

SUB THRESHOLD EIA SCREENING REPORT

PROPOSED DEVELOPMENT: Cooney's Lane, Grange, Cork – P8.HCP.25.11

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	Cooney's Lane, Grange, Cork: The Cooney's Lane proposed development comprises of the demolition of the existing buildings on site, construction of 24 no. homes, comprising 2 no. 1 bed houses, 16 no. 1 bed apartments, 6 no. 2 bed apartments and all ancillary site works. The proposed development ranges in height from 1 storey to 3 storeys and is located at Cooney's Lane, Grange, Cork. The development site area is approximately 0.26 hectares. – No significant impacts likely.
Cumulation with other Proposed Development	This screening assessment has considered potential cumulative impacts 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)	The proposed development includes the demolition of the existing buildings on site. Best practice guidance in relation to demolition will be adhered to. – No significant negative impacts likely.
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. New planting will be carried out as part of a landscaping plan. – 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 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 proposed development will result in the construction of a residential development on a site currently in residential use and is identified as suitable for the provision of residential development as identified under Sustainable Residential Neighbourhoods (ZO 01) in the City Development Plan 2022-2028. There is no significant planting on the site. – No significant impacts likely. 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 impacts likely.
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	The site is not located within or in proximity to any designated area or Natura 2000 sites. – 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 built-up nature of the wider geographical 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	<p>The construction impacts have potential to cause nuisance associated with noise, dust and traffic. The Construction Management Plan puts in place measures to avoid, reduce or mitigate impacts. – No significant impacts likely.</p> <p>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.</p>
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. – No significant impacts likely.
Magnitude and Complexity of the Impact	<p>The site is located off an urban road in a suburban location. A Construction Traffic Management Plan will be put in place prior to commencement of development at the site to mitigate any potential negative impacts on traffic flow. – No significant impacts likely.</p> <p>The operational phase of the development is moderate in scale and will be actively managed. - No significant negative impacts are likely.</p>
Probability of the Impact	<p>Some level of construction impacts is highly probably, but these will be mitigated by standard best practice techniques. – No significant impacts likely.</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>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.</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 HW Planning dated June 2025.</p>

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

Appendix A

EIA Screening Report



Environmental Impact Assessment Screening

Proposed Residential Development at Cooney's Lane,
Grange, Cork

Client: Clancy Project Management Ltd. and Lyonshall Ltd.

June 2025

Connecting people.
Connecting places.

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Introduction

1.1 Purpose of Statement

This Environmental Impact Assessment Screening has been prepared by HW Planning on behalf of Lyonshall Ltd. to determine whether an Environmental Impact Assessment Report (EIAR) is required for a Residential Development on a site located on Cooney's Lane, Grange, Cork.

This statement should be read in conjunction with other application documents including the Statement of Consistency, Appropriate Assessment Screening and Landscape Plan.

Environmental Impact Assessment (EIA) is a procedure under the terms of European Directives on the assessment of the impacts of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.

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

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

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

"1. A description of the project, including in particular:

a) a description of the physical characteristics of the whole project and, where relevant, of demolition works.

b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the project.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:

a) the expected residues and emissions and the production of waste, where relevant.

b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3."

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the pro-forma included as Appendix A in this report provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

Project Details

2.1 Description & Characteristics of Proposed Development

Lyonshall Ltd. intend to apply to Cork City Council for permission for a Residential Development of 24 no. apartments for use as social housing at Cooney's Lane, Grange, Cork.

2.2 Description of Location of Site

The subject site, which is c.0.26 ha in area is located off Cooney's Lane. A detached single storey dwelling and associated shed currently occupy the southern portion of this infill site, while the northern portion remains undeveloped as a field. The site is bounded to the north by Clifton Court and Clifton Grange, to the east and west by the long back gardens of Newton Court and Bellevue Lawn residential estates. Approximately 200m to the west is the Scoil Niocláis primary school and the Church of the Incarnation. An existing pedestrian path connects Newton Court with Clifton Grange, acting as a shortcut to the Neighbourhood and Local Centre at Grange Road. The southern boundary of the site fronts onto Cooney's Lane where there is an existing vehicular entrance.

The subject site is zoned 'ZO 1 – Sustainable Residential Neighbourhoods', the objective of which is *'To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.'*

2.3 Environmental Sensitivities

2.3.1 Landscape

No specific landscape designations apply to the subject site and no scenic routes occur in its vicinity.

