



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

PART 8 APPLICATION FOR THE PROPOSED DEMOLITION OF BLOCK 2 AND BLOCK 4, NOONAN ROAD, CORK CITY

Environmental Impact Assessment Screening Report

Prepared for:

Cork City Council



Date: March 2025

Document No:

P25067-FT-EGN-XX-RP-EN-0001

Unit 3/4, Northwood House, Northwood Crescent,
Northwood, Dublin, D09 X899, Ireland

T: +353 1 658 3500 | E: info@ftco.ie

CORK | DUBLIN | CARLOW

www.fehilytimoney.ie

EIA Screening Report for the Proposed Demolition of Block 2 and Block 4, Noonan Road, Cork City.

REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

User is responsible for Checking the Revision Status of This Document

Rev. No.	Description of Changes	Prepared by:	Checked by:	Approved by:	Date:
0	Draft	SND/NSC	RD	BG	01/04/2025

Client: Cork City Council

Keywords: Environmental, Impact, Assessment, Directive, Demolition, Residential, Part 8 Planning Application

Abstract: Fehily Timoney and Company is pleased to submit this Environmental Impact Assessment Screening Report to Cork City Council for a Part 8 Application for the Proposed Demolition of Block 2 and Block 4, Noonan Road, Cork City.

TABLE OF CONTENTS

1. INTRODUCTION AND BACKGROUND.....	1
1.1 Overview of the Project.....	1
1.1.1 Purpose/Rationale for the Project	1
2. RELEVANT EXPERIENCE AND EXPERTISE OF ASSESSOR.....	2
3. DESCRIPTION OF THE EXISTING SITE AND RECEIVING ENVIRONMENT.....	3
3.1 Description of the Site and Receiving Environment.....	3
3.1.1 Existing Site	3
3.1.2 Receiving Environment	3
4. RECENT PLANNING HISTORY AT THE DEVELOPMENT SITE.....	6
5. PROJECT DESCRIPTION	7
5.1 Overview.....	7
5.2 Detailed Description of Proposed Works	7
5.2.1 Environmental Management During the Construction Phase.....	8
6. EIA SCREENING	11
6.1 Legislative Background	11
6.2 Relevant EIA Screening Guidelines.....	12
6.3 Requirement for mandatory EIA	12
6.4 Establishing if the Proposed Development is Sub-Threshold Development.....	13
6.5 Sub-Threshold Screening.....	13
6.6 Schedule 7A Sub-Threshold Development Screening	29
6.7 Impact Characterisation	31
7. CONCLUSION	32

LIST OF FIGURES

	<u>Page</u>
Figure 3-1: Site Location Map.....	5

LIST OF TABLES

	<u>Page</u>
Table 5-1: Proposed Works.....	7
Table 6-1: EIA Screening Checklist	16
Table 6-2: Schedule 7A Environmental Impact Assessment Screening Criteria	30



1. INTRODUCTION AND BACKGROUND

1.1 Overview of the Project

A Part 8 Application is being made by Cork City Council (CCC) for a proposed development Block 2 (No. 13-28 inclusive) and Block 4 (No. 24-60 inclusive) at Noonan Road, Cork City. The works will comprise of the demolition of the existing apartment blocks at Block 2 and Block 4. Cork City Council have engaged Fehily Timoney and Company (FT) to carry out an Environmental Impact Assessment (EIA) Screening for the proposed development.

1.1.1 Purpose/Rationale for the Project

The existing units were completed by the end of 1964 using the direct labour unit of the then Cork Corporate. The units are now in a poor state of repair. Since 2023, CCC have been vacating residents from the Noonan Road apartment blocks and now intend on applying for Part 8 Planning to demolish the two blocks that will be soon fully vacant.



2. RELEVANT EXPERIENCE AND EXPERTISE OF ASSESSOR

Sanghamitra Nidhi Dutta of FT was responsible for completing this assessment and report. Sanghamitra is a Project Environmental Scientist working with the Circular Economy and Environment Team in FT, with four years of experience. She holds a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin.

Richard Deeney of FT was responsible for reviewing, checking and finalising the assessment and report. Richard is a Principal Environmental Scientist working as part of the Circular Economy and Environment Team in FT. Richard holds a B.Sc. First Class Honours degree in Environmental Management from Technological University Dublin (formerly Dublin Institute of Technology) and an Advanced Diploma in Planning and Environmental with the Honorable Society of King's Inns. Richard is a Chartered Environmentalist with the Society for the Environment and has 13 years' experience.

Richard has a vast amount of experience coordinating and completing Environmental Impact Assessment Reports and Reports to Inform EIA Screening for a wide variety of development projects including closed landfill remediation projects, materials recovery facilities, soil recovery facilities, healthcare waste management facilities, quarries, power generation facilities, industrial facilities, residential development and tourism development. Richard has a wide and thorough understanding of the various environmental factors that need to be considered during the EIA process and has an in-depth understanding of the legislation and up-to-date case law governing EIA practice in Ireland and the EU. Richard has an in-depth understanding of every stage of the EIA process from the Screening Stage to the Scoping Stage, up to the EIAR completion stage.

Bernie Guinan was responsible for reviewing and approving the assessment and report. Bernie is Director with FT and a Chartered Waste Manager. She has 25 years' experience in delivering and managing projects and infrastructure delivery for a wide variety of sectors. Bernie has extensive experience in all aspects of strategic management planning and infrastructure development in Ireland, the UK, KSA and UAE. She is an experienced planning policy analyst and strategic planner. She has in-depth knowledge of all environmental and planning policy, legislation and guidance. She has been providing environmental, planning and waste management consultancy services to public bodies for over 20 years. She has a vast amount of experience coordinating EIA, SEA and AA projects, including national, large-scale and complex projects.



3. DESCRIPTION OF THE EXISTING SITE AND RECEIVING ENVIRONMENT

3.1 Description of the Site and Receiving Environment

3.1.1 Existing Site

The proposed development site comprises of two sites intended for demolition, at Block 2 (No. 13 to 22 inclusive) and Block 4 (No. 24 to 60 inclusive). The extents of the sites to be demolished at Block 2 and Block 4 are 0.15 hectares (ha) and 0.16 ha respectively and collectively amount to 0.31 ha. Both sites will be referred to as 'the site' or 'the proposed development site' throughout this report.

