1. EUROPEAN SITE DATA

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

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

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	P8.HCP.25.14– Anglesea Terrace Apartments
Development consent type	Part 8 Application
Development location	*Anglesea Terrace, Cork*
Description of development	*Demolition of 4 no. existing buildings, boundary walls, removal of an existing carpark and the construction of 147 no. residential units, 1 no. café/restaurant and 2 no. office/retail units and all ancillary site works.*
Distance from cSAC	8km
Distance from SPA	2.3km
Relevant strategies or policies	*European Nature Directives (Habitats and Birds)* *EC (Birds and Natural Habitats) Regulations 2011* *Planning and Development Regulations 2001, as amended* *EIA Directives* *Cork City Development Plan 2022-2028* *National Biodiversity Action Plan 2023-2030* *Cork City Heritage and Biodiversity Plan 2021-2026*
EIS submitted?	No (EIA Screening report submitted)

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

	Yes / No
1. Is the proposed development directly connected to or necessary for the conservation management of the SPA and/or cSAC? *(If yes, no further assessment required. If no, screening required.)*	*No*
2. Is the proposed development located within or partly within the SPA?	*No*
3. Is the proposed development located within 100m of the SPA?	*No*
4. Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	*No*
5. Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	*No*
6. Could the proposed project increase the level of recreational or other use of marine or intertidal areas within the potential impact zone of the SPA?	*No*

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

		Yes / No
7.	Does the proposed development involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SPA?	*No*
8.	Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	*No*
9.	Does the existing wastewater treatment system have the capacity to treat any additional loading?	*Yes*
10.	Would the proposed development result in direct surface water or other discharge to water bodies in or feeding into the SPA or cSAC? Would it result in additional storm flows into a combined sewer and subsequently into a combined sewer overflow (CSO), resulting in increased frequency, quantity and/or duration of overflow from the CSO to watercourses feeding into the European sites?	*See Comments below*
11.	Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	*No*
12.	Could the proposed development give rise to increased risk of oil or chemical spillage or leaks within the marine environment or watercourse within the potential impact zone for the SPA or cSAC?	*No*
13.	Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	*No*

Comments or notes

The existing surface water infrastructure connecting the project site to the River Lee and the River Lee itself to the north represents the hydrological pathway connecting the project to the Cork Harbour SPA downstream. The potential impact to the River Lee that could arise as a result of the project is the discharge of polluted waters generated at the site to the river via the existing surface water infrastructure. The risk of a direct release of polluted surface waters to the River Lee is considered to be low and not significant given that the project site is buffered from the river by c. 250m.

With respect to indirect discharges for surface water from the project site to the River Lee via the existing surface water infrastructure during the construction phase it is noted that standard best practice measures are identified in the OCSC Construction & Environmental Management Plan and Section 3.5.12 of the Screening Report for Appropriate Assessment. The implementation of these measures shall provide protection against any potential pollution being generated at the project site. The measures set out in the OCSC Construction & Environmental Management Plan and repeated in Section 3.5.12 are consistent with Objective 9.5, Objectives 9.6 and Objectives 9.7 of the Cork City Development Plan 2022 – 2028 and their full implementation will in turn protect the River Lee against pollution during the construction phase of the project.

Surface water will be discharged from the project site to the River Lee during the operation phase. SuDS measures, as described in Section 3.2 of the Screening Report for Appropriate Assessment, will be implemented during the operation phase to manage and treat surface water generated during the operation phase. Also given that no car parking is proposed as part of the project there will be no potential for surface water to interact with project car parking areas. It is further noted that surface water generated at the project site during the operation phase will not represent a risk to the water quality of the River Lee. For instance the CIRIA c753 Simple Index approach assigns a pollution hazard ranking to surface water generated from residential roofs as very low.

It is noted that the measures referenced above are representative of features of the project that involve the removal of contaminants and that these features have been incorporated into the project in line with best practice approaches to construction works and the requirements of the Cork City Development Plan.

4. SCREENING CONCLUSION STATEMENT

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

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

☒ **Appropriate Assessment is not required**
It can be excluded through screening that the proposed development will have significant effects on the sites.

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

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

Further information required / Comments or Notes

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

Please refer to Appendix A for report titled; Screening Report for Appropriate Assessment Anglesea Terrace prepared by Doherty Environmental and dated June 2025.

Name:	
Position:	A/Director of Services - Housing
Date:	20/10/25

Appendix A

Stage 1 Appropriate Assessment Screening Report

Anglesea Terrace

Residential Development

Screening Report for Appropriate Assessment

DEC Ltd.

June 2025

Screening Report for Appropriate Assessment

Anglesea Terrace Residential Development

Cork

Document Stage	Prepared by
Final	Pat Doherty MSc, MCIEEM

Table of Contents

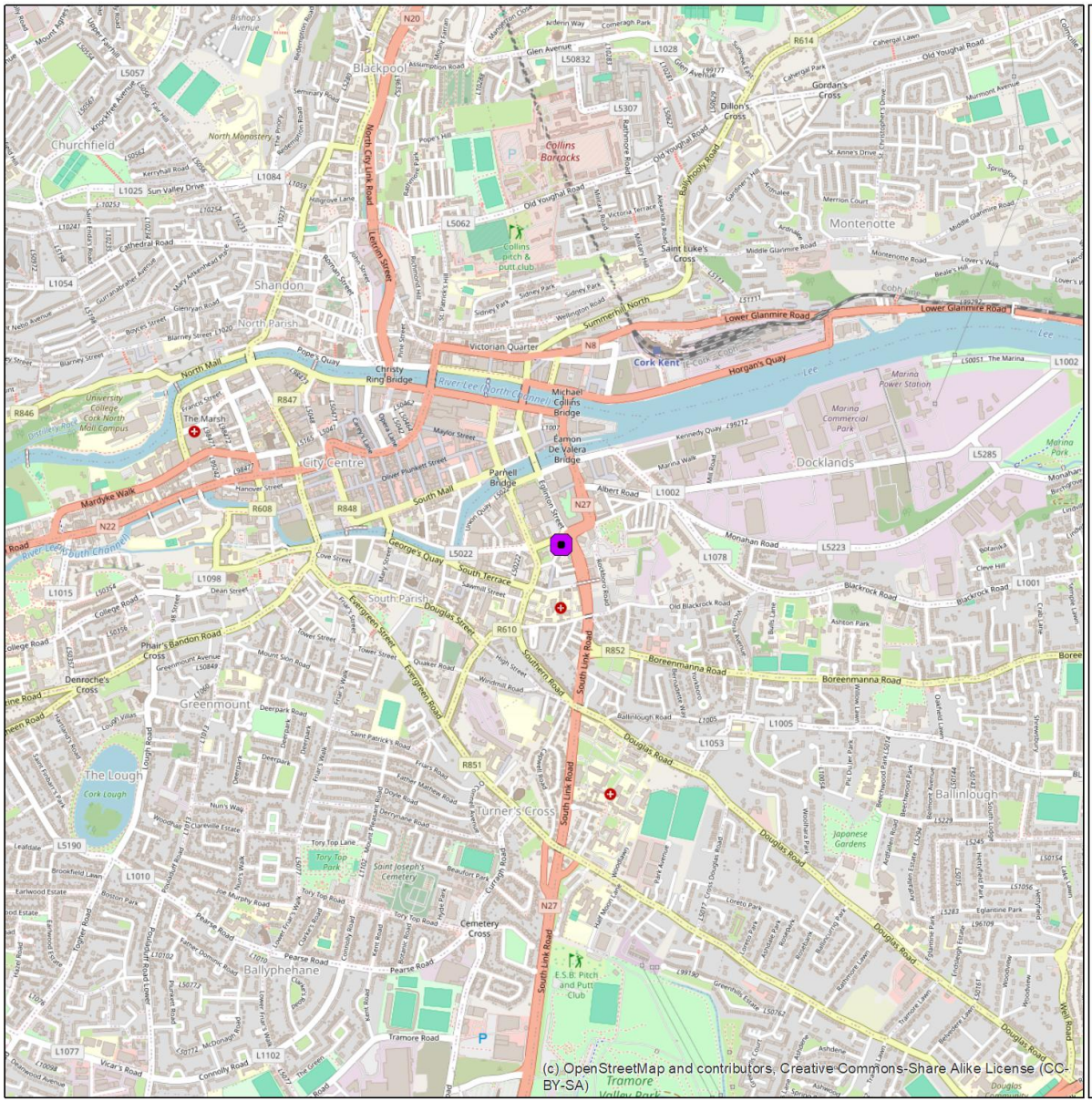
1.0 INTRODUCTION

Doherty Environmental Consultants (DEC) Ltd. have been commissioned MH Planning on behalf of the Land Development Agency to undertake a Screening for Appropriate Assessment for a proposed residential development at Anglesea Terrace, Cork (see Figure 1.1 for the location of project site).

This Screening Report for Appropriate Assessment forms Stage 1 of the Habitats Directive Assessment process and is being undertaken in order to inform the competent authority's assessment under Article 6(3) of the Habitats Directive 92/43/EEC (as amended). The function of this Screening Report is to identify the potential for the project to result in likely significant effects to European Sites and to provide information so that the competent authority can determine whether a Stage 2 Appropriate Assessment is required for the project.

1.1 STATEMENT OF AUTHORITY

This Appropriate Assessment Screening Report has been prepared by Mr. Pat Doherty BSc., MSc, MCIEEM, of DEC Ltd. Mr. Doherty is a consultant ecologist with over 20 years' experience in completing ecological impact assessments and environmental impact assessments. Pat has been involved in the completion of assessment reports for proposed developments and land use activities under the EIA Directive and Article 6 of the Habitats Directive since 2003 and 2006 respectively. He has extensive experience completing such reporting for projects located in a variety of environments and has a thorough understanding of the biodiversity issues that may arise from proposed land use activities. Pat was responsible for completing one of the first Appropriate Assessment reports for large scale infrastructure developments in Ireland when he prepared the Appropriate Assessment for the N25 New Ross Bypass in 2006/07. Since then, Pat has completed multiple examinations of both plans and projects in Ireland. He has completed Natura Impact Statements for national scale plans



Anglesea Terrace

Figure 1.1

Site Location

Project Site

N
W E
S

0 0.125 0.25 0.5 Km

Drawn By	PD
Date	15/10/2024
Data Source	OSM

such as Ireland's CAP Strategic Plan and National Seafood Development Plan and regional and county scale plans including County Development Plans, Local Area Plans, Tourism Strategies and Climate Action Plans. Pat has completed multiple Natura Impact Statements for a range of development types that include large scale infrastructure developments in sectors such as transport and energy as well as industrial, commercial and residential developments.