2.3.2 Amenity

As with any new development within an existing built-up area, there is the potential for overlooking and overshadowing arising from and within the proposed scheme. The design of the proposed development has been tested against a number of key assessments including potential overshadowing to neighboring properties and the proposal will provide future occupants with high quality amenity while protecting that of existing residents in the area.

2.3.3 Biodiversity & European Sites

A Report in Support of Appropriate Assessment Screening has been prepared by HW Planning. This examined the likelihood of significant effects to a European site arising from the proposed development. This report concludes that Appropriate Assessment is not required.

2.3.4 Traffic Impact

Vehicular access is proposed off Cooney's Lane to serve the development. The potential impact for operational traffic to impact human health from increased volumes and associated road safety implications is not likely.

The construction phase has the potential to increase traffic congestion and/or public safety hazard, with the significance of impacts likely to be low given the limited number of car parking spaces proposed.

2.3.5 Flood Risk

The site is located in a Flood Zone C, therefore it can be concluded that the subject site is not at risk from tidal or pluvial flooding.

2.3.6 Air Quality

During the construction phase the primary air quality issues are associated with the demolition of the existing buildings on site, the construction of the new development and associated construction traffic from which short term increases in dust and exhaust emissions could result. A Construction Management Plan will be prepared by the appointed contractor outlining measures to address any potential impacts in this regard.

The operational phase of the proposed development has the potential to result in an impact on local air quality, however the risk is low primarily due to the limited car parking proposed. Given the emphasis that is being placed on sustainable travel in the design of the scheme, with measures being put in place to promote and improve the attractiveness of using public transport, cycling, walking, there could potentially be further improvements in air quality as a result of the proposed development.

2.3.7 Noise

The noise generated from construction activities and related powered mechanical equipment has the potential to pose adverse noise impacts to existing surrounding sensitive receivers. A Construction Management Plan will be prepared by the appointed contractor which will outline standard best-practice construction measures to address this, therefore the impact is considered to be low.

2.3.8 Heritage

The subject lands are within an existing dwelling and its associated lands, with no recorded archaeological monuments or heritage features in the vicinity. The site is brownfield in nature, contains buildings which cover a portion of the site with the remaining lands in use as a private garden. It is considered that the interventions to the ground including the infilling of a portion of the site for hardstanding associated with the dwelling on site have reduced the archaeological potential of the subject lands to a negligible level. As a result, the potential for unrecorded, sub-surface archaeological features is considered to be very low.

2.3.9 Soil

The Geological Survey of Ireland (GSI) classes the site within an area of high groundwater vulnerability rating. The GSI database shows the bedrock geology underlying the site is the Gyleen formation with siltstone and sandstone. There are no karst landforms or rock outcrops indicated on the site. Potential impacts on land, soil and geology in the absence of appropriate construction phase measures include the following:

- Soils have the potential to become polluted by spillages during construction.
- Soils have the potential to be compacted by plant and machinery during construction.
- No potential impacts on land, soils, geology, surface water or groundwater during the operational phase of the proposed development, are envisaged.

2.3.10 Cumulative Impacts

This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using the Cork City Council planning enquiry system. 3 no. recent applications were identified for significant projects which is summarised in Table 2.2 below. We consider that that no significant direct, indirect or cumulative impacts will arise.

Reference	Applicant	Address	Date Received	Description
ABP Ref: 303098	Westbrook Housing Company Limited	Cooneys Lane, Graigue, Grange, Cork.	27 th of November 2018	Demolition of existing dwellings, construction of 251 no. residential units, re-alignment of Cooney's Lane, traffic calming measures on Cooney's Lane and Bellevue Road and associated site works.
20/39194	Achenar Developments Limited	Site at the south of Bellevue Crescent and Bellevue Heights, Frankfield, Curraghconway, Co.Cork.	23 rd of March 2020	Permission for the construction of 2 no. 4 bedroom semi-detached dwelling houses and all ancillary site works (change of house type).
23/42246	Westbrook Housing Company Limited	Cooneys Lane, Graigue, Grange, Cork.	22 nd of August 2023	Alterations to the SHD development permitted under ABP Ref: 303098-18.