The site is located in the functional area of Cork City Council, forming part of the Cork City South Central Local Electoral Area. The site is bounded by residential and commercial premises to the south by the Bandon Road and to the north and the east by Noonan Road and 98th Street to the west.

3.1.2 Receiving Environment

The site is accessible off Noonan Road to the north, which is connected to R608 to the south. The surrounding land-use is characteristic of urban fabric with several residential dwellings along Noonan Road and small businesses and community facilities (a post office and credit union) fronting the R608 to the south. Figure 3-1 presents a Site Location Map.

Soils at the site are 'Urban', and subsoils are 'Man made'. CORINE (2018) land-use at the proposed development site has been identified to be 'Discontinuous Urban Fabric'. Bedrock geology at the site has been identified to be Waulstortian Limestones, described as 'Massive unbedded lime-mudstone'.

The bedrock aquifer underlying the site has been identified to be a Regionally Important Aquifer - Kartified (diffuse) (Rkd). The gravel aquifer underlying the site, similarly, is a Regionally Important Gravel Aquifer (Rg). Groundwater vulnerability at the site ranges from Moderate (defined as '*Groundwater here has natural characteristics that mean it has moderate vulnerability to contamination by human activities*') to High (defined as '*Groundwater here has natural characteristics that make it highly vulnerable to contamination by human activities*')).

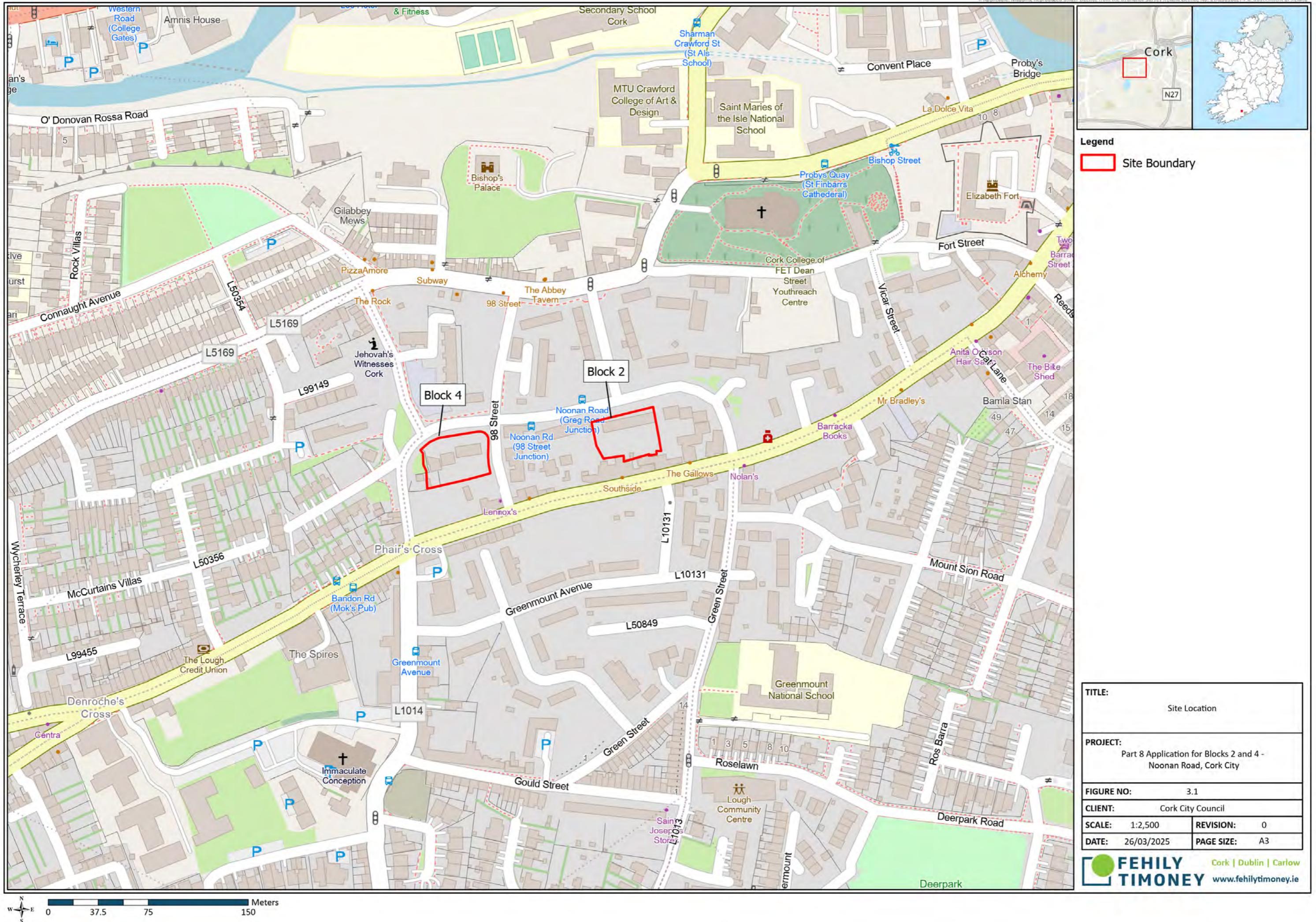
The site is located within the Water Framework Directive Catchment 'Lee, Cork Harbour and Youghal Bay' and Sub-Catchment 'Glasheen(Corkcity)_SC_010'. Ground Waterbodies Risk is split between 'Not at Risk' for the Ballincollig Ground Waterbody, and 'At Risk' for Lee Valley Gravels. The site boundaries do not contain any recorded watercourses or streams. The nearest watercourse to the site is the River Lee, located c.420 m to the north/north-west of the site. The Cork Lough is located approximately 430 m to the south-west of the site.

Nearest European Sites for the proposed development site includes the Cork Harbour SPA (Special Protection Area), located approximately 3.27 km to the south-east. There are no Special Areas of Conservation (SACs) within 5 km of the site; the nearest SAC is the Great Island Channel SAC, located c.9.36 km to the east. No Natural Heritage Areas (NHAs) have been identified within 5 km of the project site. Proposed Natural Heritage Areas (pNHAs) within 2 km includes the Cork Lough pNHA (c.354 m to the south-west), and Lee Valley (c.2.56 km to the north-west) and Douglas River Estuary (c.3.3 km to the south-east) within a 5 km radius of the site.

The governing statutory land-use framework applicable for the site is the Cork City Development Plan 2022-2028. Under the Development Plan, the site is located on lands that are zoned 'ZO 1 Sustainable Residential Neighbourhoods', with the objective '*To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses*'.