Pat has completed focused certified professional development training in Appropriate Assessment as well as in a range of ecological survey techniques and assessment processes. Training has been completed for National Vegetation Classification (NVC) and Irish Vegetation Classification (IVC) surveying, bryophyte survey for habitat assessment and identification, professional bat survey and assessment training, mammal surveying and specific training for bird and bat survey techniques. Ongoing training has been completed by approved training providers such as CIEEM, British Trust for Ornithology, the Botanic Gardens and the Field Studies Council.

1.2 LEGISLATIVE CONTEXT

Legislative protection for habitats and species is provided within the European Union by the Habitats Directive. The Habitats Directive has been implemented in Ireland and throughout Europe through the establishment of a network of designated conservation areas known as the Natura 2000 (N2K) network. The N2K network includes sites designated as Special Areas of Conservation (SACs), under the EU Habitats Directive and Special Protection Areas (SPAs) designated under the EU Birds Directive 2009/147/EC (as amended). SACs are designated in areas that support habitats listed on Annex I and/or species listed on Annex II of the Habitats Directive. SPAs are designated in areas that support: 1% or more of the all-Ireland population of bird species listed on Annex I of the EU Birds Directive; 1% or more of the population of a migratory species; and more than 20,000 waterfowl.

This Screening Report for Appropriate Assessment is being prepared in order to enable the competent authority to comply with Article 6(3) of Council Directive 92/43/EEC (The Habitats Directive). It is prepared to assess whether or not the project alone or in combination with other plans and projects is likely to have a significant effect on any European Site in view of best scientific knowledge and in view of the conservation objectives of the European Sites and specifically on the habitats and species for which the sites have been designated. Measures ***intended*** to avoid or reduce the harmful effects of the proposed project on European sites (i.e.

"mitigation measures") have not been taken into account in this screening stage appraisal of the project. It is noted that, as per the EC (2021) Guidelines, design and generic measures can be taken into account at the screening stage. Furthermore it is noted that European legal precedent[1] has established that account may be taken of features of a project which involve the removal of contaminants and which therefore may have the effect of reducing the harmful effects of the project on a European Site, where those features have been incorporated into that project as standard features, inherent in such a project, irrespective of any effect on the site.

1.2.1 Requirement for an Assessment under Article 6 of the Habitats Directive

According to section 177U(1) of the Planning and Development Act 2000 (as amended) the competent authority has a duty to:

- Determine whether the proposed Project is directly connected to or necessary for the management of one of more European Sites; and, if not,

- Determine if the Project, either individually or in combination with other plans or projects, would be likely to have a significant effect on the European Site(s) in view of best scientific knowledge and the Conservation Objectives of the site(s).

This report contains information to support a Screening for Appropriate Assessment and is intended to provide information that assists the competent authority when assessing and addressing all issues regarding the construction, operation and decommissioning of the Project and to allow the competent authority to comply with the Habitats Directive. Article 6(3) of the Habitats Directive defines the requirements for assessment of projects and plans for which likely significant effects on European Sites may arise. The Birds Directive and the Habitats Directive together list habitats and species that are of international importance for conservation and require protection. The Habitats Directive requires competent authorities, to carry out a Screening for Appropriate Assessment of plans and projects that are not directly connected to

[1] ECJ Judgement C-721/21 of the 15th June 2023

or necessary for the management of a European Site, to assess whether the plan or project alone or in combination with other plans or projects, would be likely to have significant effects on European Sites in view of best scientific knowledge and the Site's conservation objectives. This requirement is transposed into Irish Law by, inter alia, Part XAB of the Planning and Development Act, 2000 (as amended). Section 177U(4) of Part XAB of the Planning and Development Act states:

"The competent authority shall determine that an appropriate assessment of a draft Land use plan or a proposed development, as the case may be, is required if it cannot be excluded, on the basis of objective information, that the draft Land use plan or proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site. "

2.0 STAGE 1 SCREENING METHOD

This Screening Report has been prepared in order to comply with the legislative requirements outlined in Section 1.1 above and aims to establish whether or not the proposed project, alone or in combination with other plans or projects, would be likely to have significant effects on European Sites in view of best scientific knowledge and the Site's conservation objectives. In this context "likely" means a risk or possibility of effects occurring that **cannot** be ruled out based on objective information and "significant" means an effect that would undermine the conservation objectives of the European sites, either alone or in-combination with other plans and projects (Office of the Planning Regulator (OPR), 2021).

The nature of the likely interactions between the proposed development and the Conservation Objectives of European Sites will depend upon the:

- the ecological characteristics of the species or habitat, including their structure, function, conservation status and sensitivity to change; *and/or*
- the character, magnitude, duration, consequences and probability of the impacts arising from land use activities associated with the plan, in combination with other plans and projects.

This Screening Report for Appropriate Assessment has been undertaken in accordance with respective National and European guidance documents: Appropriate Assessment of Plans and

Projects in Ireland: Guidance for Planning Authorities (DEHLG 2010); *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC;* and *Office of the Planning Regulator – OPR Practice Note PN01: Appropriate Assessment Screening for Development Management* (2021)*,* and recent European and National case law. The guidance document *Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats Directive 92/43/EEC. European Commission (2018)* was also of relevance during the preparation of this Screening Report.

The EC (2021) guidelines outline the stages involved in undertaking a Screening Report for Appropriate Assessment for projects. The methodology adopted during the preparation of this Screening Report is informed by these guidelines and was undertaken in the following stages:

1. Describe the project and determine whether it is necessary for the conservation management of European Sites;

2. Identify European Sites that could be influenced by the project;

3. Where European Sites are identified as occurring within the zone of influence of the project identify potential effects arising from the project and screen the potential for such effects to negatively affect European Sites identified under Point 2 above; and

4. Identify other plans or projects that, in combination with the project, have the potential to affect European Sites.

3.0 PROJECT OVERVIEW

The development proposes the demolition of existing structures and construction of 147 no. residential units and 3 mixed-use units located at Anglesea Terrace, Old Station Road, Cork.

3.1 SURFACE WATER MANAGEMENT

The development is required to retain stormwater volumes predicted to be experienced during extreme rainfall events. This is defined as the volume of storm water generated during a 1-in-100-year storm event, increased by 20% for the predicted effects of climate change. In addition to this, based on the information received from Cork City Council's Drainage Department

regarding the current capacity and constraints of the existing drainage network, the project engineers were informed that the design of the attenuation tanks is to cater for the possibility of tidal lock in duration of 6-hours. This additional storage provision is included within the design.

The Greater Dublin Strategic Drainage Study (GDSDS) recommends that runoff rates for a proposed development such as the current project are restricted to greenfield run-off rates or 2.0l/s/ha, whichever is greater. The calculated Q-Bar rate was determined to be 3.03 l/s/ha. However, as per the Engineering Services Report, provided under separate cover with the planning application documentation, given the provision of tidal lock storage, limitations of the site, and its size, it is proposed to restrict the run-off from the subject site to 1 l/sec.

The topography of the development site generally falls from the northeastern boundary to the southwestern boundary.

All storm water from the proposed development shall be collected in 2no. attenuation tanks located along the northern and southwestern boundary of the development site. The majority of the storm water volume shall be stored in the tank located along the northern boundary. The southwestern tank shall only cater for the western pathway and has only been proposed due to the site level constraints.

The storm water from the southwestern boundary shall be pumped via a rising main into the main attenuation tank located along the northern boundary of the development site. The storm water from the main attenuation tank along the northern boundary shall be then discharged into an existing 450mm storm sewer along Old Station Road via gravity.

3.2 SUDS MEASURES

Sustainable Drainage Systems (SuDS) measures address challenges associated with urbanization, including flooding, water pollution and habitat loss. In essence, SuDS principles aim to mimic natural water management processes, promoting infiltration, storage, and evapotranspiration.

It is proposed to use the following SuDS measures for the proposed development:

a) Green Roof: Green roofs will be provided on the proposed building's flat roof areas and terraces at levels 4 and 7. During typical low-intensity rainfall events, these will collect and retain most rainwater falling on the roof areas until it subsequently evaporates. This will reduce the volumes of rainwater discharging to the public sewer network, as well as mitigating peaks in run-off and reducing the potential for contaminants to be washed from the roof, decreasing the development's impact on the receiving environment. Green roofs also have secondary environmental benefits, providing a temperature control effect by absorbing less solar radiation and improving air quality by trapping airborne particulate matter.
b) Permeable paving or porous asphalt – permeable paving such as western pathway and loading bay has been provided as part of the design of external hardstand areas.

An operational and maintenance schedule for the proposed attenuation tank, site manholes and drains. green roof, permeable paving is set out in Section 5.4 of the Engineering Services Report, provided under separate cover with the planning application documentation.

3.3 FOUL WATER DRAINAGE

A pre-connection inquiry connection was made to Uisce Éireann in 2024. Uisce Éireann has indicated that a wastewater connection is feasible without upgrades to existing Uisce Éireann infrastructure in its Confirmation of Feasibility, reference CDS25005992, dated 9th September 2025.

3.3.1 Sources of Foul Effluent

3.3.1.1 Residential Units

The Uisce Éireann Code of Practice for Wastewater Infrastructure specifies an average foul effluent flow rate of 165 litres per person per day for domestic dwellings (150 litres per person per day, plus a 10% allowance for external infiltration) and an average occupancy of 2.7 persons per residential unit. The development's applicable design population is therefore 397 people, and the foul effluent to be generated by the proposed residential units may be calculated as:

- 165 l/person/day.
- Dry Weather Flow (DWF)
- 165 l/person/day x 397 people = 65,505 l/day = 0.758 l/sec.
- Peak Flow (6 times DWF)
- 6 x 0.758 l/sec = 4.54 l/sec.

3.3.1.2 Mixed Use Unit

The proposed development also includes 3no. mixed use units. It is intended that these units shall be used as café/restaurant/office/retail.

