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REPORT TO INFORM EIA SCREENING FOR THE CORK CITY NORTHWEST QUARTER PHASE 4C WEST HOUSING DEVELOPMENT

Report to Inform Environmental Impact Assessment (EIA) Screening

Prepared for:

Cork City Council

Cork City Council
Comhairle Cathrach Chorcaí

Date: **April 2026**

Document No:

P25189-FT-EGN-XX-RP-EN-0004

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Report to Inform EIA Screening for Proposed Cork City Northwest Regeneration Masterplan Phase 4C West Housing Development at Knocknaheeny, 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	Final Issue	ESD/SND/KB	BG	BG	20/04/2026

Client: Cork City Council

Keywords: Environmental, Impact, Assessment, EIA, Housing Development, Planning Application

Abstract: Fehily Timoney and Company is pleased to submit this report to inform EIA Screening to Cork City Council for the proposed Phase 4C West housing development at Knocknaheeny, Cork City.

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1. INTRODUCTION AND BACKGROUND

1.1 Introduction

Cork City Council (CCC) intends to carry out an Environmental Impact Assessment (EIA) Screening for the proposed Cork City Northwest Regeneration Masterplan Phase 4C West housing development (herein referred to as 'the proposed development') at Knocknaheeny, Cork City.

Fehily Timoney and Company (FT) was commissioned by CCC to prepare a report to inform their EIA Screening for the proposed development.

The proposed development is a component of the Cork City Northwest Regeneration Masterplan, 2011 ('The Masterplan'). The Masterplan details a phased programme of relocation, demolition and construction of replacement buildings within the Knocknaheeny Regeneration Area in Knocknaheeny, Cork City.

The proposed development has a functional relationship with other components of this Masterplan (See Section 5.1 for details).

1.2 Project Overview

The proposed development for Phase 4C West consists of 22 no. new units comprising of 3 no. terraced blocks, two of the terraced blocks having 8 no. two storey 3 bed houses, the remaining terraced block consists of 5 no. 2 storey 3 bed houses with 1 no. 2 storey 4 bed house terminating this terrace. The proposed development will include associated site development works including new roads, footpaths, boundary walls, in curtilage and on street parking, a small public green space located to the northeastern end of the scheme. A new access road will be provided to this development via Mark Carroll Drive (western side of the site). This will allow future phases of the CNW[1] Master Plan to be constructed without impacting on this development once completed.

[1] City North West

2. RELEVANT EXPERIENCE AND EXPERTISE OF ASSESSOR AND REVIEWER

Eimear Daly and Sanghamitra Nidhi Dutta of FT were responsible for completing this assessment and report.

Eimear is a Graduate Scientist working in the Circular Economy and Environment Team in FT. She holds a BSc. (Hons) in Zoology and Earth and Ocean Science from University of Galway (formerly National University of Ireland, Galway) and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen.

Sanghamitra is a Senior Project Environmental Scientist working with the Circular Economy and Environment Team in FT, with five years of experience. She holds a BSc. in Environmental Science from St. Edmund's College, India and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen.

Bernie Guinan was responsible for reviewing and approving the assessment and report. Bernie is Director with FT and is 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 THE RECEIVING ENVIRONMENT

3.1 Existing Site

The overall development site comprises ca. 0.72 hectare (ha) and is located at a brownfield[2] site in Knocknaheeny, Cork City. The proposed development will occupy undeveloped land north of Kilmore Road Lower and west of Dunmore Gardens.

The proposed development site is situated within a built-up urban area consisting of social housing estates, small businesses and public amenities. Residential properties at Dunmore Gardens, located to the east of the proposed development site, are currently occupied, as are residential units at Kilmore Road Lower to the south of the development site.

3.2 Receiving Environment

The area surrounding the proposed development is urban in nature, consisting of various brownfield sites previously occupied by social housing developments that have been demolished in recent years, small businesses, community facilities, occupied social housing estates and private residential units. The proposed development site is bounded by Phase 2C to the south, a water tower reservoir site to the north, and (future) Phase 4C East to the east.

Sensitive human receptors include homes (including a care home and other residential facilities), community assets and infrastructure (hospitals, schools and education facilities, GP practices, sports and leisure facilities, post offices and shopping centres), and local businesses. There are several sensitive human receptors in proximity of the site to the south and east. Additional sensitive receptors in the wider area surrounding the development site include St. Vincent's GAA Club located approximately 350 m to the east of the development site and St. Mary's Primary Care Centre located approximately 410 m to the south of the development site.