The site does not contain any features from the Sites and Monuments records. The nearest SMR features include a Cathedral (CO074-038002-) and a Graveyard (CO074-038001-) located within the Saint Fin Barre's Cathedral, which is located at a distance of 170 m to the north-east of the site. A House - 16th/17th Century (CO074-096----) is present approximately 217 m to the north. The site is excluded from the South Parish Architectural Conservation Area, the extents of which are limited to Noonan Road to the north of the proposed development sites.





4. RECENT PLANNING HISTORY AT THE DEVELOPMENT SITE

A review of the Cork City Council planning portal was undertaken on 26 March 2025. At the time of reporting, no planning applications were previously made at the subject site at either Block 2 or Block 4.

Planning applications for surrounding development were identified to be older than five years (granted permission prior to 2019), and consist of minor development (i.e. one-off residential housing or extensions to the same). No significant development that could cumulatively contribute to in-combination effects with the proposed development was identified.



5. PROJECT DESCRIPTION

5.1 Overview

The proposed works will comprise the following:

- Demolition of 2 no. Apartment Blocks, namely 'Block 2' i.e. No's 13- 28 inclusive and 'Block 4' i.e. No's 45- 60 inclusive Noonan Road, The Lough, Cork City.
- Removal of gardens, boundary walls, sheds, and fencing.
- Disconnection and removal of services.
- New soft landscaping in preparation for the future proposed construction of a new multi- unit housing development.
- Construction of fencing around the site to form a boundary to prevent anti-social behaviour and dumping on the site, post demolition.

5.2 Detailed Description of Proposed Works

The demolition works will be phased out over approximately 10 weeks. An indicative schedule and methodology of the works is provided below in Table 5-1:

Table 5-1: Proposed Works

Phase / Week	Activities
Phase 1 - Week 1	A demolition contractor is appointed by Cork City Council.
Phase 2 - Weeks 1 to 2	The demolition contractor carries out a prestart checklist of the proposed development site and liaises with CCC on specific requirements special to each individual location on site. The contractor will assess the existing structures and undertake surveys of the properties and surrounding ground conditions, including footpaths, roads and green areas. The contractor will liaise with the Utility Management Team for the preparation of disconnection of any live services to the apartment blocks.
Phase 3 - Weeks 2 to 4	The Utilities Team will disconnect the apartment blocks of all live services. The demolition contractor will ensure the completeness of the works.
Phase 4 - Weeks 4 to 5	The contractor and associated operatives will set up the boundary exclusions to the proposed development site and commence the works.
Phase 5 - Weeks 4 to 6	Internals will be soft-stripped and ACM will be removed from the existing structures. A specialist team will carry out the ACM removal works in line with the demolition contractor's soft and asbestos removal methodologies.
Phase 6 - Weeks 6 to 8	The demolition contractor will demolish the properties and the rear of gardens in their entirety, including the foundations, by mechanical means. The materials will be segregated and loaded in line with prospective Waste Management Plans (to be prepared by the appointed contractor) and recovered as appropriate.



Phase / Week	Activities
Phase 7 - Weeks 6 to 8	The demolition contractor will carry out the processing and the reinstatement works (i.e., topsoiling, levelling, grass seeding and landscaping) to the proposed development site.
Phase 8 - Weeks 7 to 8	The demolition contractor will reinstate new boundary fencing lines for areas as outlined in project documentation, using smaller plant and equipment to excavate foundations and footings for fencing.
Phase 9 - Weeks 8 to 10	The demolition contractor will reinstate the site area, including the cutting of grassed areas.
Phase 10 - Weeks 8 to 10	The demolition contractor will hand over the site for practical completion to the client, along with associated documentation and carry out a site close-out walk with the client.

An indicative list of plant to be used over the construction phase is provided below:

- 2 no. 360 excavators
- 2 no. dumper trucks
- Tipper lorry
- Hand tools, including consaws and sledgehammers

Working hours for the proposed development have been proposed to be 08:00 to 17:00 for Mondays to Fridays. The proposed development will engage approximately 15 personnel for the duration of the works.

5.2.1 Environmental Management During the Construction Phase

A Demolition and Environmental Management Plan will be prepared by the appointed contractor and will be implemented over the duration of the works.

5.2.1.1 *Waste Management*

Materials and waste generated from the proposed development will be managed in accordance with a Resource and Waste Management Plan (RWMP), which will be prepared for the duration of the works by the appointed contractor. The RWMP will clarify and augment the provisional waste management measures defined below. The RWMP will maximise the recycling, reuse and recovery of wastes and prioritise the diversion of water from landfills wherever possible. The plan will align with the EPA Waste Hierarchy Principles through the management of materials to reduce unnecessary use of new products, optimisation of use of secondary materials and promotion of on-site reuse to prevent the generation of waste.

The type of demolition wastes that are expected to be generated from the proposed works will typically include the following:

- Concrete blocks/bricks from internal and external walls
- Concrete rubble from excavated external surfaces
- Soils/infill from excavated external surfaces
- Tiles/slates from roof coverings



- Wood from sheds, furniture, suspended ground and first floors, staircases and roof beams
- Glass from windows
- Textiles from furniture and carpets
- Metals from internal and external structures
- Domestic waste from internals of the dwellings and yard/garden clearance
- ACM (Asbestos Containing Materials) from internal and external asbestos removal
- General Site Wastes, such as consumables, packaging and waste from welfare facilities

The estimated quantities arising from these works are as follows:

- Materials to be recycled - 60 tonnes
- Materials to be reused - 1000 tonnes
- Materials to be disposed - 15 tonnes

Waste will be minimised in accordance with the waste management policy proposed by the demolition contractor, which will be in compliance with regulatory requirements and national guidelines. Materials produced during the demolition of the buildings will be segregated into separate skips as much as practicable. It is estimated that the demolition wastes will be recovered more than 95% by weight during the works.

Materials will be recovered or disposed of in accordance with current waste and circular economy legislation.

5.2.1.2 Fuel Management and Storage

Plant and equipment will be re-fuelled off-site to minimise the risk of on-site spillages. In the unlikely event that fuel is required to be stored on-site, it will be stored only in a bunded fuel tank that will be brought to the side of the excavator and pumped into the tank and removed at the end of the shift.

