

1. EUROPEAN SITE DATA

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

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

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	Cooney's Lane - P8.HCP.25.11
Development consent type	Part 8
Development location	Cooney's Lane, Grange, Cork
Description of development	The demolition of existing buildings on site, construction of a residential development consisting of 24 no. dwelling units and ancillary site works.
Distance from cSAC	Approx. 8.28km
Distance from SPA	Approx. 2.07km
Relevant strategies or policies	Cork City Development Plan 2022-2028
EIS submitted?	No

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

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

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

11. Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	No
12. Could the proposed development give rise to increased risk of oil or chemical spillage or leaks within the marine environment or watercourse within the potential impact zone for the SPA or cSAC?	No
13. Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	No
Comments or notes	

4. SCREENING CONCLUSION STATEMENT*In view of the above it is considered that (tick one box only):*☐**Appropriate Assessment is not required**

The proposed development is directly connected / necessary to the conservation management of a site.

☒**Appropriate Assessment is not required**

It can be excluded through screening that the proposed development will have significant effects on the sites.

☐**Further information is required**

Potential impacts have been identified through initial screening and/or there is insufficient information to enable the planning authority to screen out impacts, but on balance it is determined that the issues could be resolved through minor modifications to the proposed development or by appropriate conditions. The information required is specified below.

☐**Appropriate Assessment is required**

Significant issues have been identified and/or significant effects are certain, likely or uncertain, and the submission of a Natura Impact Statement (NIS) is required, or the proposed development must be rejected.

Further information required / Comments or Notes

In accordance with the Habitats Directive, an Appropriate Assessment (AA) Screening has been carried out on the project, in relation to any potential impacts upon the Cork Harbour Special Protection Area [Site No. 004030] and the Great Island Channel Special Area of Conservation [Site No. 001058]. The findings of the AA screening noted that no significant effects on any Natura 2000 sites is likely and it was not necessary to undertake any further stage of the Appropriate Assessment process. Please refer to Appendix A for report titled; Appropriate Assessment Screening Report prepared by HW Planning dated June 2025.

Name:	Nicky Carroll
Position:	A/Director of Services - Housing
Date:	20/06/2025

Appendix A

Stage 1 Appropriate Assessment Screening Report



Appropriate Assessment Screening

**Prepared on behalf of Clancy Project Management Ltd. and
Lyonshall Ltd.**

June 2025

Connecting people.
Connecting places.

Appropriate Assessment

The Habitats Directive (Council Directive 92/43/EEC) requires that plans and projects be screened for potential impacts on Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). An Appropriate Assessment (AA) Screening pro-forma is included in this report with relevant site information to assist Cork City Council in the completion of the AA process.

Site Location Relative to Designated Natura 2000 Sites

Figures 1 and 2 as shown confirms that the closest Natura 2000 sites are the Cork Harbour SPA and Great Island Channel SAC located circa 2.07 and 8.28 kilometres east respectively of the development site. It is separated by the housing developments, industry, utilities and road infrastructure networks. It is objectively concluded that no significant effects from the development are likely to occur in relation to identified Natura 2000 sites. The development is not part of any designated Natura 2000 site and does not overlap with them, thereby ruling out any direct habitat loss. No indirect hydrological impacts on the Natura 2000 sites are expected as a result of the proposed development due to the absence of any hydrological links. The development will not cause disturbance/ displacement impacts on species that form qualifying interests of the Cork Harbour SPA due to its urban setting and distance between the development site and SPA.