The wider road network includes Kilmore Road Lower and Harbour View Road (L1021) to the south. The N20 is located approximately 2.02 km east of the proposed development site.

The Proposed Development is located within the Ballinhassig East ground water body. The groundwater status is 'Good'.

The proposed development is located within the Water Framework Directive (WFD) Catchment Lee, Cork Harbour and Youghal Bay (Catchment id: 19), WFD Sub-Catchment Kiln_SC_010 and WFD Sub-basin BRIDE (Cork City)_020. The closest waterbody located within the same sub-basin as the proposed development is the Kiln River (Segment code: 19_2233, order: 3), located ca. 2.02 km to the east of the proposed development. The Kiln River flows into the Lee (Cork) Estuary Upper and enters coastal waters at Cork Harbour. The receiving Kiln River is of 'Poor' biological status (2019-2024) and is at risk of failing to meet 'Good' status.

[2] The definition of a brownfield site has been based on the classification provided by the Concerted Action on Brownfield and Economic Regeneration Network (CABARNET): '*Brownfields are sites that have been affected by the former uses of the site and surrounding land; are derelict and underused; may have real or perceived contamination problems; are mainly in developed urban areas; and require intervention to bring them back to beneficial use*.' (CABERNET, 2005)

The proposed development will connect into planned storm water and foul water networks within the Masterplan area, initially at Phase 2C as a temporary arrangement, and then at Phase 4C East as a permanent connection (See Section 6.3 for further details). Foul water within this catchment is treated at the Carrigrennan Wastewater Treatment Plant (WWTP) in Little Island.

As per CORINE land use (2018), the development site is classified as 'Artificial Surfaces'.

According to the National Land Cover mapping, the proposed development comprises Forest and Woodland Scrub (450) and Wet Grassland (540). Examination of orthophotography indicates the presence of Other Artificial Surfaces (130), Bare Soil and Disturbed Ground (240) and Amenity Grassland (520) and rules out the presence of Forest and Woodland Scrub and Wet Grassland. The surrounding environment comprises Other Artificial Surfaces, Wet Grassland, Amenity Grassland, Buildings (110) and Ways (120) with interspersed areas of Improved Grassland (510), Scrub (450), Hedgerows (460) and Coniferous Forest (410).

The proposed development site is underlain by a Locally Important Aquifer, described as 'Bedrock which is Moderately Productive only in Local Zones'. Groundwater vulnerability at the site is classified as 'Extreme'. Soils underlying the site are classified as 'Made'. Majority of the subsoils underlying the site are classified as 'Made', with a strip of 'Bedrock at Surface' at the western end of the site.

The proposed development boundary does not contain any features from the Sites and Monuments Record. The nearest recorded features are a Water Tower (20861003) located approximately 30 m to the north of the proposed development site, a cluster of features associated with St. Mary's Health Campus (20862009, 20862002, 20862003, 20862004, 20862008, 20862007, 20862005, 20862010 and 20862001) located approximately 420 m to the south/south-east of the site, a Church (CO074-017002-) located approximately 630 m to the east and a Graveyard (CO074-017001-) located approximately 700 m to the east of the development site.

The proposed development site is located within zoning classification **ZO 01 Sustainable Res Neighbourhoods**, the objective of which is *'To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses'*, as defined in the Cork City Development Plan 2022-2028.

The proposed development boundary does not overlap with any Areas of High Landscape Value defined in the Cork City Development Plan 2022-2028. Landscape Preservation Zones[3] (LPZs) within proximity of the site include NW8 (Gurranabraher Ridge (1) Saint Mary's Orthopaedic Hospital) , located approximately 350 m to the south of the site, and NW9 (Knocknaheeny Water Tower) to the north of the proposed development site. The proposed development boundary overlaps minimally with LPZ NW9 to the north.

[3] LPZs are areas zoned ZO 18 Landscape Preservation Zones in order to protect their character and amenity value. These areas are considered highly sensitive to development and have limited or no development potential. The objective of these LPZs is to preserve and enhance the landscape character and assets of the sites. There is a presumption against development within LPZs, and under exceptional circumstances, there may be limited scope for development to enable existing occupiers to adapt existing buildings to their evolving requirements, providing that the form or nature of development is compatible with the landscape character of the area.