The *Uisce Éireann Code of Practice for Wastewater Infrastructure* specifies an effluent flow rate of 28 litres per person per day for Restaurants – pre-prepared catering (25 litres per person per day, plus a 10% allowance for external infiltration). It is assumed that a maximum of 50no. people shall be using the café on a daily basis. Therefore, the foul effluent generated by the proposed mixed-use units may be calculated as;

- 28 l/person/day.
- Dry Weather Flow (DWF)
- 28 l/person/day x 50 people = 1,400 l/day = 0.0162 l/sec.
- Peak Flow (6 times DWF)
- 6 x 0.0162 l/sec = 0.0972 l/sec

3.3.2 Proposed Foul Outfall

All foul generated by the proposed development shall be collected in separate foul pipes and discharged into the 300mm diameter combined sewer along Anglesea Terrace to the south via gravity.

In addition, a small basement is proposed within the development which comprises of sprinkler tanks, wet riser tanks, water and break tank room, and a pump room. The foul run-off from the basement shall be pumped via a rising main to the standoff manhole at the surface level and ultimately discharge into the existing combined sewer via gravity.

3.4 WATER SUPPLY

3.4.1 Residential units water demand

The proposed development comprises of 147no. apartment units.

The Uisce Éireann Code of Practice for Water Infrastructure specifies an average potable water demand of 150 litres per person per day for domestic dwellings, and an average occupancy of 2.7 persons per residential unit. The development's applicable design population is therefore 397 people, and the average potable water demand of the proposed development may be calculated as:

- 150 l/person/day.
- Average water demand
- 150 l/day x 397 people = 59,550 l/person/day = 0.689 l/sec
- Average day/peak week demand
- 0.689 x 1.25 = 0.8612 l/s
- Peak water demand (5 times average water demand)
- 5 x 0.8612 l/sec = 4.3062 l/sec.

3.4.2 Mixed-use units water demand

The proposed development also includes 3no. mixed use units. It is intended that these units shall be used as café/restaurant/office/retail.

The *Uisce Éireann Code of Practice for Water Infrastructure* does not specify potable water consumption rates for non-domestic uses. On the principle that the development's water consumption shall not exceed its foul effluent generation, the foul generation rates used in sub-section 3.3 have therefore also been employed for calculating average potable water demand (omitting the 10% increase corresponding to foul drainage infiltration). It is assumed that a maximum of 50no. people shall be using the café on a daily basis. Therefore, the water demand generated by the café may be calculated as:

- 25 l/person/day.
- Average Water Demand
- 25 l/person/day x 50 people = 1,250 l/day = 0.0144l/sec.
- Average day/peak week demand
- 0.0144 x 1.25 = 0.0180 l/s
- Peak water demand (5 times average water demand)
- 5 x 0.0180 l/sec = 0.0904 l/sec.

3.4.3 Proposed Water main Connection Point

It is proposed to connect into the existing 100mm cast iron watermain running along Anglesea Terrace via a 100mm connection from the proposed development.

A Pre-Connection Enquiry (PCE) was submitted to Uisce Éireann for the proposed development. As a response to the PCE, a Confirmation of Feasibility (CoF) was issued by Uisce Éireann which states a water connection is feasible subject to upgrades:

'In order to accommodate the proposed connection, approximately 110m of local water network upgrades will be required to provide additional network capacity. Uisce Éireann does not currently have any plans to undertake these works, therefore the applicant will be required

to fund these local network upgrades. The fee for these works will be calculated at a connection application stage.'

It is proposed to upgrade the existing watermain to provide additional network capacity.

3.5 CONSTRUCTION PHASE

Details of the approach to the construction phase are set out in the following subsections below. The approach to the construction phase will be subject to agreement with the construction contractor upon appointment. The agreed approach to the construction phase will be required to adhere to all standard best construction practices set out in the following subsections below.

3.5.1 Construction Sequence

As set out in more detail below, the construction of the project will be carried out in the following phases:

- Phase 1: Site Preparation & Enabling Works.
- Phase 2: Substructure Works.
- Phase 3: The RC Superstructure Works, including all associated works.
- Phase 4: Public Realm & Landscaping Works.

The proposed works will be constructed in the following sequence.

- Demolition of existing building structures.
- The local excavation for the construction.
- The construction of the underground drainage and services.
- The installation of the first level of the superstructure reinforced concrete walls and columns.
- The installation of the insulation and waterproofing below the ground floor slab.
- The construction of the ground floor reinforced concrete floor slab.

- Erection of concrete stairs and lift cores to roof level. This core will be undertaken in concrete framed construction.
- Erection of the remaining reinforced concrete framed superstructure. The structure will consist of a concrete flat slab supported on internal/ perimeter columns and reinforced concrete cores.
- Construction of facades in accordance with the architect's drawings and specifications.
- Roof completions.
- Mechanical and electrical installations.
- Internal fitout works.
- The remaining tie in works to the substructure drainage.
- External works.

3.5.2 Site Hoarding

Within the Outline CEMP by CS Consulting, it indicates the proposed layout of the hoarding that will be required during the construction phase of the project. It is noted that the location of hoarding on the public street will be subject to a separate agreement and or licence between the main contractor and Cork City Council. However, for the purposes of this report, it should be noted that the hoarding measures proposed will consist of a 3.0m high hoarding along the edge of existing footpaths.

Signage will be provided on all hoarding in conjunction with adjoining traders to direct pedestrians and to convey that "business as usual" will continue during the construction process.

The hoarding will be removed on completion of the building facades & external paving works.

3.5.3 Site Access

An existing vehicular access to the site is located on Anglesea Terrace, at its southern boundary. This will serve for all demolition, clearance, piling, and excavation works on the site.

Security personnel will be present at the entrance/exit of the site to ensure all exiting traffic will do so safely. A self-contained wheel wash system will be installed at the exit from the site, to

minimise dirt being carried out into the public road. Side baffles prevent the dispersal of washed dirt, and an inbuilt reservoir collects all runoff from the wheel wash system. Water is filtered and recirculated within the system, reducing water usage. All washed solids are segregated by settlement and are either reused on site or removed and disposed of in the same manner as other spoil material.

A road sweeper will be employed as required to keep public roads around the site clean.

3.5.4 Tower Crane

It is intended that at least one (or more) tower crane(s) will be erected for the construction of the superstructure. The tower cranes will be required for the erection of the building frame and super structure and, given the scale of the building, a Heavy-Duty Tower Crane will be provided and will be located centrally within the site.

3.5.5 Piling

The structure will be supported on reinforced concrete piles. There will be some limited dewatering works required for the basement of this development. The dewatering will be undertaken in localised areas and will be used to drop the water table locally during the construction of the foundations. It is proposed to pump the ground water to the onsite settlement and filtration treatment train prior to discharge to the existing sewer network. The piles will be installed from the existing ground level using the concrete hardstanding as a piling matt for the scheme.

A low-noise-and-vibration piling rig will be used for all piling works.

3.5.6 Excavation

The construction works will involve the excavation of approximately 4,417m^3 of material from the site.

All excavated material will need to be removed offsite for appropriate reuse, recovery and/or disposal. If material is removed off-site it could be reused as a by-product (and not as a waste). If this is done, it will be done in accordance with Regulation 27 of the European Communities (Waste Directive) Regulations 2011, as amended, which requires that certain conditions are

met and that by-product notifications are made to the EPA via their online notification form. Excavated material should not be removed from site until approval from the EPA has been received. The potential to reuse material as a by-product will be confirmed during the course of the excavation works, with the objective of eliminating any unnecessary disposal of material. Clean inert material may be used as fill material in other construction projects or engineering fill for waste licensed sites. Beneficial reuse of surplus excavation material as engineering fill may be subject to further testing to determine if materials meet the specific engineering standards for their proposed end use.

Site investigations at the proposed development site collected 22 no. samples from six boreholes. The samples were analysed and characterised to be non-hazardous waste. In the event that contaminated material is encountered and subsequently classified as hazardous, this material will be stored separately to any non-hazardous material. It will require off-site treatment at a suitable facility or disposal abroad via Transfrontier Shipment of Wastes (TFS). Any such material temporarily stored on site, prior to collection and removal to a suitably licenced facility, will be done so under cover to prevent runoff.

In the event that Asbestos Containing Materials (ACMs) are found within the excavated material, the removal will only be carried out by a suitably permitted waste contractor, in accordance with the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 and the Best Practice Guidance for Handling Asbestos (2023) 20. All asbestos will be taken to a suitably licensed or permitted facility.

3.5.7 Construction Sequence – Further Details

As stated above, the construction of the proposed development will be carried out in the following phases:

- Phase 1: Site Preparation & Enabling Works.
- Phase 2: Substructure Works.
- Phase 3: The RC Superstructure Works, including all associated works.
- Phase 4: Public Realm Works.

3.5.7.1 Phase 1

A site compound will be co-ordinated by the main contractor on appointment and will be positioned within the boundary of the project site.

3.5.7.2 Phase 2

The piling for the substructure will be carried out from the existing ground level that is currently a concrete slab. Much of the substructure will be constructed at the existing ground level, thereby reducing the volume of excavation and soil to be removed off site.

The reinforcement concrete pile caps and the ground beams will be constructed below the lower ground floor level with RC retaining walls to ground floor level at the perimeter.

3.5.7.3 Phase 3

The main structural Frame will be completed following from the execution of the substructure works and ground floor slab.

The cores will be undertaken in concrete-framed construction; construction of concrete columns and upper floor concrete slabs; construction of glazing and stone facades; roof completions; mechanical and electrical installations; internal apartment fit out works; and external drainage and services.

On completion of the building structure, the building envelope will be completed and will include glazing and other façade elements, roof finishes and other completions.

During Phase 3 ready-mixed concrete will be brought to the proposed development site by truck and the pouring of concrete shall take place within a designated area to prevent concrete run-off into the soil / groundwater media. Washout of concrete transporting vehicles shall take place at an appropriate facility, offsite or where onsite wash out will be captured, for disposal off-site.

3.5.7.4 Phase 4

The public realm and landscaping works, including boundary treatments are to be completed in this final phase.

3.5.8 Site Compound

As part of the development programme, the construction compound and staging area will be located within the project site.