New oils such as hydraulic and engine oils will be stored in a bunded container within the contractor's maintenance/plant vehicle. These will be stored only in small quantities with the express purpose of using in the unlikely event of minor hydraulic breakdowns of attachment hoses onsite and for topping up on engine oils as part of pre-start equipment checks.

Greases for maintaining equipment linkages and pins will be stored in a bunded container will also be stored in a bunded container within the contractor's maintenance/plant vehicle. Oil rags used for maintenance will be placed into a designated vehicle bin/waste bag and moved from the vehicle at regular intervals to the contractor's storage yard. Once a sufficient quantity has been stored, these rags will be removed for a licensed treatment facility for treatment and disposal.

Petrol will be stored in a steel jerry can in small quantities. This will be stored in the contractor's vehicles on-site for use in consaws.

Oxygen and propane gases are not envisaged to be used for the proposed demolition works. In the event they are required for plant maintenance, they will be brought on to the site in a secure trailer stored upright and secured in this position until the works are complete, where they will be removed off-site.



5.2.1.3 Noise and Vibration

Noise management during the construction phase will involve assessment of noise levels over the duration of the works, and the following mitigation measures will be in place:

- Machinery will be maintained in good condition on site.
- All works will take place upon prior notification to the public and written notification of work hours to the public in the vicinity of the demolition works.
- Noise emissions will be considered when any additional or new equipment is required to be hired or brought on to site.
- Demolition works will be scheduled at a time that causes least disturbance to local residents
- Any rubble processing or crushing that takes place on site will be located in a practicable location to the works and kept to a minimum onsite, so as to minimise the noise disturbances to local residents.
- Particular care will be taken to reduce exterior noise levels onsite to avoid inconvenience outside the site boundary.

5.2.1.4 Demolition Dust

Measures to minimise dust during the construction phase will be put in place. Under dry conditions, dust suppression techniques will be used to damp down the dust as required. The source will include a fire hydrant hose with the sprinkler nozzle. Water supply will be from Cork City Council watermain.

Concrete and brick inert material from the demolition works will create the dustiest operations on site, and this will be mitigated by damping down with water. All concrete cutting saws will be maintained and are fitted with hand/electric-pumped pressurised water suppression tankers to ensure the silica dust is kept to a minimum during isolation operations. Nap sprayers and airless sprayers will be used during asbestos-containing materials (ACM) removal activities.

5.2.1.5 Storm Drains

The appointed contractor will be responsible for ensuring the effective operation and maintenance of drainage and other mitigation measures over the duration of the works. This will be determined through the appointed contractor's risk assessments. It is assumed that standard mitigation measures to manage surface water runoff will be implemented.

All surface water drains will be identified prior to the demolition works, and will be monitored at regular intervals (i.e. at the start and end of each shift and weekly). A record of these inspections will be maintained for the duration of works. The condition of these storm drains before and after the works will be recorded and kept on file for reference in case blockages occur after works are complete.

Where drains and manhole covers are identified, these covers will be protected with 30 mm-heavy gauge steel plating to ensure they are not breached or compromised at any time during the demolition and reinstatement works.



6. EIA SCREENING

6.1 Legislative Background

The Environmental Impact Assessment Directive ('EIA Directive')¹ on the assessment of the effects of certain public and private projects on the environment, requires member states to ensure that a competent authority carries out an assessment of the environmental impacts of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

The EIA Directive requires the following:

'In order to ensure a high level of protection of the environment and human health, screening procedures and environmental impact assessments should take account of the impact of the whole project in question, including, where relevant, its subsurface and underground, during the construction, operational and, where relevant, demolition phases.'

Requirements for the carrying of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)(the 'Regulations'). Schedule 5, Part 1 of the Regulations includes a list of projects which are subject to EIA based on their type. Part 2 of the same schedule includes a list of projects which by reason of scale also fall into the EIA category for example, wind farms with more than 5 no. turbines or having a total output greater than 5 megawatts or waste handling facilities that handle more than 25,000 tonnes of waste per annum all fall into Part 2. Schedule 5 also includes a section on extensions or changes to developments for example, any change or extension to existing projects which would result in the development being of a class listed in Schedule 5 or result in an increase in size greater than 25% or 50% of the appropriate thresholds would fall into Schedule 5 and thus require an EIA. Any development that meets the above criteria requires 'Mandatory EIA.'

The EIA criteria above are quite clear and prescriptive however in addition to the above Schedule 5 also includes a section relating to 'Sub-threshold' (Discretionary) EIA. This is where any project listed in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified in respect of the relevant class of development (e.g., waste facility handling 20,000 tonnes per year or two turbines having an output less than 5 megawatts) should be subject to EIA where the project would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 of the Regulations.

¹ Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.



6.2 Relevant EIA Screening Guidelines

This assessment was undertaken having regard to the following guidance:

- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA, 2022);
- Guidance on EIA Screening (Directive 2011/92/EU as amended by 2014/52/EU), European Commission, 2017;
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development DEHLG (updated December 2020); and
- Office of the Planning Regulator Practice Note (PN02) 'Environmental Impact Assessment Screening' (OPR, 2021).

6.3 Requirement for mandatory EIA

The proposed development, based on the type of the development, does not fall into a class of development set out in Schedule 5, Part 1 of the Regulations.

Classes of development from Schedule 5, Part 1 which can be considered to be somewhat related to the proposed development and the subject site are as follows:

- Development Class 5: An installation for the extraction of asbestos or for the processing and transformation of asbestos or products containing asbestos-
 - a) in case the installation produces asbestos-cement products, where the annual production would exceed 20,000 tonnes of finished products,
 - b) in case the installation produces friction material, where the annual production would exceed 50 tonnes of finished products, or
 - c) in other cases, where the installation would utilise more than 200 tonnes of asbestos per year.

The proposed development involves the demolition of the existing structures which have been unfit for purpose. This will require the removal of any asbestos-containing materials (ACM). The proposed development will not involve any installations for the extraction of asbestos nor the processing or transformation of asbestos or asbestos containing products.

The proposed development, therefore, based on the nature of the development, does not fall into the aforementioned class of development set out in Schedule 5, Part 1 of the Regulations.

'Mandatory' EIA is therefore not required for the proposed development.



6.4 Establishing if the Proposed Development is Sub-Threshold Development

Classes of development from Schedule 5, Part 2 which can be considered to be somewhat related to the proposed development and the subject site are as follows:

- Development Class 10(b)(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.
- Development Class 14: 'Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.'
- Development Class 15: 'Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.'