The accompanying Appropriate Assessment (AA) Screening report notes that there are no European sites within the Zone of Influence (ZoI) of the proposed development. This ZoI has been established considering dominant ecological pathways (e.g. direct physical interactions or changes to the local environment, air dispersal, hydrological interactions and dispersal patterns of mobile species), and additional pathways such as impacts on habitats, impacts on surface waters, potential disturbances to marine mammals and birds beyond the footprint of the proposed development. Cork Harbour SPA (IE0004030) is the only EU Site located c. 5.4 km and has been considered due to the proposed development's potential for impacts on avian species such as Cormorant, Common Tern, Black-headed Gull, Common Gull and Lesser Black-backed Gull. The conclusion of the AA Screening states that, taking account of the processes involved and the distance of separation from European sites, there are no likely significant effects on the QIs, SCIs or the conservation objectives of any designated European site.

The AA Screening Report also notes that there are no records of alien invasive species documented within the proposed development site.

The proposed development site is not located within an area designated for flood risk.

The development site is not located in the vicinity of any dump sites or historic landfills. The nearest waste facility, Ashgrove Recycling (W0147) is located approximately 710 m to the north-east of the site.

The location of the development site and principal features surrounding the site are presented in Figure 3-1.

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TITLE:	Site Location (Phase 4C West)
PROJECT:	Knocknaheeny Regeneration EIA and AA Screenings
FIGURE NO:	3.1
CLIENT:	Cork City Council
SCALE:	1:7,500
REVISION:	0
DATE:	01/04/2026
PAGE SIZE:	A3

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4. RELEVANT PLANNING EXPERIENCE

A review of the planning history at the proposed development site identified no other planned projects located within the proposed development boundary.

A review of the planning history[4] within the wider area of the proposed development has been carried out and is presented in Table 4-1 (Planning applications lodged to Cork City Council) and Table 4-2 (Planning applications lodged to An Coimisiún Pleanála).

Several relevant[5] applications from this review have been included for the cumulative assessment, which is presented in Section 7.7 in this EIA Screening Report. Characteristic of the wider urban/peri-urban nature of the area, the planning applications pertain to various residential dwellings and developments, as well as applications for commercial and industrial developments that comprise extensions and modifications to existing structures, change of use and applications to increase thresholds of existing operations.

[4] Considered within a 1 km zone of the proposed development.
[5] Relevance of planning applications has been considered in terms of how these developments may interact with the proposed development in terms of their scale, nature and geographical extents. Planning applications that are relatively minor in their scale and potential for magnitude of impacts have been filtered out, such as applications for one-off housing, change of use, extensions to existing structures, or planning applications for retention.

Table 4-1: Planning Applications lodged to Cork City Council (May 2021 to April 2026)

Planning Reference	Development Address	Description of Development	Grant Date
2139871	Hollyhill Industrial Estate, Tadgh Barry Road , Holyhill	Permission for alterations within the existing lower service yard consisting of the construction of a 110.5m2 single storey extension with a rooftop plant enclosure to an existing production building and all ancillary site development works.	10/05/2021
2139966	The Former Banta Site, Hollymount Industrial Estate, Hollyhill	Permission for modifications to the existing warehouse building and all ancillary site development works at the Former Banta site, Hollymount Industrial Estate, Hollyhill, Cork. The proposed development consists of a change of use of part of the existing warehouse building to use as a testing and measurement facility with ancillary office use and modifications to the building consisting of: the construction of a new mezzanine floor; and modifications to the façade including (1) New windows at first floor level, relocation of doors and opening; and (2) The installation of extract fans and associated ducts. The proposed site development works include: (a) The removal of 1 no. existing shelter; (b) The relocation of an existing generator; (c) Installation of a bicycle rack; (d) The construction of an external plant enclosure comprising of a back up generator with associated diesel tank, air chiller with associated circulation pumps, 2 no. air handling units, 4 no. external condenser units and gas storage tanks; and (e) An external plant enclosure comprising of an air handling unit.	02/06/2021
2140354	Hollymount Industrial Estate, Blarney Road, Cork	Permission for development to consist of 1010m2 (543 No) of roof mounted Solar PV panels and all associated works across 2 roofs	19/10/2021
2139877	Unit 8, Hollyhill Industrial Estate, Hollyhill	Permission is sought for the erection of 1. Lean-to and Roof Mounted Solar Panels to the South East Elevation of Existing Unit and associated service gantry. 2. New deck with perimeter railing to accommodate Geodome satellite receivers to Existing Roof of Existing Unit and associated site works.	29/11/2021
2140534	Lidl Store in Churchfield, Mount Agnes Road, Churchfield	Permission to erect 743.00m2 or 150.30 kw of photovoltaic panels on the roof of our existing Lidl Store in Churchfield with all associated site works.	11/01/2022