All materials will be stored within the site compound. Any temporary stockpiles stored onsite will be covered to prevent runoff.

3.5.9 Work on Public Roads

Works on public roads outside the site will be co-ordinated and will be co-ordinated with Cork City Council and the adjoining businesses and residents. These works include: footpath replacement and/or repair works; public lighting; and improved public realm works. Any existing dropped kerbs, not intended to serve as a vehicle access route or pedestrian crossing, are to be removed and replaced with full height kerbs.

Secure site hoarding will be installed around any works outside of the site, with controlled access points.

3.5.10 Hours of Work

Construction operations on site will generally be subject to planning permission and conditions. However, it may be necessary for some construction operations to be undertaken outside these times, for example, service diversions and connections, concrete finishing and fit-out works. Deliveries of materials to site will generally be between the hours of 07:00 and 18:00, Monday to Friday, and 08:00 to 14:00 on Saturdays. There may be occasions where it is necessary to make certain deliveries outside these times, for example, where large loads are limited to road usage outside peak times. Any such deliveries will be made with the advance agreement of CCC.

3.5.11 Demolition

The demolition stage will involve the demolition and removal of 4 no. existing buildings on site. The demolition areas are identified in the planning drawings provided with this application. The anticipated demolition waste and rates of reuse, recycling / recovery and disposal are shown in Table 3.1, below.

Table 3.1: Estimated off-site reuse, recycle and disposal rates for demolition waste

Waste Type	Tonnes	Reuse		Recycle / Recovery		Disposal	
		%	Tonnes	%	Tonnes	%	Tonnes
Glass	0.8	0	0.0	85	0.7	15	0.1
Concrete, Bricks, Tiles, Ceramics	87.1	30	26.1	65	56.6	5	4.4
Plasterboard	4.8	30	1.4	60	2.9	10	0.5
Asphalts	9.5	0	0.0	25	2.4	75	7.1
Metals	34.8	5	1.7	80	27.9	15	5.2
Slate	1.6	0	0.0	85	1.3	15	0.2
Timber	19.0	10	1.9	60	11.4	30	5.7
Asbestos	0.8	0	0.0	0	0.0	100	0.8
Total	**158.4**		**31.2**		**103.2**		**24.0**

3.5.12 Construction Phase Water Management

During piling and excavation works groundwater is expected to be will be encountered.

Groundwater pooling in piling bores and/or excavations and surface water runoff collected onsite will be treated by settlement and filtrations prior to discharge to the existing combined sewer. Total Suspended Solids (TSS) and colour will be monitored daily by a hand held multi parameter water quality probe.

Any groundwater encountered in excavations and run off generated within the project site during the construction phase will be directed to an onsite settlement pond and/or tank. Runoff will be filtered and treated to remove hydrocarbons and sediment. Total Suspended Solids (TSS), pH/Electrical Conductivity and colour will be monitored daily by a hand held multi parameter water quality probe. In addition, the outlet from the settlement pond will incorporate a turbidity monitor with alarm at high level. In the event that treated water discharging from the settlement pond/tank fail to meet the required standards, as set out in the discharge licence,

water will be recirculated to the inlet of the settlement pond to provide further time for settlement. A penstock will be provided on the outlet from the settlement pond to control discharge from the site.

Dewatering of all working areas during and at the end of each working day will be undertaken using pumps. A back-up pump and generator will be provided onsite. If necessary transport of water off-site in tankers (to appropriately licensed facilities) if volumes prevent effective settlement and treatment onsite prior to discharge.

Contaminated groundwater, if encountered on site in excavated areas, could result in contaminated groundwater being directed to the onsite water treatment train and discharged from the construction site. It is noted that the results of site investigations did not identify the presence of any contaminated ground within the site, indicating that ground at the project site is uncontaminated. Notwithstanding the results of the baseline site investigations a comprehensive suite of site investigation will be completed prior to the commencement of construction to confirm the absence of contaminated ground from the site, as indicated by the baseline site investigations. In the event that contaminated ground is identified the extent will be established during the pre-construction site investigations and the ground will be excavated and removed offsite for disposal as per the approach set out in Section 2.4.6 above. The removal of such contaminated material from the site will eliminate the potential source of future contamination to groundwater.

Where groundwater is struck during the pre-construction site investigations at locations of contaminated ground, groundwater samples will be collected and analysed for contaminant concentrations. Where concentrations exceed environmental quality standards for the specific contaminants present, then the groundwater will be collected during excavation of the contaminated ground and disposed of offsite at a suitably licenced treatment facility. Where no environment quality standards for specific contaminants are exceeded, the groundwater arising from the excavation of contaminated ground will be directed to the onsite settlement and filtration treatment train prior to discharge to the existing sewer network.

There shall be no direct pumping of contaminated water from the works to the public drainage at any time.

A self-contained wheel wash will be provided on site as per Section 3.5.3 above.

In addition to the above the following suite of standard and generic construction measures will be put in place to protect against the generation of contaminated waters at the project site during the construction phase:

- Storage – all equipment, materials and chemicals will be stored a minimum distance of 25m away from any surface water body (i.e. the River Lee). Chemical, fuel and oil stores will be sited on impervious bases and within a secured bund of 110% of the storage capacity, within the lay down area.

- The integrity and water tightness of all the bunding structures and their resistance to penetration by water or other materials stored therein shall also be tested and demonstrated.

- All fuel oil fill areas will have an appropriate spill apron and spill kits will be provided on site.

- Vehicles and refuelling – standing machinery will have drip trays placed underneath to prevent oil and fuel leaks causing pollution. Where practicable, refuelling of vehicles and machinery will be carried out on an impermeable surface in designated areas, well away from any surface waterbody.

- Maintenance – maintenance to construction plant will not be permitted on site, unless vehicles have broken down necessitating maintenance at the point of breakdown. All necessary pollution prevention measures will be put in place prior to commencement of maintenance in this instance;

- Concrete - Wet concrete operations will be carried out in dry conditions. Runoff from wastewaters or contaminated surface water runoff will be directed to construction phase surface water drainage system to be installed on site;

- Mess, sanitation and welfare facilities will be required during construction and will be located at the construction compound. Foul effluent will make use of chemical facilities with periodic removal for offsite disposal.

4.0 DESCRIPTION OF THE PROJECT SITE

4.1 OVERVIEW

The project site is situated within the centre of Cork City. It is representative of made ground.

A review of historical mapping (6-inch colour map (1829 to 1842; 6 inch Cassini, 1830's) and the 25 inch map, 1888 to 1913) has been completed.

The 6 inch historical map indicates that the site was surrounded by Lime and Salt Works to the South; Gas Works to the East, Haymarket to the North and Buildings to the west. The 25 inch historical map indicates that the site was surrounded by railway line to the east, buildings to the south; haymarket to the north and an asylum to the west.

4.2 SOILS & GEOLOGY

The bedrock underlying the site is dominated by massive unbedded lime-mudstone of the Waulsortian Formation.

The subsoils are dominated by till derived from Devonian sandstone, while the soils are dominated by acid brown earth. The Geological Survey of Ireland (GSI) map viewer does not indicate the presence of any wells within the project site.

Groundwater vulnerability underlying the subject lands is predominantly classified at high to extreme vulnerability.

Site investigations at the proposed development site collected 22 no. samples from six boreholes. The samples were analysed and characterised to be non-hazardous waste. In the event that contaminated material is encountered and subsequently classified as hazardous, this material will be stored separately to any non-hazardous material.

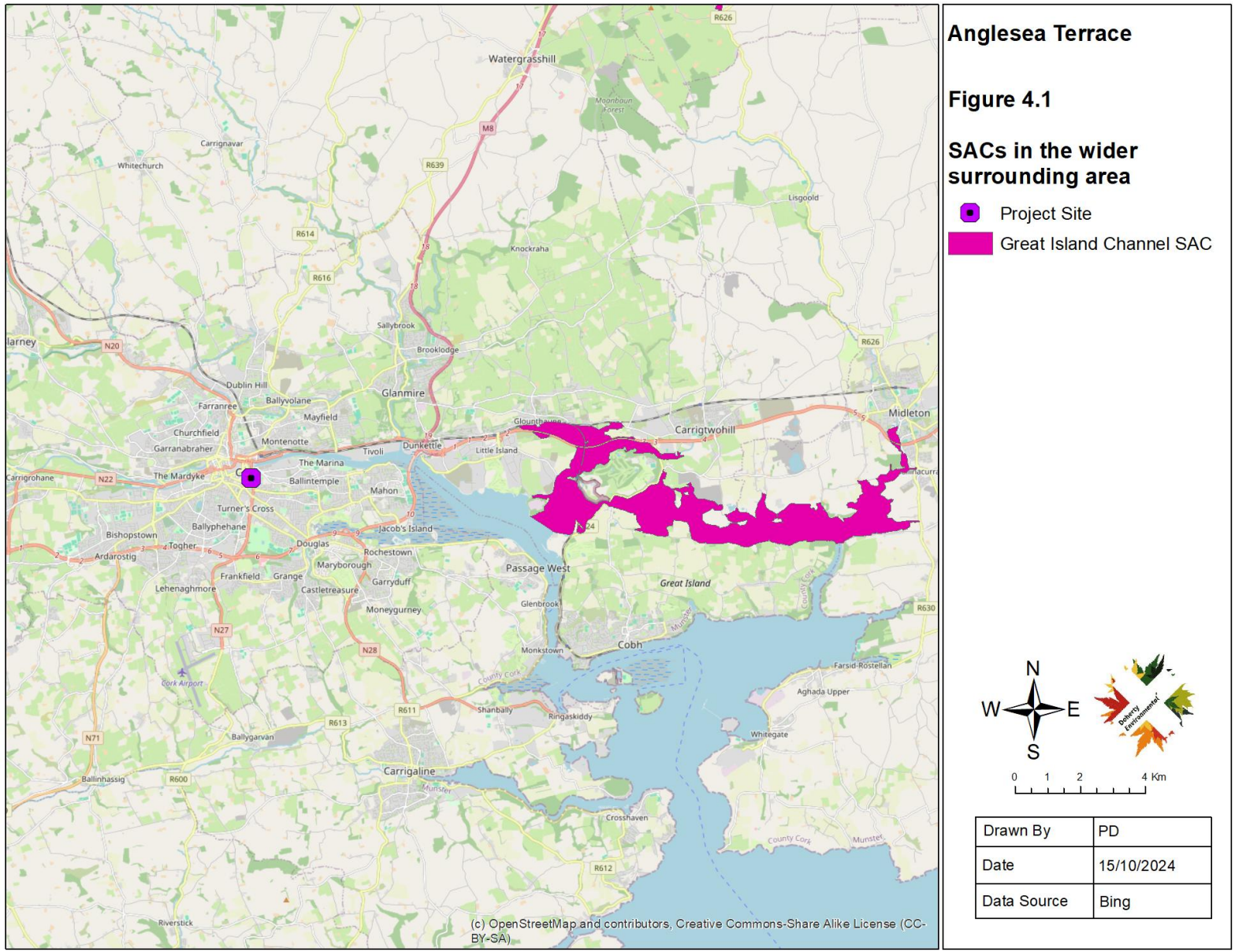
4.3 HYROLOGY

The project site is separated from the south channel of the River Lee. This section of the River Lee to the north of the project site is tidal and forms part of the Lee Estuary Lower transitional waterbody (Water Framework Directive (WFD) Code IE_SW_060_0900).