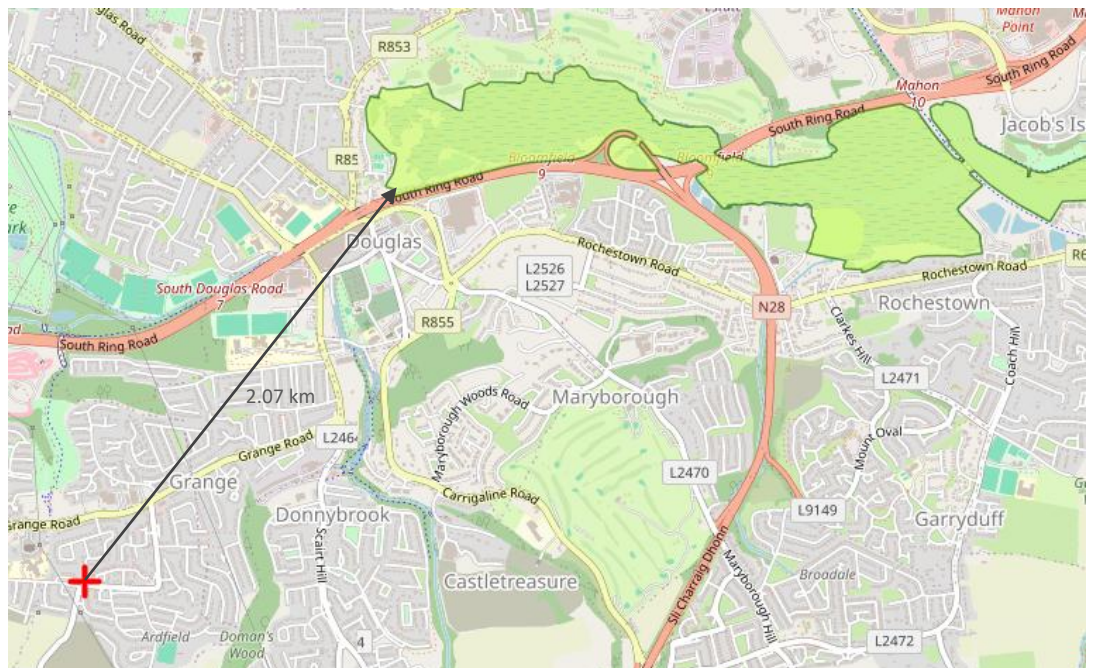


Figure 1 - Location of Subject Site in Relation to Cork Harbour SPA



Figure 2 - Location of Subject Site in Relation to Great Island Channel SAC

Appropriate Assessment Screening Pro-forma

European Site Data

Great Island Channel Candidate Special Area of Conservation (site code 001058)	
Conservation objective	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.
Qualifying interests	Annex I listed habitats: mudflats, sandflats not covered by seawater at low tide, estuaries, spartina swards, Atlantic salt meadows.
References and further information	Conservation Objectives for Great Island Channel SAC [001058] (NPWS), Natura 2000 Standard Data Form (NPWS), Site Synopsis Great Island Channel Site Code 001058 (NPWS) (see www.npws.ie for further details)
Cork Harbour Special Protection Area (site code 004030)	
Conservation objective	To maintain or restore the favourable conservation condition of the bird species listed as special conservation interests for this SPA.
Qualifying interests	Annex I-listed bird species: bar-tailed godwit, common tern (breeding), golden plover, ruff, whooper swan. Other birds of special conservation interest include black-headed gull, black-tailed godwit, common gull, curlew, dunlin, great crested grebe, grey heron, grey plover, lapwing, lesser black-backed gull, little grebe, oystercatcher, pintail, red-breasted merganser, redshank, shelduck, shoveler, teal, and widgeon. This site is an internationally important wetland site supporting > 20,000 wintering waterfowl.
References and further information	Conservation Objectives for Cork Harbour SPA [004030] (NPWS), Natura 2000 Standard Data Form (NPWS),

Details of Proposed Development

Development location	Cooney's Lane, Grange, Cork.
Approx Distance from cSAC	8.28 km
Distance from SPA	2.07 km
Description of development	Residential Development
Relevant strategies or policies	Cork City Development Plan 2022-2028.

Assessment of Likely, Direct, Indirect and Cumulative Effects

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

Screening Conclusion Statement

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

☐

Appropriate Assessment is not required. The proposed development is directly connected / necessary to the conservation management of a site.

☒

Appropriate Assessment is not required. It can be excluded through screening. The proposed development would not be likely to have a significant effect on any Natura 2000 site.

☐

Further information is required. Potential impacts have been identified through initial screening and/or there is insufficient information to enable the planning authority to screen out impacts, but on balance it is determined that the issues could be resolved through minor modifications to the proposed development or by appropriate conditions. The information required is specified below.

☐

Appropriate Assessment is required. Significant issues have been identified and/or significant effects are certain, likely or uncertain, and the submission of a Natura Impact Statement (NIS) is required, or the proposed development must be rejected.

In accordance with the Habitats Directive, an Appropriate Assessment (AA) Screening has been carried out on the project, in relation to any potential impacts upon the Cork Harbour Special Protection Area [Site No. 004030] and the Great Island Channel Special Area of Conservation [Site No. 001058]. The findings of the AA screening noted that no significant effects on any Natura 2000 sites is likely and it was not necessary to undertake any further stage of the Appropriate Assessment process.

Name: Harry Walsh

Position: Director, HW Planning

Date: 9th June 2025

Note: This statement has been prepared based on a review of available development information shared by the project design team at the time of its preparation.