Planning Reference	Development Address	Description of Development	Grant Date
2140639	Unit 1-3 Churchfield, Industrial Estate, John F Connolly Road	Permission to construct a weighbridge, a control unit, toilet block, waste segregation bays and modified vehicular entrance for our waste recycling and transfer station.	24/02/2022
2240868	John F. Connelly Road, Churchfield, Cork City	Permission to install a rooftop photovoltaic solar panel array consisting of approximately 753 sqm of solar panels and associated fall arrest system fixed to the southern roof slope of existing building.	19/05/2022
2140479	St. Mary's Health Campus, Bakers Road, Gurranebraher	Permission for the construction of an extension to ground and first floor at rear of existing administration building, comprising of new entrance and lift core with connections into the existing building at both ground and first floor level together with all associated site development works.	23/05/2022
2240872	Hollymount 2, (The Former Banta Site), Hollymount Industrial Estate	Permission for the construction of a new substation building consisting of a medium voltage switchroom and electrical distribution room and all associated site development works.	23/05/2022
2140553	Carraig Mor Centre, Shanakiel Road, Sundays Well	Permission for demolition of single storey structure to north elevation; the construction of a single storey extension to north elevation; the construction of a single storey extension to south elevation; the construction of a two storey extension to south/east elevation; refurbishment of existing building; installation of new windows; alterations and modifications to window and door openings; the extension of surface car park; revised layout to existing surface car park; new fences; new soakpits; ancillary site works and all associated external works within the grounds of existing	07/06/2022
2241121	Hollyhill Industrial Estate, Tadgh Barry Road and lands, adjacent to David McCarthy Road and	Permission for the construction of a four storey over partial lower ground floor level office building providing office space, meeting rooms, staff welfare, service areas and all ancillary site development works. The proposed office building will be constructed within the existing carpark and will connect to an existing office building known as 'HH4' to the southeast by way of a cantilevered link corridor at first floor level resulting in façade amendments and internal reconfigurations to the existing 'HH4' building. A central pedestrian avenue will also be provided between the	08/11/2022

Planning Reference	Development Address	Description of Development	Grant Date
		existing and proposed building. The proposed development includes a single storey commute hub building providing bicycle/scooter parking, storage and staff facilities serving the wider Apple campus, a single storey energy centre building and 2 no. single storey security huts. A new surface car park on lands to the north of the David McCarthy Road is proposed to accommodate the relocation of the displaced car parking spaces resultant from the construction of the proposed office building and provision of additional car parking spaces, in addition to the reconfiguration of the existing car park to the south of the David McCarthy Road. The proposed carpark to the north of the David McCarthy Road will be linked with the main campus via a pedestrian underpass under David McCarthy Road and a covered pedestrian pathway. 2 no. new vehicular accesses are proposed off the David McCarthy Road. Ancillary site development works include hard and soft landscaping, boundary treatments, lighting, public realm upgrades, signage, plant and photovoltaic panels and all other site development works above and below ground. An Environmental Impact Assessment Report has been prepared in respect of the planning application.	
2241387	Units 1-3 Churchfield Industrial Estate John F. Connolly Road, Churchfield	Permission to increase the tonnage of construction and demolition waste recycled at our waste recycling and transfer station at Units 1-3 Churchfield Industrial Estate, John F. Connolly Road, Churchfield, Cork from 2,600 tonnes per annum to 5,200 tonnes	14/12/2022
2241139	Corsica Lodge, Strawberry Hill, Sundays Well	Permission to demolish existing derelict dwelling and construct a new two storey dwelling, single storey domestic garage and for modifications to an existing site entrance and all associated site works and services.	08/02/2023
2241469	222 Blarney Street, Cork	Permission is sought for alterations to front elevation and conversion of 1 no. existing dwelling to 2 no. 1 bed apartments including demolition of existing near single storey extension and construction of rear two storey extension to proposed apartments and all ancillary site works.	27/03/2023