4.4 DESIGNATED CONSERVATION AREAS

The project site is not subject to any statutory designations for nature conservation. The spatial relationship between the project site and SACs, SPAs and NHAs/pNHAs occurring in the wider area surrounding the project site are shown on **Figure 4.1** to **4.3** below. The nearest European Site to the project site is the Cork Harbour SPA, located approximately 2.3km to the southeast. The River Lee, located approximately 250m to the north of the project site drains to the Cork Harbour SPA. The nearest SAC to the project site is the Great Island Channel SAC, located within areas of Cork Harbour approximately 8km to the east

.



Anglesea Terrace

Figure 4.1

SACs in the wider surrounding area

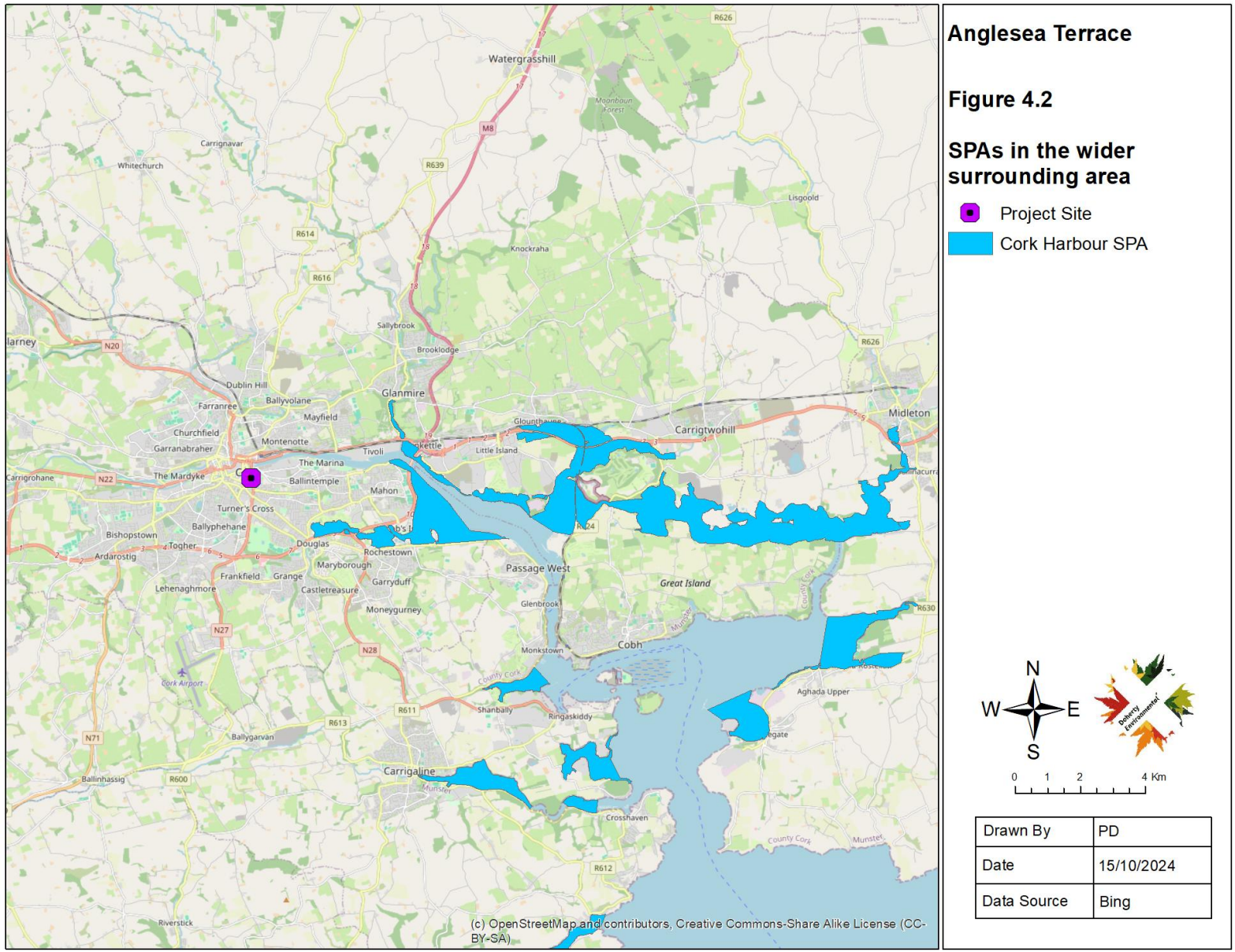
Project Site

Great Island Channel SAC

N
W E
S

0 1 2 4 Km

Drawn By	PD
Date	15/10/2024
Data Source	Bing



Anglesea Terrace

Figure 4.2

SPAs in the wider surrounding area

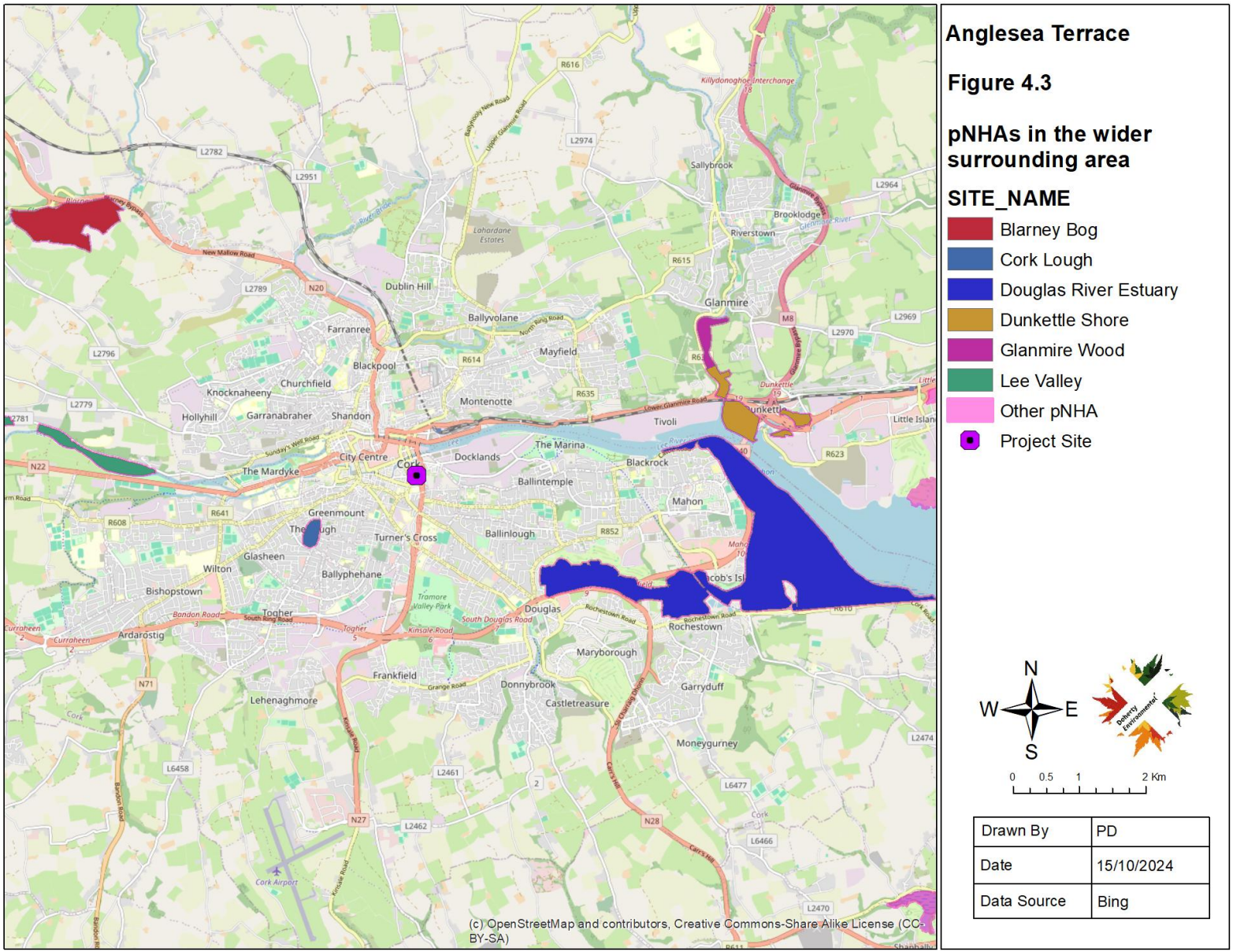
Project Site

Cork Harbour SPA

N
W E
S

0 1 2 4 Km

Drawn By	PD
Date	15/10/2024
Data Source	Bing


Anglesea Terrace
Figure 4.3
pNHAs in the wider surrounding area
SITE_NAME
Blarney Bog
Cork Lough
Douglas River Estuary
Dunkettle Shore
Glanmire Wood
Lee Valley
Other pNHA
Project Site
N
W
E
S
0 0.5 1 2 Km
Drawn By PD
Date 15/10/2024
Data Source Bing
(c) OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)
Cork
City Centre
Docklands
The Marina
Blackrock
Mahon
Douglas
Rochestown
Glanmire
Sallybrook
Riverstown
Brooklodge
Dublin Hill
Ballyvolane
Farranree
Blackpool
Churchfield
Knocknaheeny
Hollyhill
Garranabraher
Shandon
Montenotte
Mayfield
Tivoli
Ballintemple
Ballinlough
Turner's Cross
Greenmount
Glasheen
Wilton
Ballyphehane
Bishopstown
Togher
Ardarostig
Lehenaghmore
Frankfield
Donnybrook
Castletreasure
Maryborough
Garryduff
Moneygurney
The Mardyke
Cork Airport

There are no natural pathways connecting the project site to any European Sites or NHAs/pNHAs occurring in the surrounding area. The management of surface water and wastewater will require consideration with respect to potential connectivity to European Sites i.e. Cork Harbour SPA and Great Island Channel SAC, occurring in the wider surrounding area.