Table 2.1 - Nearby Plans and Projects

2.4 Description of Aspects of the Environment likely to be affected by the project

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

- Construction traffic contributing to traffic congestion and road safety hazards on the local road network.
- Adverse health and amenity impacts arising from noise and air quality pollution during demolition and construction phase.
- Possible residential amenity and visual impacts.
- Increased demand on recreation and amenity services in the vicinity.
- Possible impacts include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odor and potential human health impacts. A lack of capacity in the water or sewer network, could result in a lack of supply to residential units.

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

- Provision of detailed Landscaping Proposals.
- Provision of an AA Screening Report.

2.5 Expected Residues/Emissions/Production of Waste

It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention reduction measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant impacts on the environment. Construction will be guided by a Construction Management Plan which will be prepared prior to the commencement of development. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. This will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant impacts on the environment.

During the operational phase, everyday waste and recycling from the development will be disposed of by approved licensed waste disposal contractors. There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant impacts on the environment in order to complete the proposed scheme. Any measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.

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

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

As outlined in the prepared Appropriate Assessment screening, there is no likelihood of significant impacts on the nearest European sites.

Assessment of EIA Requirement

3.1 Schedule 5 Criteria

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations sets out the classes of development for which a planning application must be accompanied by an Environmental Impact Assessment Report (EIAR).

Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring EIA. The subject proposal does not come under any of the stipulated categories contained in Part 1.

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

"b)

(i) Construction of more than 500 dwellings

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

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

(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

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

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

- At 0.26ha, the site area is below the threshold that would trigger a mandatory EIA.
- At 24 the number of individual residential units falls below the threshold of 500 dwellings.

Schedule 7 Screening

4.1 Schedule 7 Criteria

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the following provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

4.2 Construction Phase

Criteria for assessment of EIA sub-threshold	Impacts during Construction Phase
1. Characteristics of proposed development The characteristics of the proposed development, in particular:	
The size of the proposed development	The site area is 0.26 ha. It will be constructed as a single phase over a period of c.18 months. The construction works themselves will be confined to the site and will be informed by a Construction Management Plan which will be prepared prior to the commencement of development to mitigate potential impacts. No significant negative impact likely.
The cumulation with other proposed development	This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using the Cork City Council planning enquiry system and the An Bord Pleanala planning enquiry system. We consider that that no significant direct, indirect or cumulative impacts will arise. No significant negative impact likely.

<p>The Nature of any demolition works</p>	<p>The proposed development includes the demolition of the existing buildings on site to make way for the proposed development. Demolition will be guided by the procedures set out the Construction Management Plan which will be prepared by the appointed contractor prior to the commencement of development. Best practice guidance in relation to demolition will be adhered to.</p> <p>No significant negative impact likely.</p>
<p>The use of natural resources, in particular land, soil, water and biodiversity</p>	<p>Energy, including electricity and fuels, will be required during construction phase. Rock and soil resources to be excavated. Construction will use various raw materials typical of the construction of residential and employment developments.</p> <p>New planting will be planted as part of the landscaping plan for the new development. Overall the development will impact on low value habitats. While the loss of habitat may lead to a localised and short-term disturbance impacts during construction, no significant impacts on fauna, including birds, are envisaged.</p> <p>No out of the ordinary use of natural resources is likely during the construction process.</p> <p>No significant negative impact likely.</p>
<p>The production of waste</p>	<p>Waste will be generated during the construction phase and these will be typical of development of this nature. The Construction Management Plan to be prepared prior to the commencement of development will include provision for handling waste in full accordance with statutory legislation and associated guidance.</p> <p>No significant negative impacts are likely.</p>
<p>Pollution and nuisances</p>	<p>Development of 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.</p>

	No significant negative impacts are likely.
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>No significant risks on the proposed development site are foreseen, subject to strict compliance with standard environmental controls.</p> <p>No significant negative impacts are likely.</p>
The risk to human health (for example due to water contamination or air pollution)	<p>Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity. This can be effectively managed, having regard to the nature of the project and measures proposed in a Construction Management Plan to be prepared prior to the commencement of development. 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 the watercourse therefore the proposed project will not have any impact on water quality.</p> <p>No significant negative impacts are likely.</p>
2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:	
The existing land use	<p>The site is presently in residential use and is zoned as 'Z01', therefore the proposed development is consistent with the land use objective.</p> <p>No significant negative impacts are likely.</p>
The relative abundance, quality and regenerative capacity of natural resources in the area	<p>The site is not located within or in proximity to any designated area or Natura 2000 sites.</p> <p>An Appropriate Assessment (AA) Screening Report prepared by HW Planning confirms 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</p> <p>No significant negative impact likely.</p>