Planning Reference	Development Address	Description of Development	Grant Date
2342150	No. 10 Mount Eden Terrace, Gurranabraher , Cork City	For (A) Planning permission to demolish existing front boundary wall. (B) Planning permission to construct a private car parking space and all associated site works.	04/12/2023
2342288	Hollymount Industrial Estate, Hollyhill, Cork	Permission for the demolition of part of an existing warehousing building and the construction of a new extension to the warehousing building including a cantilever canopy, waste enclosure with a roof level generator within a plant enclosure and all associated site development works at the Hollymount Industrial Estate, Hollyhill, Cork. The proposed use of new extension includes warehouse space and a central food processing unit with staff facilities and office space at mezzanine level. The proposed site development works include the construction of a new substation building, new vehicular gate providing access to all both occupiers of the site and a new pedestrian access from Harbour View Road. The development comprises of an activity which requires a Waste Permit under the Waste Management Act 1996 (as amended).	19/02/2024
2342539	Hollyhill Industrial Estate, Kilmore Heights, Hollyhill	Permission for the construction of a new substation building within a car park permitted under Council Ref: 22/41121 to cater for additional electrical vehicle (EV) charging points at Hollyhill Industrial Estate, Hollyhill, Cork, T23YK84. The proposed substation building will include a medium voltage switch room, electrical distribution room and all associated site development works	25/03/2024
2443060	Parochial Hall, Knockfree Avenue, Gurranabraher	Permission for alterations and extension to the Parochial Hall to include creating additional floor area for new first-floor meeting rooms and the provision of two new windows to elevations.	07/10/2024
2442800	Units 1-3, Churchfield Industrial Estate, John F. Connolly Road	Permission to increase the tonnage of construction and demolition waste recycled at our waste recycling and transfer station at Units 1-3 Churchfield Industrial Estate, John F. Connolly Road, Churchfield, Cork from 5,200 tonnes per annum to 10,400 tonnes per annum. The new development works relate to an activity requiring a waste licence.	11/11/2024

Planning Reference	Development Address	Description of Development	Grant Date
2443086	Castleview AFC, J.F. Connolly Road, Churchfield	Permission for the redevelopment of 2 of their existing soccer playing fields, the works consists of the following, (1) Replace the existing grass pitches No.1 and No.2 with an all weather playing surface, (2) Replace the existing 4 no. floodlights to Pitch No. 1 with LED floodlighting (15m high), (3) Install 6 no. new 15m high LED flood lights to pitch No.2, (4) Construct a car parking area to the East and South East of pitch No.2, (5) Construct a spectator stand to the south of pitch No.2, (6) Construct a walkway around pitch No.2, (7) Install 2.3m high fencing around both pitches, (8) Realign the road entrance to pitch No.2, (9) Install 12 no. 6m high LED lights to the walkway and the carpark area, (10) Drainage works and all associated site works.	05/03/2025
2543738	Lands adjacent to, David McCarthy Road and, Nashs Boreen Knocknacullen West	Permission for development at Lands adjacent to David McCarthy Road and Nash's Boreen, Knocknacullen West, Hollyhill, Cork. The development will consist of: An extension to the existing staff car park to provide additional parking spaces and associated internal roads. The development will be accessed via the permitted vehicular access points off David McCarthy Road permitted under Planning Reference: 22/41121. The development also includes boundary treatments, service gate, drainage and all ancillary site development works.	30/06/2025
2543984	Hollyhill Industrial Estate, Hollyhill , Cork	Permission for the construction of an equipment storage building and all ancillary site development works.	22/09/2025

Table 4-2: Planning Applications lodged to An Coimisiún Pleanála (May 2021 to April 2026)

Planning Reference (ACP)	Development Address	Description of Development	Grant Date

321615	221 Blarney Road, Sunday's Well, Cork	Change of use from public house to off licence.	12/05/2025
323082	The Former Good Shepherd Convent, Convent Avenue and, Buckston Hill, Cork City, Co. Cork	LRD (Large scale residential development) Construction of 274 student accommodation apartments along with all associated site works. EIAR was submitted with the application	06/11/2025

5. THE CITY NORTHWEST QUARTER REGENERATION (CNWQR) MASTERPLAN

Cork City Council prepared and adopted the Cork City Northwest Regeneration Masterplan and Implementation Report (Masterplan), which is intended to provide for the regeneration and sustainable development of the Knocknaheeny and Hollyhill residential suburbs located in the north-western fringe of Cork City. The Masterplan, presented in Figure 5-1, established a strategy for the delivery of new residential neighbourhoods, retail and public open spaces for recreational and amenity purposes on a phased basis. This is proposed to be done on a phased programme of relocation, demolition and construction of replacement housing across the lands.