4.5 HABITATS & FLORA

The habitat at the project site comprised of buildings and artificial surfaces. The site is largely devoid of vegetation and does not support semi-natural habitats or areas of greenfield/vegetated ground cover. Existing trees to be retained are located to the east of the site. No non-native invasive plant species were observed on site during field surveys.

No protected non-volant mammals were observed on site during field surveys. Furthermore the project site does not offer suitable habitat for supporting resting or breeding places for protected non-volant mammals

The buildings within the project site were inspected on the 26th August 2024 for their potential to function as roost sites for bats and for the presence of roosting bats. This inspection was completed by searching buildings for the presence of roosting bats and field signs indicating their presence. Such field signs include droppings, staining and prey remains.

The buildings on site are of low potential for supporting roosting bats.

No roosting bats were observed on site during a roost emergence survey completed at the project site in August 2024.

Bat activity was very low during the night time roost survey completed on site with only one no. bat pass recorded of a Leisler's bat flying high overhead.

A survey of the project site for the presence of birds and nest sites was completed in August 2024. No occupied nests were identified on site. An unoccupied song bird nest was observed in the former laboratory. No evidence of use of the nest during the 2024 breeding season was

observed during the site visit completed on the 26th August 2024. The only species observed on site during the survey was feral pigeon, roosting on the rafters of the storage buildings.

5.0 IS THE PROJECT NECESSARY FOR THE CONSERVATION MANAGEMENT OF EUROPEAN SITES

The project has been described in Section 3 of the Screening Report and it is clear from the description provided that the project is not directly connected with or necessary for the future conservation management of any European Sites.

6.0 EUROPEAN SITES OCCURRING WITHIN THE ZONE OF INFLUENCE OF THE PROJECT

Current guidance (OPR, 2021) informing the approach to screening for Appropriate Assessment defines the zone of influence of a proposed development as the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. It is recommended that this is established on a case-by-case basis. For projects that are located within or immediately adjacent to European Sites, the relevant European Site should be automatically selected for consideration in the screening exercise. The project is not located within or adjoining any European Sites and as such no European Site are automatically selected for further consideration.

For European Sites located further afield it is recommended that a Source-Pathway-Receptor (SPR) framework is used to established whether or not European Sites occur within the zone of influence of the project (OPR, 2021). The European Sites occurring within the wider surrounding area comprise the Cork Harbour SPA and the Great Island Channel SAC. The Cork Harbour SPA is located approximately 2.3km (as the crow flies) overland to the southeast the project, whilst the Great Island Channel SAC is located approximately 8km (as the crow flies) overland to the east the project. The spatial relationship between these two European Sites and the project is shown on Figure 4.1 and Figure 4.2 above.

Other European Sites occur at a greater distance from the project site. These European Sites are not considered in this screening report as there is no connectivity or potential impact pathways

linking the project site to these European Sites due to their location in separate hydrological catchments; the distance from the project site to these European Sites; the absence of suitable habitat at the project site to support mobile species; and/or the absence of any evidence of mobile species, such as special conservation interest bird species of SPAs, relying on the project site.

The next step of this Screening exercise is to identify whether or not the Cork Harbour SPA or the Great Island Channel SAC occur within the zone of influence of the project. This is established using the SPR model.

Using the SPR framework, the project, as described in Section 3 of this Screening Report, represents the elements that are required to be examined as the potential source of any impacts to these European Sites. The receptors represent European Sites and their associated qualifying features of interest. European Sites and their associated qualifying features are likely to occur in the zone of influence of the project only where pathways establish a link between the project and a European Site. The presence of pathway connecting the project site to European Sites is provided in Section 6.2 below. In advance of this an overview of the Cork Harbour SPA and the Great Island Channel SAC is provided in Section 6.2.

6.1 OVERVIEW OF EUROPEAN SITES

6.1.1 Cork Harbour SPA

Cork Harbour SPA is a large European Sites consisting of a number of discrete sections associated with river estuaries. The section most relevant to the project site is that occurring along either bank of the River Lee Estuary. Other areas of the SPA are located in the outer River Lee estuary and Cork Harbour and these are considered in the context of this NIS by examining the potential for wastewater generated at the project site to combine with existing effluent discharges from the Carrigrennan WWTP outfall to result in negative effects to water quality and associated adverse effects to wetland habitats and bird species of the SPA.

The special conservation interests of Cork Harbour SPA include a list of 23 wetland bird species and wetland habitats.

The special conservation interest bird species (with EU Birds Directive Code No. in parenthesis) are as follows:

- Little Grebe (Tachybaptus ruficollis) [A004]
- Great Crested Grebe (Podiceps cristatus) [A005]
- Cormorant (Phalacrocorax carbo) [A017]
- Grey Heron (Ardea cinerea) [A028]
- Shelduck (Tadorna tadorna) [A048]
- Wigeon (Anas penelope) [A050]
- Teal (Anas crecca) [A052]
- Pintail (Anas acuta) [A054]
- Shoveler (Anas clypeata) [A056]
- Red-breasted Merganser (Mergus serrator) [A069]
- Oystercatcher (Haematopus ostralegus) [A130]
- Golden Plover (Pluvialis apricaria) [A140]
- Grey Plover (Pluvialis squatarola) [A141]
- Lapwing (Vanellus vanellus) [A142]
- Dunlin (Calidris alpina) [A149]
- Black-tailed Godwit (Limosa limosa) [A156]
- Bar-tailed Godwit (Limosa lapponica) [A157]
- Curlew (Numenius arquata) [A160]
- Redshank (Tringa totanus) [A162]
- Black-headed Gull (Chroicocephalus ridibundus) [A179]
- Common Gull (Larus canus) [A182]
- Lesser Black-backed Gull (Larus fuscus) [A183]
- Common Tern (Sterna hirundo) [A193]

The wetland habitats of the SPA include intertidal mudflats, saltmarshes and estuaries.

6.1.1.1 Documented threats & pressures

The NPWS have documented threats and pressures to the Cork Harbour SPA in their Natura 2000 Data Return Form for this SPA. The threats and pressures to this SPA have been ranked in terms of low, medium and high impacts. These threats and pressures and their associated impact rank are as follows:

- Nautical sports (medium impact);
- Shipping lanes (medium impact);
- Fertilisation (medium impact);
- Leisure fishing (medium impact);
- walking, horseriding and non-motorised vehicles (medium impact);
- Marine and Freshwater Aquaculture (High Impact);
- Industrial or commercial areas (high impact);
- Roads, motorways (high impact);
- Urbanised areas, human habitation (high impact);
- Port areas (high impact).

In addition to the threats and pressures listed above the Conservation Objectives Supporting Documentation (NPWS, 2014) for the Cork Harbour SPA has identified activities within or in the vicinity of the River Lee Estuary and the associated sub-sites that have the potential to result in a disturbance effect to wetland bird species. The activities that have the potential to result in disturbance events to birds within these subsites are as follows:

1. Shipping channels;
2. Railway;
3. Power boating and water skiing; and

4. Walking, including dog walking.

6.1.1.2 Conservation Objectives

Site-specific Conservation Objectives for the Cork Harbour SPA have been published by the NPWS (NPWS, 2014a). The overall Conservation Objectives for the special conservation interest bird species of the Cork Harbour SPA is to maintain the favourable conservation status of bird species for which the SPA is designated. The favourable conservation status of bird species will be achieved when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis

Favourable conservation status of wetland habitats is achieved when:

- its natural range, and area it covers within that range, are stable or increasing
- the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and;
- the conservation status of its typical species is favourable.

The site-specific Conservation Objectives for the Cork Harbour SPA aim to define the favourable conservation status its special conservation interest bird species. The site-specific Conservation Objectives for these species occurring within the sphere of influence of the project are outlined in Table 6.1 below.

Table 6.1: Site-Specific Conservation Objectives for Cork Harbour SPA Special Conservation Interest Species and the Great Island Channel SAC qualifying habitats

Attribute	Measure	Target	Notes

Cork Harbour SPA			
Population trend	Percentage change	Long term population trend stable or increasing	Waterbird population trends are presented in part four of the conservation objectives supporting document
Distribution	Number and range of areas used by waterbirds	No significant decrease in the range, timing and intensity of use of areas by light-bellied brent geese, Oystercatcher, Black-tailed Godwit, Dunlin and Redshank other than that occurring from natural patterns of variation	Waterbird distribution from the 2011/2012 waterbird survey programme is discussed in part five of the conservation objectives supporting document.

6.1.2 Great Island Channel SAC

The Great Island Channel SAC is designated for its role in supporting two no. qualifying Annex 1 habitats, namely, tidal mudflats and sandflats and Atlantic salt meadows. The distribution of these habitats within the SAC is shown on Figure 6.1. Site-specific Conservation Objectives for the Cork Harbour SPA have been published by the NPWS (NPWS, 2014b).

The site-specific Conservation Objectives for the Cork Harbour SPA aim to define the favourable conservation status its special conservation interest bird species. The site-specific Conservation Objectives for these species occurring within the sphere of influence of the project are outlined in Table 6.2 below.