The absorption capacity of the natural environment, paying attention to the following areas:

- wetlands,
- coastal zones,
- mountain and forest areas,
- nature reserves and parks,
- areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,
- areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,
- densely populated areas,
- landscapes of historical, cultural or archaeological significance

The site is not located within or in the vicinity of a statutory designated area. The Appropriate Assessment (AA) Screening Report considered the potential for adverse impacts on qualifying interests, arising from the construction phase, and concluded that it will not impact on the receiving environment.

There are no Record of Monuments and Places (RMP) in the vicinity of the vicinity of the subject site.

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.

Any interaction with the existing population can be effectively managed, having regard to the nature of the project and measures proposed in the Construction Management Plan which will be prepared prior to the commencement of development. On completion of works, noise and dust levels will return to background levels.

No significant negative impact likely.

3. Types and Characteristics of potential impacts

The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in:

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

The site is located off an urban road in a suburban location. A Construction Traffic Management Plan will be put in place prior to commencement of development, at the site to mitigate any potential negative impacts on traffic flow.

No significant impacts are likely.

The nature of the impact

Potential for the environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed

	<p>via standard environmental protection measures.</p> <p>No significant impacts are likely.</p>
The transboundary nature of the impact	No significant impacts arising from construction of the development.
The intensity 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>
The probability of the impact	<p>Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques identified in a Construction Management Plan which will be prepared by the appointed contractor prior to the commencement of development.</p> <p>No significant negative impact likely.</p>
The expected onset, duration, frequency and reversibility of the impact.	<p>The construction phase of the development is expected to commence within approximately 6 months of any grant of permission and extend for a duration of c.18 months. Any impacts will be short-term and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p>No significant negative impacts are likely.</p>
The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	There is potential for impacts caused by one as of yet unknown project to combine with the subject proposal to give rise to a cumulative effect. This will be considered in full as part of the Construction Management Plan which will be prepared by the appointed contractor prior to the commencement of development, and the potential for such unforeseen impacts will be mitigated accordingly as part of focused response measures.

	No significant negative impacts are likely.
The possibility of effectively reducing the impact	<p>There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods.</p> <p>No significant negative impacts are likely.</p>


4.3 Operational Phase

Criteria for assessment of EIA sub-threshold	Impacts during Operational Phase
1. Characteristics of proposed development The characteristics of the proposed development, in particular:	
The size of the proposed development	<p>The site area is 0.26 ha. The developed design has been tested relative to key policy and guidelines, as well as landscape and visual considerations. Collectively, the size and design of the project will deliver significant positive benefits relative to the 'do-nothing' scenario including:</p> <ul style="list-style-type: none"> • Delivery of Housing. • Improved Connectivity. <p>No significant negative impact likely.</p>
The use of natural resources, in particular land, soil, water and biodiversity	<p>Water, consumption of electricity, energy related to the proposed residential use. No out of the ordinary use of natural resources is likely during the operational phase.</p> <p>No significant negative impacts are likely.</p>
The production of waste	<p>The appointed management company will ensure measures to avoid and / or reduce pollution from an operational waste perspective will be implemented. With these measures in place, no significant negative impacts are likely. Domestic waste will be generated from the development, the disposal of which will be informed by a waste/refuse management strategy for</p>

	<p>the site. Related practices are unlikely to cause unusual, significant or adverse impacts.</p> <p>No significant negative impacts are likely.</p>
Pollution and nuisances	<p>The site is currently in residential use with limited additional car movements. This will increase slightly as a result of the proposed development which in turn is likely to increase the generation of pollution and nuisances, however, this is within accepted limits.</p> <p>The appointed management company will implement measures to avoid and / or mitigate pollution from operational waste.</p> <p>Surface water management proposals for the site have been designed in accordance with best practice measures including SuDS measures to ensure that there is minimal run-off from the site.</p> <p>No significant negative impacts are likely.</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>None foreseen, subject to compliance with building and fire regulations.</p> <p>No significant negative impacts are likely.</p>
The risk to human health (for example due to water contamination or air pollution)	<p>None. The development will not involve the use, storage, transport, handling or production of substances or materials which could be harmful to people and the environment. It is considered that this proposal has the potential to have a long-term beneficial impact on human health as a consequence of facilitating sustainable urban development incorporating communal and private open space areas on lands zoned for residential development.</p> <p>No significant negative impacts are likely.</p>
2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:	
The existing land use	<p>The existing use of the site will remain in residential use.</p>