Figure 5-1: CNWQR Masterplan Phases

The adopted masterplan provides for five separate phases of development. However, the regeneration programme has been carried out over multiple phases and subphases to accommodate practical and constructability constraints. Table 5-1 provides details on the current status and the number of units that have been constructed, are being constructed or are planned for construction.

Table 5-1: City Northwest Quarter Regeneration - Phases and Interrelationships with the Proposed Development

Phase	Description	Interrelationships with the Proposed Development
1A	23 units, completed in 2015. A Screening for Appropriate Assessment Document prepared by Cork City Council (dated April 2013) concluded that no likely, significant effects would be posed by the proposed development on the Cork Harbour SPA (00430) and the Great Island SAC (001058) due to the nature of the proposed development and the distance between the proposed development and the designated sites. The sub-threshold EIS screening report concluded that the development, by reasons of its nature, scale and location, would not be likely to have significant effects on the environment, and accordingly, an EIS was not required to be submitted for the development.	None.
1B	29 units, consented in 2017 under a Part 8 Application. Completed and tenanted.	None.
1C	41 units, consented in 2021 under a Part 8 Application; currently under construction (estimated time of completion end-2026). The EIA Screening completed for this planning application concluded that the nature or the characteristics of the development was not considered likely to have significant effects on the environment, as the geographic extents of the development was small and there were no impacts identified over the operational phase. The AA Screening carried out for this phase concluded that the development, individually or in combination with other plans or projects, will not have significant effects on any European Sites.	None.
1D East	14 units, Part 8 Planning application consented. Currently at DHLGH Stage 3 preparation. An EIA and AA Screening have been completed for this phase. The findings of the AA Screening concluded that no significant effects on any Natura 2000 sites will occur. The EIA Screening for this phase has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development, and an EIA is not required.	None.
1D West	21 units, Completed and tenanted.	None.

Phase	Description	Interrelationships with the Proposed Development
2A	47 units, Completed and tenanted. A Screening for Appropriate Assessment Document prepared by Cork City Council (dated October 2016) concluded that no adverse impacts would be posed by the proposed development on the Cork Harbour SPA (00430) and the Great Island SAC (001058) due to the nature of the proposed development and the distance between the proposed development and the designated sites. The sub-threshold EIS screening report concluded that the development, by reasons of its nature, scale and location, would not be likely to have significant effects on the environment, and accordingly, an EIS was not required to be submitted for the development.	None.
2B	38 units, Currently under construction - estimated time of completion end-2026. The EIA Screening completed (July 2018) for this planning application concluded that the nature or the characteristics of the development was not considered likely to have significant effects on the environment, as there were no identified long-term negative impacts and the development would result in a long-term and positive permanent impact through the provision of housing. The AA Screening (July 2018) carried out for this phase concluded that the development, individually or in combination with other plans or projects, will not have significant effects on any European Sites.	None.
2C	24 units, Currently under construction - estimated time of completion mid-2026. The EIA Screening completed (April 2018) for this planning application concluded that the nature or the characteristics of the development was not considered likely to have significant effects on the environment, due to the nature or characteristics of the development. The AA Screening (March 2018) carried out for this phase concluded that the development, individually or in combination with other plans or projects, will not have significant effects on any European Sites.	The proposed development will temporarily connect into drainage / foul water infrastructure constructed for this phase via an existing manhole.
3A	15 units, Future phase, Part 8 pack being designed.	None.
3B	62 units, Consented under Part 8 in 2022 and currently under construction - estimated time of completion Q4 2027; EIA and AA Screenings undertaken for the Part 8 Application conclude that there will be no long-term negative impacts arising from this development, and the potential for any direct or indirect impact on habitats and EU Sites is low due to the lack of receiving watercourses around the site.	None.
3C	24 units, Currently at 'Part 8' stage, with submission period closing early July 2026	None.