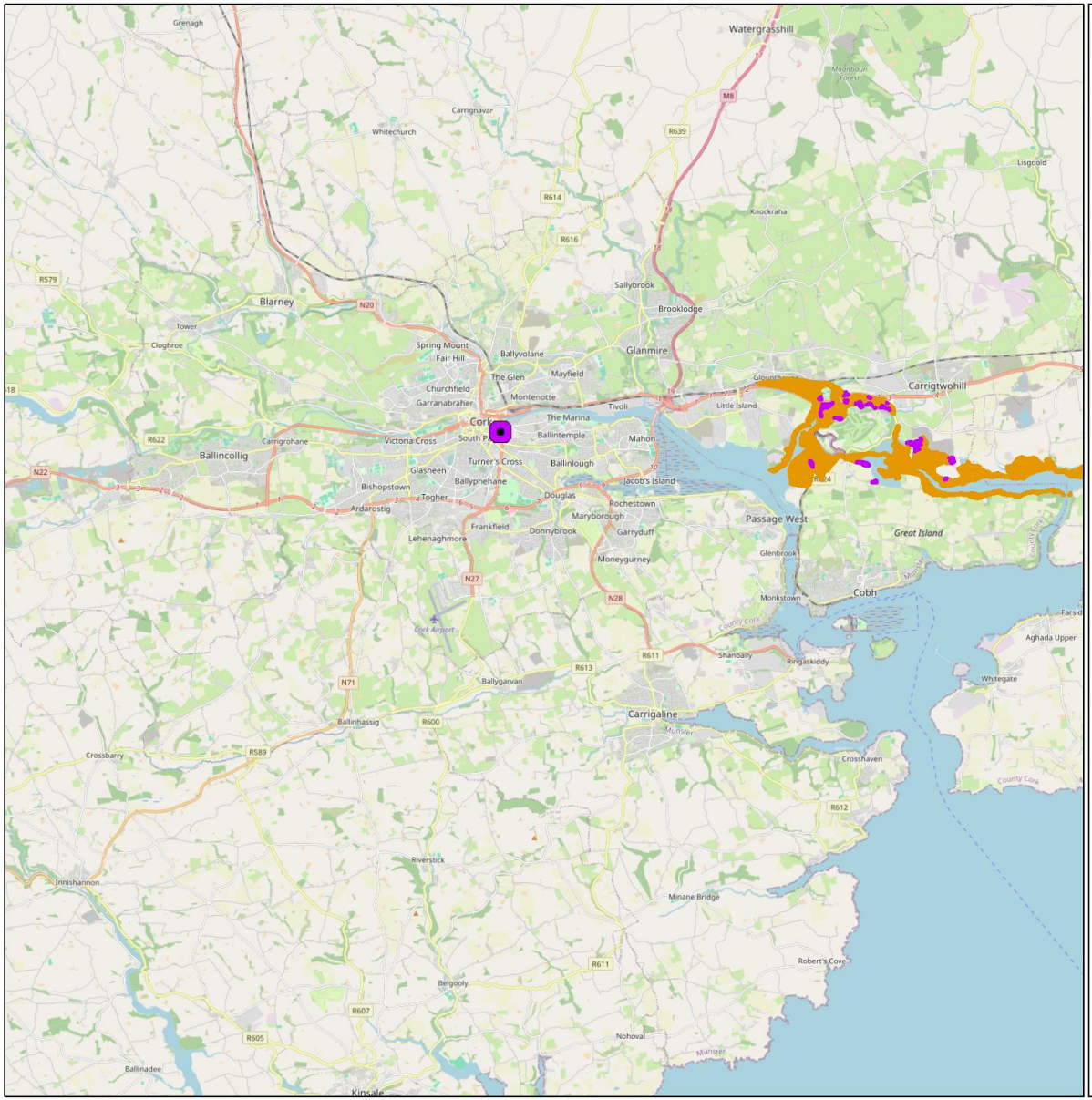

Watergrasshill
Carrignavar
Whitechurch
Knockraha
Blarney
Tower
Cloghroe
Spring Mount
Fair Hill
Ballyvolane
Glanmire
The Glen
Mayfield
Churchfield
Garranabraher
Montenotte
Tivoli
The Marina
Cork
South P
Ballintemple
Mahon
Victoria Cross
Carrigrohane
Ballincollig
Turner's Cross
Ballinlough
Glasheen
Ballyphehane
Jacob's Island
Bishopstown
Togher
Douglas
Rochestown
Ardarostig
Maryborough
Frankfield
Donnybrook
Garryduff
Passage West
Great Island
Lehenaghmore
Moneygurney
Glenbrook
Monkstown
Cobh
Cork Airport
Shanbally
Ringaskiddy
Aghada Upper
Whitegate
Ballygarvan
Carrigaline
Ballinhassig
Crossbarry
Crosshaven
Riverstick
Innishannon
Minane Bridge
Robert's Cove
Belgooly
Nohoval
Ballinadee
Kinsale
Carrigtwohill
Little Island
Sallybrook
Brooklodge
Lisgoold
Anglesea Terrace Residential Development
Figure 6.1
Location of Qualifying Habitats of Great Island Channel SAC with respect to the Project Site
Project Site
Atlantic Saltmarsh
Tidal Mudflats & Sandflats
N
W
E
S
0 1.25 2.5 5 Km
Drawn By PD
Date 07/06/2023
Data Source OSM; NPWS

Table 6.2: Site Specific Conservation Objectives for the Great Island Channel SAC

Attribute	Measure	Target
Mudflats		
Habitat area	Hectares	The permanent habitat area is stable or increasing, subject to natural processes.
Community distribution	Hectares	Conserve the following community type in a natural condition: Mixed sediment to sandy mud with polychaetes and oligochaetes community complex.
Saltmarsh		
Habitat area	Hectares	Area stable or increasing, subject to natural processes, including erosion and succession.
Habitat distribution	Occurrence	No decline or change in habitat distribution, subject to natural processes.
Physical structure: sediment supply	Presence/ absence of physical barriers	Maintain/restore natural circulation of sediments and organic matter, without any physical obstructions
Physical structure: creeks and pans	Occurrence	Maintain/restore creek and pan structure, subject to natural processes, including erosion and succession
Physical structure: flooding regime	Hectares flooded; frequency	Maintain natural tidal regime
Vegetation structure: zonation	Occurrence	Maintain range of coastal habitats including transitional zones, subject to natural processes including erosion and succession
Vegetation structure: vegetation height	Centimetres	Maintain structural variation within sward
Vegetation structure: vegetation cover	Percentage cover at a representative number of monitoring stops	Maintain more than 90% area outside creeks vegetated

Vegetation composition: typical species and sub-communities	Percentage cover at a representative number of monitoring stop	Maintain range of sub- communities with typical species listed in SMP

6.2 IDENTIFICATION OF PATHWAYS

Using the SPR model ecological and functional pathways are set out in Table 6.3 below and those pathways that could conceivably connect the project to the Cork Harbour SPA and the Great Island Channel SAC is provided.

Table 6.3: Identification of Pathways

Pathway	Does the Pathway Connect the Project to Other European Sites	Reason
Hydrological pathway	Yes	A hydrological pathway connects the project site to this SPA. Surface water runoff generated at the project site during the construction phase and operation phase will eventually be discharged to the River Lee Estuary Lower approximately 250m to the north of the project site via existing surface water sewer infrastructure. During the construction and operation phases, wastewater generated at the project site will be directed to the existing combined sewer network and will be conveyed to the Carrigrennan WWTP for treatment. The outfall of the Carrigrennan WWTP is located in Lough Mahon to this south of this SPA.

Pathway	Does the Pathway Connect the Project to Other European Sites	Reason
		The outfall location is buffered from the nearest point of the SPA by over 500m of transitional waters. However tidal flows may result in the movement of discharge effluent from the WWTP outfall into this SPA.
Noise & Vibration	No	Noise emissions from the project during the construction phase will not have the potential to function as a pathway between the project and the Cork Harbour SPA or the Great Island Channel SAC. Both European Sites are located at remote distances from the project site, across large areas of existing urban land cover. There will be no potential for the project to result in perceptible changes to noise levels at or in the vicinity of either European Site.
Air Emissions	No	The project is located at a distance from the Cork Harbour SPA and the Great Island Channel SAC that places both European Sites outside the zone of influence of any potential emissions to air generated as a result of the project. IAQM (2024) provides a risk assessment for ecological impacts arising from dust deposition. European Sites are ranked as highly sensitive sites and the risk to highly sensitive sites ranges from high (at less than 20m from source) and medium (at less than 50m from source), while low risks, representative of insignificant and de-minimis effects, arise at distances greater than 50m from

Pathway	Does the Pathway Connect the Project to Other European Sites	Reason
		source. Given that there are no European Sites occurring within 50m of project site, no air emissions generated by the project will have the potential to function as pathways between the project and European Sites. As such this pathway is not considered further in this screening exercise.
Light Emissions	No	The project site is located within the urban centre of Cork City and will not result in changes to the night time lighting at and surrounding the project that will represent a change from the baseline artificial lighting in the wider surrounding area. As such no light emission pathway are considered further in this screening exercise.
Visual Emissions	No	Given the distance of over 4km from the nearest European Site there are no visual emissions from the project site to European Sites in the surrounding area.
Mobile species pathway	No	Special conservation interest bird species of the Cork Harbour SPA do not rely on the project for foraging or roosting. There is no suitable habitat at the project site to support such species and as such no mobile species pathway connects the project to the Cork Harbour SPA.

A hydrological pathway is identified as connecting the project site to the Cork Harbour SPA.

A hydrological pathway is identified as connecting the project site to the Great Island Channel SAC. The hydrological pathway connecting the project to the Great Island Channel SAC is considered to be very tenuous given the distance to this SAC from the project site and the distance to this SAC from the Carrigrennan wastewater treatment plant outfall at Cork Harbour to which wastewater generated at the project site will be directed.

7.0 EXAMINATION OF PATHWAYS

7.1.1 Hydrological Pathway

7.1.1.1 Surface Water

The existing surface water infrastructure connecting the project site to the River Lee and the River Lee itself to the north represents the hydrological pathway connecting the project to the Cork Harbour SPA downstream. The potential impact to the River Lee that could arise as a result of the project is the discharge of polluted waters generated at the site to the river via the existing surface water infrastructure. The risk of a direct release of polluted surface waters to the River Lee is considered to be low and not significant given that the project site is buffered from the river by c. 250m.