The proposed development falls into the category of Sub-threshold Development for the following reasons:

- It constitutes urban development as the development site is located within the functional area of Cork City Council
- It involves the demolition of existing apartment buildings

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. The proposed development may however constitute a type of development prescribed for under Part 2 of Schedule 5, therefore Sub-threshold EIA Screening to determine whether the proposed development would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 of the Regulations, is required.

The EPA 2022 Guidelines on Information to be contained in Environmental Impact Assessment Reports notes that even where a proposed development is not a type that requires EIA, determining whether Sub-threshold EIA Screening is required is an increasingly complex issue and should not be decided on without full consideration of the EIA Directive's 'wide scope and broad purpose' as set out in the European Commission's document entitled *Interpretation of definitions of project categories of annex I and II of the EIA Directive* (2015).

6.5 Sub-Threshold Screening

This section of this report screens the project in the context of the criteria set out in Schedule 7 of the Regulations and Annex III of the EIA Directive. This EIA Screening considers the 'whole project' including all secondary ancillary/subsidiary elements essential to the construction and operation of the proposed development.



The criteria to be used to determine whether a project requires Sub-threshold EIA, set out in Schedule of the Regulations and Annex III of the EIA Directive, is set out below:

The requirements are as follows:

1. Characteristics of the Proposed scheme

The characteristics of projects must be considered, with particular regard to:

- d) the size and design of the whole project;
- e) cumulation with other existing and/or approved projects;
- f) the use of natural resources, in particular land, soil, water and biodiversity;
- g) the production of waste;
- h) pollution and nuisances;
- i) 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;
- j) the risks to human health (for example due to water contamination or air pollution).

2. Location of the Proposed scheme

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to:

- a) the existing and approved land use,
- b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- c) the absorption capacity of the natural environment, paying particular attention to the following areas:
 - wetlands, riparian areas, river mouths;
 - coastal zones and the marine environment;
 - mountain and forest areas;
 - nature reserves and parks;
 - areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;
 - 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;
 - densely populated areas;
 - landscapes and sites of historical, cultural or archaeological significance.



3. Types and Characteristics of Potential Impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account:

- a) *the magnitude and spatial extent of the impact (for example geographical area and size of the affected population likely to be affected);*
- b) *the nature of the impact;*
- c) *the transboundary nature of the impact;*
- d) *the intensity and complexity of the impact;*
- e) *the probability of the impact;*
- f) *the expected onset, duration, frequency and reversibility of the impact;*
- g) *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, and;*
- h) *the possibility of effectively reducing the impact.*

This assessment uses the EIA Screening Checklist taken from the European Commission's Guidance on EIA Screening (2017) to screen the proposed development for Sub-threshold EIA. This checklist encompasses the details required under Schedule 7 of the Regulation and Annex III of the EIA Directive.



