons within a residential area and sustainable location. The development proposed is consistent with the zoning objective for the site.

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

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.