With respect to indirect discharges for surface water from the project site to the River Lee via the existing surface water infrastructure during the construction phase it is noted that standard best practice measures are identified in the CS Construction & Environmental Management Plan and Section 3.5.12 above. The implementation of these measures shall provide protection against any potential pollution being generated at the project site. The measures set out in the CS Construction & Environmental Management Plan and repeated in Section 3.5.12 are consistent with Objective 9.5, Objectives 9.6 and Objectives 9.7 of the Cork City Development Plan 2022 – 2028 and their full implementation will in turn protect the River Lee against pollution during the construction phase of the project.

In view of the separation distance between the project site and the River Lee of c. 250m and the standard and generic construction phase measures that will be implemented during the construction

phase, that can be considered as part of this screening exercise[2], it is found that the construction phase of the project will not pose a risk to the water quality of the River Lee and as such no functional hydrological impact pathway will connect the project to the Cork Harbour SPA during the construction phase of the project.

Surface water will be discharged from the project site to the River Lee during the operation phase. SuDS measures, as described in Section 3.2 above, will be implemented during the operation phase to manage and treat surface water generated during the operation phase. Also given that no car parking is proposed as part of the project there will be no potential for surface water to interact with project car parking areas. It is further noted that surface water generated at the project site during the operation phase will not represent a risk to the water quality of the River Lee. For instance the CIRIA c753 Simple Index approach assigns a pollution hazard ranking to surface water generated from residential roofs as very low.

In view of the separation distance between the project site and the River Lee of c. 250m and absence of activities on site that could result in the contamination of surface water during the operation phase and the very low pollution hazard ranking associated with residential roofs, it is found that the operation phase of the project will not pose a risk to the water quality of the River Lee and as such no functional hydrological impact pathway will connect the project to the Cork Harbour SPA during the construction phase of the project.

7.1.1.2 Wastewater

Wastewater generated during the construction and operation phase will be directed to the Carrigrennan Wastewater Treatment Plant, prior to release to Lough Mahon. A review of the 2024 Annual Environmental Report (AER) (Uisce Éireann, 2023) for the Carrigrennan wastewater treatment plant has been completed. The 2024 AER concluded that the discharge from the wastewater treatment plant does not have an observable impact on the water quality of the receiving waterbody and that the

[2] See Section 1.2 regarding EC (2021) Guidelines & Judgement C-721/21 of the 15th June 2023

discharge from the wastewater treatment plant does not have an observable negative impact on the Water Framework Directive status.

It is further noted that Uisce Éireann have confirmed that there is sufficient capacity at the Carrigrennan wastewater treatment plant to treat additional wastewater loads generated by the project.

In view of the above it is found that the wastewater generated by the project will not have the potential to negatively affect the water quality of the receiving waterbody and on this basis no function hydrological impact pathway connects the project to the Cork Harbour SPA or the Great Island Channel SAC.

8.0 EXAMINATION OF IN-COMBINATION EFFECTS

The cumulative impact of the project with any/all relevant other planned or permitted developments requires consideration as part of this Screening Report for Appropriate Assessment. Existing developments that are already built and in operation contribute to the characterisation of the baseline environment. The precise timeline for the construction of permitted developments is not known and as such, for the purposes of this Screening Report, the precautionary principle has been applied by assessing the potential for cumulative construction impacts occurring in tandem with the proposed development. The potential cumulative impacts that could arise as a result of the construction phase of this project combining with other construction projects relates to emissions to surface water and namely the River Lee.

With respect to potential emissions from all construction sites, it is noted that the works contractors for all planned or permitted developments will be obliged to ensure that measures are in place to protect water quality in compliance with legislative requirements for receiving water quality (European Communities Environmental Objectives (Surface Water) Regulations (S.I. 272 of 2009 and S.I. 77 of 2019). It is further noted that all other construction projects overlapping with the construction phase of the current project will only be permitted where the Planning Authority has concluded that such projects do not pose a risk to European Sites or significant effects to the environment, including surface water quality. Standard measures will be implemented for both the construction phase and the operation phase of the current project and such measures will be required, as a minimum by the consenting authority for all other projects in the vicinity of the current. As set out in this Screening Report it has been found that with the implementation of such measures the project will not pose a risk

to the water quality of the River Lee or the status of the Cork Harbour SPA or the Great Island Channel SAC downstream. The implementation of such standard measures for all adjacent projects will also ensure that the current project cannot combine with these other projects to result in negative impacts to the water quality of the River Lee and likely significant effects to the Cork Harbour SPA and Great Island Channel SAC downstream.

With respect to the operation phase of the project it is noted that Uisce Éireann have confirmed that sufficient capacity is available at the Carrigrennan wastewater treatment plant to adequately treat all wastewater generated during the operation phase of the project. Uisce Éireann have also reported that the discharges from the wastewater treatment plant do not have an observable effect on the Water Framework Directive status of Cork Harbour. In view of this the operation phase of the project will not have the potential to combine with other projects to result in in cumulative negative effects to the water quality of Cork Harbour or the status of the Cork Harbour SPA and/or the Great Island Channel SAC.

9.0 SCREENING MATRIX

The examination of the potential for the project to result in likely significant effects to the Cork Harbour SPA and the Great Island Channel SAC is undertaken following the guidance set out in the EC 2021 guidelines for screening for Appropriate Assessment. These guidelines provide a screening matrix against which projects or land use activities can be examined. Table 9.1 provides this screening matrix and an examination of the project's potential to result in likely significant effects to these two European Sites.

Matrix	Examination
Brief description of the project or plan	The project and associated activities are described in Section 3 above.
Brief description of the European Sites	The European Sites occurring in the wider surrounding area are identified in Section 6 above. The qualifying features of interest of these European Sites are set out in Section 6.
Describe the individual elements of the project (either alone or in combination with other	In view of the examination provided in Sections 6, 7 and 8 above it can be objectively concluded that no impact pathways connect the project to the Cork Harbour SPA

plans or projects) likely to give rise to impacts on the European Sites.	and the Great Island Channel SAC and that no element of the project will, alone or in-combination with other plans or projects, have the potential to result in likely significant effects to these European Sites.
Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the European Sites site by virtue of: • size and scale; • land-take; • distance from the Natura 2000 site or key features of the site; • resource requirements (water abstraction etc.); • emissions (disposal to land, water or air); • excavation requirements; • transportation requirements; • duration of construction, operation, decommissioning, etc.;	The project will not have the potential to result in direct, indirect or secondary impacts to European Sites. The Cork Harbour SPA and Great Island Channel SAC and all other European Sites in the wider surrounding area have been identified to be not at risk of likely significant effects as a result of the project.
Describe any likely changes to the site arising as a result of: • reduction of habitat area: • disturbance to key species; • habitat or species fragmentation; • reduction in species density; • changes in key indicators of conservation status	The Cork Harbour SPA and Great Island Channel SAC and all other European Sites in the wider surrounding area have been identified to be not at risk of likely significant effects as a result of the proposed event. The project will not have the potential to result in changes to the Annex 1 habitats of the Great Island Channel SAC, wetland habitats of the Cork Harbour SPA or any other European Sites arising from these factors listed in Column 1 opposite. The project will not result in the reduction of habitat area for special conservation interest bird species or waterbirds of SPAs in the wider surrounding area.

	The project will not result in habitat or species fragmentation for any Annex 1 habitats or habitats relied upon by Annex 2 qualifying species or special conservation interest bird species of the surrounding European Sites. Examples of key indicators of the conservation status of bird species of surrounding SPAs are population size; distribution; habitat structure; foraging habitat and prey availability etc. Key indicators of the conservation status for the Annex 1 habitats of these European Sites include habitat area, habitat distribution, vegetation supported by the habitat, water quality, nutrient status etc. Given that the European Sites surrounding the project are not at risk of likely significant effects, as established above, there will be no potential for the project to undermine the conservation status and conservation objectives for any European Sites.
Describe any likely impacts on the European Sites site as a whole in terms of: interference with the key relationships that define the structure of the site; interference with key relationships that define the function of the site	For reasons set out above the project will not have the potential to interfere with key relationships that define the structure and function of European Sites.
Provide indicators of significance as a result of the identification of effects set out above in terms of: • loss; • fragmentation; • disruption; • disturbance;	For reasons set out above the project will not have the potential to result in such effects to European Sites.

• change to key elements of the site (e.g. water quality etc.).	
Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.	The project will not have the potential to result in likely significant effects to European Sites.

10.0 SCREENING CONCLUSION

During the preparation of this Screening Report for Appropriate Assessment of the proposed Anglesea Terrace residential development project, it was found that 2 European Sites, namely the Cork Harbour SPA and the Great Island Channel SAC, occurring within the wider area surrounding the project site are connected to the project site via a hydrological, noise and mobile species pathways.

An examination of the project has been carried out to determine whether or not it will have the potential to result in likely significant effects to these European Sites. This examination has found that no impact pathways will connect the project to the Cork Harbour SPA and the Great Island Channel SAC and that the project will not have the potential, alone or in-combination with other plans or projects, to result in adverse impacts to European Sites.

In light of the findings of this report it is the considered view of the authors of this Screening Report for Appropriate Assessment that it can be concluded by the competent authority that the project will not, alone or in-combination with other plans or projects, have a significant effect on any European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion.

REFERENCES

Coakley O'Neill (2019). Environmental Impact Assessment: Albert Quay Strategic Housing Development.

Department of the Environment Heritage and Local Government (DEHLG) (2008) Circular letter SEA 1/08 & NPWS 1/08.

Department of the Environment Heritage and Local Government (DEHLG) (2010). Appropriate Assessment of Plans and Projects. Guidance for Local Authorities.

English Nature (1999). Habitats *regulations guidance note no. 3 (HRGN No. 3). Determination of Likely Significant Effect under The Conservation (Natural Habitats &c) Regulations 1994*.

European Commission (2018). *Managing Natura 2000 sites. The provisions of Article 6 of the Habitats Directive 92/43/EEC*. Luxembourg.

European Commission (2021). *Assessment of plans and projects significantly affecting Natura 2000 sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*. Luxembourg.

European Commission (1992). EU Habitats Directive.

IAQM (2024). Guidance on the assessment of dust from demolition and construction. Version 2.2

OPR (2021). Appropriate Assessment Screening for Development Management. OPR Practice Note PN01.

Uisce Éireann (2023). Annual Environmental Report: Cork City D0033-01.