Table 6-1: EIA Screening Checklist

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	<p>The proposed development involves the demolition of the existing apartment buildings on Noonan Road, which have become unfit for inhabiting. The removal of the foundations of the existing structures and associated garden areas will require excavation.</p> <p>The proposed development will reinstate the site post-construction through landscaping works (i.e. reseeding with grass).</p>	<p>No. Excavation works involved with the proposed development will be relatively minor (contained within the site boundaries, amounting to a collective area of 0.31 hectares), and temporary (lasting over the construction phase of c.10 weeks).</p> <p>The demolition works proposed will not have a significant impact on the receiving environment given their minor and time-limited nature and given they are carried out in line with the environmental management measures contained in Section 5.2.1.</p> <p>The proposed development involves the reinstatement of the site with grass seeding. The resultant final effect of this will be neutral in the quality of effects.</p>
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	<p>Natural resources will be used in the form of materials over the construction phase. Energy will be used to power construction machinery. Suitably-sourced soils will be placed on the site once demolition works have been carried out and the site has been levelled.</p>	<p>No. The proposed development will not require significant levels of natural resources, inclusive of construction materials or energy due to the its modest scale. The resulting effect from the proposed development's impact on natural resources is characterised to be not significant.</p>
3. Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	<p>The proposed development will involve the demolition of the existing structures on Blocks 2 and 4 on Noonan Road. A range of demolition wastes will be generated (See Section 5.2.1.1), including potential ACM.</p>	<p>No. The proposed development will not result in any likely significant effects on human health or the environment. The proposed demolition works will be undertaken in accordance with Health and Safety standards and legislation/regulations.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>ACM removal will be handled by a specialist team who will carry out ACM removal works in line with the demolition contractor's approved methodologies.</p> <p>Other construction and demolition wastes will be segregated into separate skips for recycling, reusing on site and disposal. It is estimated that the demolition wastes will be recovered in excess of 95% by weight over the works. Concrete is proposed to be crushed and recycled in accordance with Article 28.</p> <p>Fuel storage on site is foreseen to be unlikely. However, in the event it is required to be stored on site, fuels will be stored only in bunded fuel tanks for pumping into plant and will be removed at the end of the shift. Any other materials containing hydrocarbon petroleum (e.g. grease, oil rags, engine oil, etc.) will be stored only in small quantities and in bunded containers and removed off-site once works have been completed.</p>	<p>Any waste materials, including ACM, that arise from the demolition works will be handled by licensed specialists and will be removed off-site by licensed/permitted collectors.</p> <p>It is not likely that fuels, where stored on-site, will be released into the receiving environment and result in any likely significant effects, given the control measures in place to prevent such loss of containment and spillages.</p> <p>The resulting effect of this is neutral in the quality of effects.</p>
4. Will the Project produce solid wastes during construction or operation or decommissioning?	<p>The demolition works will generate a range of typical construction and demolition (C&D) wastes, such as concrete blocks, bricks and rubble, glass, textiles, metals, etc. There will also be some ACM removal from the existing structures, and some general site wastes such as consumables, package and waste from the site welfare facilities.</p>	<p>No. Waste will be minimised in accordance with the waste management policy proposed by the appointed demolition contractor, which will be in compliance with regulatory requirements and national guidelines.</p> <p>Where required to be disposed, waste will be removed by a licensed/permitted waste collector and disposed off at an appropriate facility. The resultant effect of this has been characterised as neutral in the quality of effects.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC?	<p>Construction machinery will cause the release of pollutants in the form of exhaust emissions. Vehicular transport carrying personnel or equipment associated with the proposed development will additionally generate exhaust emissions.</p>	<p>No. Vehicular and plant emissions associated with the proposed development is considered to be negligible in consideration of its scale and anticipated traffic levels. A significant fraction of waste materials generated on site is proposed to be re-used, therefore minimising traffic generated with the transport of material materials.</p> <p>The resulting effect is characterised as negative, slight and temporary.</p>
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	<p>The proposed development will generate noise and vibration from the demolition works for the existing apartment buildings.</p>	<p>No. Noise and vibration levels during the construction phase will be temporary and will be minimised through a set of management measures outlined in Section 5.2.1.3. Care will be taken to ensure that demolition works are scheduled for times that causes the least disturbance to local residents.</p> <p>The proposed development will not cause significant effects on sensitive receptors. The overall effect for noise and vibration is characterised as negative, slight and temporary.</p>
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<p>The proposed demolition sites are not situated directly near any watercourses, with the nearest identified EPA watercourse is the River Lee, located c.420 m to the north of the project site. No surface water hydrological connection has been identified between the site and the watercourse.</p>	<p>No. The proposed development will adhere to construction phase environmental mitigation measures, which includes the monitoring of any identified surface water drains around the site. Any drains or manhole covers, where identified, will be protected with 30 mm-heavy gauge steel plating to prevent breaches during the demolition or reinstatement works.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
		<p>The appointed contractor will additionally carry risk assessments to determine the risk of surface water runoff from the proposed works and define mitigation measures as part of the contractor's risk assessment and waste management plans. It is assumed that standard mitigation measures for addressing surface water runoff will be implemented.</p> <p>It is also unlikely that fuels, where stored on-site, will be released into the receiving environment and result in any likely significant effects, given the control measures in place to prevent such loss of containment and spillages.</p> <p>The resulting effect of the proposed development on the receiving hydrogeological regime is characterised as neutral in quality.</p>
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	<p>The works will be carried out in accordance with the appointed demolition contractor's methodologies and will adhere to Safety, Health and Welfare at Work Act and associated Regulations.</p>	<p>No. There is a low risk of accidents during the construction phase of this project. The appointed contractor's demolition methodologies will adhere to the Safety, Health and Welfare at Work Act and associated regulations.</p> <p>The site will be bounded by fencing post-construction to prevent anti-social behaviour or dumping.</p> <p>The resulting effect of this has been characterised as neutral in quality.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	<p>The project pertains to the demolition of apartment buildings which have become unfit for purpose. CCC have been in the process of vacating any residents since 2023 and intend on commencing demolition works once fully vacant.</p> <p>The project will employ approximately 15 personnel for the duration of the works. No employment will be required post-construction once the site has been reinstated.</p>	<p>No. The proposed development will not generate a significant impact relating to social changes, demography, traditional lifestyles or employment.</p> <p>There will be a positive, slight and temporary effect in relation to employment over the construction phase.</p>
10. Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	<p>No prior planning applications have been lodged for the site. Planning applications for development in the vicinity of the site are characteristic of land-use in the area (i.e. residential housing, extensions or conversions).</p> <p>No significant development, planned or existing, has been identified which could potentially contribute to in-combination effects on the receiving environment.</p>	<p>No. The project will not contribute to any cumulative effects in combination with other projects in the area, chiefly due to the lack of any identified significant development at the time of reporting.</p> <p>The site will be reinstated post demolition works, landscaped and fenced off to prevent any anti-social behaviour or dumping. The site may be subject to future development at a later stage, in line with the zoning objectives for the lands ('ZO 1 Sustainable Residential Neighbourhood').</p> <p>The implementation of the standard environmental mitigation measures over the duration of the works will minimise environmental impacts to ensure that the parameters do not exceed or magnify beyond a negligible, insignificant magnitude. The resultant effect of this can be characterised as neutral in the quality effects.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
<p>11. Is the Project located within or close to any areas which are protected under international, EU or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?</p>	<p>The site boundaries do not overlap with any European or nationally-protected sites. Nearest European Sites include the Cork Harbour SPA (located c.3.27 km to the south-east) and Great Island Channel SAC (located c.9.63km to the east). Nationally protected sites in proximity to the project side include the Cork Lough pNHA (c.3.54 m to the south-west), Lee Valley (c.2.56 km to the north-west) and Douglas River Estuary (c.3.3 km to the south-east). No cultural heritage features exist within the site boundaries or within proximity of it with the potential to be impacted from the proposed works.</p>	<p>No. The AA Screening for the proposed development concludes that there is no direct hydrological connectivity between the site and any European Sites. Furthermore, the proposed development site is located at significant distances away from these protected/sensitive sites, which eliminates the potential of disturbance through noise and vibration impacts or dust emissions. With the implementation of the environmental management measures outlined in Section 5.2.1, it is concluded that the proposed project will not affect the integrity of either of the aforementioned EU Sites or nationally-protected sites. The resultant effect has therefore been characterised as neutral in the quality of effects.</p>
<p>12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project</p>	<p>The site boundaries do not overlap with any European or nationally-protected sites. Nearest European Sites include the Cork Harbour SPA (located c.3.27 km to the south-east) and Great Island Channel SAC (located c.9.63 km to the east). Nationally protected sites in proximity to the project side include the Cork Lough pNHA (c.3.54 m to the south-west), Lee Valley (c.2.56 km to the north-west) and Douglas River Estuary (c.3.3 km to the south-east).</p>	<p>No. The AA Screening for the proposed development concludes that there is no direct hydrological connectivity between the site and any European Sites. Furthermore, the proposed development site is located at significant distances away from these protected/sensitive sites, which eliminates the potential of disturbance through noise and vibration impacts or dust emissions. With the implementation of the environmental management measures outlined in Section 5.2.1, it is concluded that the proposed project will not affect the integrity of either of the aforementioned EU Sites or nationally-protected sites. The resultant effect has therefore been characterised as neutral in the quality of effects.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	<p>The surrounding area is typical of urban fabric, with housing estates and community infrastructure and small businesses. There are some existing landscaped features such as manicured lawns in the rear gardens of the apartment blocks. The proposed development site location is built-up and is not considered 'sensitive' or 'valuable' from an ecological standpoint.</p> <p>No habitat loss will occur from the proposed works. The site will be reinstated and landscaped post demolition works.</p>	<p>No. Given the location, nature and scale of the proposed development and the nature of the receiving environment, there will be no effects on any ecologically-sensitive or important areas. The resultant effect has therefore been characterised as neutral in the quality of effects.</p>
14. Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	<p>The site boundaries do not contain any recorded watercourses or streams. The nearest watercourse to the site is the River Lee, located c.420 m to the north/north-west of the site. The Cork Lough is located approximately 430 m to the south-west of the site.</p> <p>No hydrological connection has been identified between the site and either waterbody, and therefore will not be affected by the proposed works.</p> <p>During the demolition works, limited earthworks will occur over a temporary period of time to remove the existing structures and their foundations. However, this will not be deep enough to affect groundwater yield, flow or quality. Groundwater vulnerability at the site ranges from Moderate to High, and excavations will only occur on already 'Made' grounds.</p>	<p>No. No hydrological connection from the site to any waterbody has been identified. With environmental management and monitoring measures in place over the duration of the works, no adverse effects will occur on any receiving waters. The resultant effect has therefore been characterised as neutral in the quality of effects.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	No impacts will occur post-construction phase. The site will be reinstated and landscaped with grass.	
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	<p>The Cork County Draft Landscape Strategy (2007) was reviewed to identify whether the proposed site is located within any area of high landscape or scenic value. The proposed development site is located within 'Cork City', which has been excluded from the assessment strategy.</p> <p>The site is located within a built area with typical urban fabric. The proposed development is relatively limited in scale and is aligned with the character of the existing landscape, and will not affect the scenic value of the location.</p>	No. In consideration of the scale and nature of the proposed development, it will not result in any adverse significant effects on the receiving environment. The proposed development will involve the landscaping of the site post the demolition works, which will result in a slight, positive and permanent effect on the receiving environment.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	<p>The demolition site is accessed off Noonan Road to the north. The wider area is typical of urban fabric with housing estates, small businesses, and community infrastructure.</p> <p>The proposed works will not affect any routes or facilities on or around the location as they are not and have never been in use by members of the public.</p>	No. The scale of the proposed development works is modest and will be contained in their extents at the outlined site boundaries. The sites do not contain any recreational facilities or amenities that were used by members of the public. The resultant effect of this has therefore been characterised as neutral in the quality of effects.
17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	<p>No. The site will be accessed for the demolition works off Noonan Road to the north.</p> <p>The modest amount of additional traffic generated over the construction phase will be accommodated by the wider road network, which feeds into the R608 to the south of the site.</p> <p>The proposed development will not generate any traffic post-construction.</p>	No. The proposed development will not create any environmental problems pertaining to traffic or transportation over either construction or operational phase. The resultant effect has therefore been characterised as neutral in the quality of effects.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
18. Is the Project in a location in which it is likely to be highly visible to many people?	<p>The apartment blocks are visible off Noonan Road to the north. The proposed works will be temporary and visual screening will be provided in the form of hoarding to prevent views into the areas where the works will be carried out.</p>	<p>There will be no significant visual impacts during the construction phase due to the scale and nature of the proposed development. The works will be temporary and visual screening will be provided in the form of hoarding to prevent views into the construction site.</p> <p>The proposed development will not generate any significant effects on landscape character or visual amenity due to its minuscule size in the context of the surrounding landscape/visual environment.</p> <p>The resultant effect has therefore been characterised as neutral in the quality of effects.</p>
19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?	<p>The site does not contain any features from the Sites and Monuments records. The nearest SMR features include the a Cathedral (CO074-038002-) and a Graveyard (CO074-038001-) located within the Saint Fin Barre's Cathedral, which is located at a distance of 170 m to the north-east of the site. A House - 16th/17th Century (CO074-096----) is present approximately 217 m to the north. The site is excluded from the South Parish Architectural Conservation Area, the extents of which are limited to Noonan Road to the north of the proposed development sites.</p>	<p>The proposed demolition works will not interact with these cultural heritage features due to their separation distances and screening from other existing buildings.</p> <p>The proposed development pertains to existing structures and is sited on Made ground, which suggests that the possibility of encountering unrecorded archaeological features is low.</p> <p>Moreover, the scale and extent of excavation works is modest and unlikely to result in any adverse effects on cultural heritage receptors.</p> <p>The resultant effect has therefore been characterised as neutral in the quality of effects.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	<p>The proposed development pertains to the demolition of existing apartment blocks and reinstatement and landscaping of the site. The lands on and around the site are not greenfield as it is concreted over. The site is of low ecological value and is situated in an urban area.</p>	<p>No. The proposed demolition works will occur on lands that are concreted over. No loss of greenfield space will occur. The modest scale of the proposed development and the nature of the receiving environment indicates that there will be no adverse effects.</p> <p>The proposed development will have a positive, slight and permanent effect through the subsequent landscaping of the site.</p>
21. Are there existing land uses within or around the location e.g., homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?	<p>The site is accessed off Noonan Road to the north. The wider area is typical of urban fabric with housing estates, small businesses, and community infrastructure.</p> <p>Sensitive receptors that can be affected from the proposed development include residential dwellings along Noonan Road.</p>	<p>No. The scale of the proposed development works is modest and will be contained in their extents at the outlined site boundaries.</p> <p>The duration of the proposed works will be limited, lasting over c.10 weeks. There will be some impacts relating to noise and vibration, dust emissions and temporary visual impacts. These will be minimised in accordance with the environmental management measures proposed in Section 5.2.1.</p> <p>The resultant effect of this has therefore been characterised will therefore be negative, slight, and temporary.</p>
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	<p>The site is located on lands that are zoned 'ZO 1 Sustainable Residential Neighbourhood', which intends to 'protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses'. There are no known plans for future land uses at the project site.</p>	<p>No. The proposed development does not conflict with any future land uses. The resultant effect of this is neutral in the quality of effects.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	The site will be reinstated post demolition works and fenced off to prevent any anti-social activity or dumping.	
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	The area and the land-use surrounding the site is chiefly residential, with a few small businesses and community institutions. This is consistent with the intention of the proposed development, which will remove unfit-for-purpose apartment blocks and leave the site reinstated and landscaped.	<p>No. The scale of the proposed development works is modest and will be contained in their extents at the outlined site boundaries.</p> <p>The duration of the proposed works will be limited, lasting over c.10 weeks. There will be some impacts relating to noise and vibration, dust emissions and temporary visual impacts. These will be minimised in accordance with the environmental management measures proposed in Section 5.2.1.</p> <p>The resultant effect of this has therefore been characterised will therefore be negative, slight, and temporary.</p>
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities, that could be affected by the Project?	The proposed development is sited in a relatively built up area with residential dwellings and small businesses and community institutions.	<p>No. The scale of the proposed development works is modest and will be contained in their extents at the outlined site boundaries.</p> <p>The duration of the proposed works will be limited, lasting over c.10 weeks. There will be some impacts relating to noise and vibration, dust emissions and temporary visual impacts. These will be minimised in accordance with the environmental management measures proposed in Section 5.2.1.</p> <p>The resultant effect of this has therefore been characterised will therefore be negative, slight, and temporary.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be Affected by the Project?	There are no areas of scarce natural resources within or in the vicinity of the site. The site is underlain by a Regionally Important Aquifer and groundwater vulnerability at the site ranges from Moderate to High.	<p>No. The scale and the nature of the proposed development will not give rise to any impacts to high-quality or scarce natural resources. Although excavation works are proposed to remove the foundations of the existing buildings, they will be undertaken on Made ground and on already constructed foundations.</p> <p>The resultant effect of this has therefore been characterised as neutral in the quality of effects.</p>
26. Are there any areas within or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are exceeded, that could be affected by the Project?	No historic activities contributing to the contamination or pollution of the receiving environment was identified at the subject site. No environmental damage has been identified at the site.	<p>No. The proposed development will not interact with any area affected by pollution or environmental damage, and neither will it consequently generate any likely significant effects that could cause the exceedance of any environmental quality standards.</p> <p>The resultant effect of this has therefore been characterised as neutral in the quality of effects.</p>
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g., temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	The nature of the proposed development does not make it susceptible to any natural disasters. The proposed development, upon reinstatement and landscaping, constitutes water compatible development under the Department of Environment, Heritage and Local Government guidelines entitled "The Planning System and Flood Risk Management, Guidelines for Planning Authorities" (2009)	<p>No. The proposed development, as designed and sited, is not susceptible to natural disasters or major accidents.</p> <p>The resultant effect of this has therefore been characterised as neutral in the quality of effects.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	A review of OPW Flood Mapping ² indicates that the proposed development site is not at risk of flooding.	