<p>The relative abundance, quality and regenerative capacity of natural resources in the area</p>	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>No significant negative impact likely.</p>
<p>the absorption capacity of the natural environment, paying attention to the following areas:</p> <ul style="list-style-type: none"> • wetlands, • coastal zones, • mountain and forest areas, • nature reserves and parks, • areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, • areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded, • densely populated areas, • landscapes of historical, cultural or archaeological significance 	<p>Proposed use is compatible with the geographical area and zoning, as well as other policy intentions for the area.</p> <p>The high-quality architectural design will contribute to the urban landscape. Once developed the site will become an integrated part of the urban area consistent with the zoning objectives for the site.</p> <p>No significant negative impact likely.</p>
<p>3. Characteristics of potential impacts</p> <p>The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in:</p>	
<p>The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</p>	<p>The site area is 0.266 ha., and is sub-threshold for the purpose of EIA [Schedule 5, Part 2, Section 10 (b)(iv) of 2001 Planning and Development Regulations]. Development will be compatible with its urban context and consistent with zoning objectives.</p> <p>The proposed development is an appropriate contribution to both the existing and likely future built fabric of this area and it will not result in any significant townscape or visual impacts.</p> <p>The existing population likely to be impacted will be residents of the existing residential developments in the immediate vicinity of the site. However, as this is zoned 'Z 01' where residential development is acceptable and given that the site is located within a suburban area, the proposed land use is appropriate and will be compatible with the existing surrounding uses. Increased permeability will also benefit the existing population.</p> <p>No significant negative impact likely.</p>

The nature of the impact	<p>The proposal will contribute towards the achievement of the development plan target for the delivery of Residential Accommodation and impacts will be generally positive in nature.</p> <p>No significant negative impact likely.</p>
The transboundary nature of the impact	<p>Given the scale and nature of the proposed development and the remoteness from the nearest E.U. Member state, no transboundary impacts are expected.</p> <p>No significant negative impact likely.</p>
The intensity and complexity of the impact	<p>The proposed development, by its nature will be of low to moderate intensity and complexity and the impact of the development will be moderate and will actively managed.</p> <p>No significant negative impacts are likely.</p>
The probability of the impact	<p>The operational phase will inevitably change the local environment. Measures will be in place to avoid, reduce, or mitigate any likely negative impacts.</p> <p>No significant negative impact likely.</p>
The expected onset, duration, frequency and reversibility of the impact.	<p>Once constructed, the proposal will result in landscape and visual impacts that will be permanent and non-reversible. These have been assessed as part of a Landscape Visual Impact assessment and have been deemed acceptable.</p> <p>No significant negative impact likely.</p>
Cumulation of the impact with the impact of other existing and/or approved projects.	<p>The development of the subject site is supported by adopted Development Plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area.</p> <p>No significant negative impact likely.</p>
The possibility of effectively reducing the impact	<p>The proposal is being shaped by a number of proactive design measures to reduce the potential for</p>



any negative impacts. This includes the promotion of sustainable travel patterns and the inclusion of Sustainable Urban Drainage Systems. The proposal also includes extensive planting to improve the amenity and enhance biodiversity in the area.

It has been objectively concluded that the proposal will provide for long-term beneficial impacts of varying degrees.

No significant negative impact likely.

Conclusion

5.1 Summary

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.

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, nor decommissioning phases of the overall development will have a significant negative impact on the environment. The application is accompanied by focused technical reports across various disciplines which confirm no significant environmental impacts, findings which are reflected in this EIA Screening.



HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork
P31 KP84

www.hwplanning.ie
info@hwplanning.ie +353
(0)21 487 3250

Directors:
Harold Walsh
Conor Frehill