² <https://www.floodinfo.ie/map/floodmaps/#> ; Accessed 27/03/2025



6.6 Schedule 7A Sub-Threshold Development Screening

The EIA Directive contains guidance for Member States on the information that should be provided by developers and applicants for the purposes of screening sub-threshold developments for EIA.

The guidance is provided by way of criteria set out in Annex III of the Directive and Schedule 7A of the Planning and Development Regulations 2001 (as amended) under the heading: *'Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact assessment'*

The information requirements are as follows:

1. A description of the proposed development, including in particular:
 - a. A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and
 - b. A description of the location of the proposed development, 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 proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:
 - a. The expected residues and emissions and the production of waste, where relevant, and
 - b. The use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.

The criteria for evaluating the significance of environmental impacts of the proposed development under Schedule 7A is referred to in Table 6-2. A description on how each criterion has been considered and assessed in this report is also provided.



Table 6-2: Schedule 7A Environmental Impact Assessment Screening Criteria

Schedule 7A Requirement	Description
A description of the proposed development, including in particular –	A detailed description of the proposed development has been provided in Section 5.
A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and	A description of the physical characteristics of the whole proposed development has been provided in Section 5.
A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.	A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected has been provided in Section 3.
A description of the aspects of the environment likely to be significantly affected by the proposed development.	A description of the aspects of the environment that may be affected by the proposed development is provided in Section 3 and further discussed in table 6-1. It has been assessed in Table 6-1 that the proposed development would not be likely to have a significant effect on the environment.
A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from: The expected residues and emissions and the production of waste, where relevant, and	A description of the aspects of the environment that may be affected by the proposed development is provided in Section 3 and further discussed in table 6-1. It has been assessed in Table 6-1 that the proposed development would not be likely to have a significant effect on the environment - due to expected residues and emissions and the production of waste.
The use of natural resources, in particular soil, land, water and biodiversity.	A description of the aspects of the environment that may be affected by the proposed development is provided in Section 3 and further discussed in table 6-1. It has been assessed in Table 6-1 that the proposed development would not be likely to have a significant effect on the environment - due to the use of natural resources, in particular soil, land, water and biodiversity.
The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.	The compilation of information at paragraph (1) to (3) has been taken into account in Section 3, Section 5 and Table 6-1. The criteria as set out in Schedule 7 is addressed in Section 6 and Table 6-1.



6.7 Impact Characterisation

The proposed development will have the following positive environmental effects:

- Reinstatement of the site and landscaping with grass will have a slight, positive visual effect on the receiving environment.
- The generation of employment over the construction phase will have a slight, positive and temporary effect on the local community.

The proposed development has the potential to generate some typical construction phase effects for a project of this nature, such as noise and vibration, dust emissions, potential discharge of pollution run-off, visual effects, traffic effects). These effects will be temporary.

With the adoption of the proposed mitigation measures as outlined in Section 5.2.1, the effects of the proposed development will be **Imperceptible** and **Not Significant** in significance, having regard to Significance criteria defined in the *EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR)*, and would not be likely to result in **Significant** effects on the environment, having regard to the characteristics of the receiving environment in the context of the development site.



7. CONCLUSION

Requirements for the carrying of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)(the 'Regulations').

The proposed development does not individually or cumulatively fall into a class of development set out in Schedule 5, Part 1 and 2 of the Planning and Development Regulations 2001 (as amended) and therefore, does not require a Mandatory EIA.

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. The proposed development may however constitute a type of development prescribed for under Part 2 of Schedule 5, therefore Sub-threshold EIA Screening to determine whether the proposed development would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 and 7A of the Regulations, was carried out.

Having regard to the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001 (as amended) and the following:

- The nature, scale, extent and temporary duration of the proposed development;
- the characteristics of the receiving environment in the context of the development site; and
- the mitigation measures proposed to avoid, prevent and minimise significant, negative effects on the receiving environment (e.g. the implementation of the outlined environmental management measures etc.).

It has been concluded that a sub-threshold EIA is not required for the proposed development, due to its minimal and limited impact on the receiving environment with respect to Schedule 7 and 7A of the Planning and Development Regulations 2001-2024 (as amended), Annex II of the EIA Directive and the screening checklist provided in the EC guidance document for EIA Screening, as set out in this document



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

www.fehilytimoney.ie

📍 Cork

📍 Dublin

📍 Carlow