Phase	Description	Interrelationships with the Proposed Development
4A	43 units, Consented under Part 8 in 2022 and currently at tender stage (going to tender in Q3 of 2026); EIA and AA Screenings undertaken for the Part 8 Application conclude that there will be no long-term negative impacts arising from this development, and the potential for any direct or indirect impact on habitats and EU Sites is low due to the lack of receiving watercourses around the site.	None.
4B	49 units, Marked for private housing under the Masterplan. Not yet progressed.	None.
4C East	33 units, Future phase; not yet progressed.	The proposed development will establish a permanent connection with this phase for drainage / foul water infrastructure once constructed, replacing the temporary connection at Phase 2C.
4C West	22 units, Part 8 pack being designed. This assessment pertains to this phase.	Not applicable.
4D	18 units, Marked for private housing under the Masterplan. Not yet progressed.	None.
4E	42 units, Marked for private housing under the Masterplan. Not yet progressed.	None.
4F	23 units; Currently undergoing Part 8 Planning Process. An EIA and AA Screening have been completed for this phase. The findings of the AA Screening concluded that no significant effects on any Natura 2000 sites will occur. The EIA Screening for this phase has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development, and an EIA is not required.	None.
5A	8 units, Marked for private housing under the Masterplan. Not yet progressed.	None.
5B	54 units, Marked for private housing under the Masterplan. Not yet progressed.	None.
5C	61 units, Marked for private housing under the Masterplan. Not yet progressed.	None.

5.1 Relationship of the Proposed Development with Other Developments

The proposed development is reliant on the following phases for ancillary infrastructure:

- **Foul Water Infrastructure**: The proposed development will temporarily connect to foul water infrastructure at Phase 2C to the south via an existing manhole. This temporary arrangement will be replaced by a connection to foul water infrastructure at Phase 4C East once it is constructed.
- **Drainage Infrastructure**: The proposed development will temporarily connect to drainage infrastructure at Phase 2C to the south via an existing manhole. This temporary arrangement will be replaced by a connection to drainage infrastructure at Phase 4C East once it is constructed.

The total number of units proposed under the aforementioned phases (inclusive of the proposed development) amounts to 79 no. units. Phase 2C is currently undergoing construction with completion foreseen for mid-2026. Phase 4C East is planned for the Part 8 planning process in the future.

This assessment accounts for these interdependencies between the proposed development and the above development phases.

6. PROJECT DESCRIPTION

6.1 Purpose and Rationale for the Development

The proposed development lands are zoned **ZO 01 Sustainable Res Neighbourhoods**, the objective of which is *'To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses'* under the Cork City Development Plan 2022-2028.

The proposed development is located on a site that has been altered by construction activities at the adjoining Phase 2C Site to the south, with removal of vegetation, gravelling and creation of internal access tracks. The site is surrounded by urban fabric and other brownfield sites previously occupied by social housing developments that have been demolished in recent years. The proposed development will maximise the use of lands which are underutilised in their current state to address housing needs within Cork City, in accordance with Compact Growth principles defined in the National Planning Framework.

Part of proposed development is intended to improve connectivity (vehicular, cycle and pedestrian) to 'The Meadows', an existing residential development to the north of Phase 4C West. The connection will allow ease of access to the proposed development once the future phases to the east are commenced and completed.

6.2 Construction Phase

6.2.1 Overview of Proposed Construction Works

The following construction sequence is expected to be carried out for the proposed development:

- Installation of temporary construction site area
- Breaking of hard-standing areas, as required
- Excavation to formation levels – excavated material will be reused on site or dispatched to an appropriate waste management facility.
- Laying of building foundations
- Backfilling of excavated material and any imported fill required will be carried out
- Construction of residential units
- Construction/installation of ancillary site infrastructure, including boundary treatments, roadways, paths, on-street parking, landscaping, surface water and wastewater drainage systems, lighting, boundary structures, and electrical connections.
- Site clean-up and commissioning.

The substructures, as outlined in the Stage 2A Report[6], considered for the proposed development are as follows:

- House types A & B external foundations to be 0.9m wide x 0.3m deep with 1-layer A393 mesh
- House types internal foundations to be 0.6m wide x 0.3m deep with 1-layer A393 mesh

[6] *Civil, Structural, Mechanical & Electrical Stage 2A Report Cork Northwest Regeneration Phase 4C West* (Cork City Council, March 2026)

Considering the varying levels on the site, various masonry retaining walls will be used to facilitate the build-up of internal and external levels.

The two housing unit types (A and B) are envisaged to be constructed using a traditional loadbearing masonry system, with timber web-joists generally proposed at upper floor levels. Localised steel beams will be incorporated where required to achieve structural spans or support openings. At ground-floor level, suspended precast concrete slabs are proposed, supported by blockwork raising walls. Roof structures are anticipated to comprise prefabricated timber trusses bearing on wall plates located on the inner leaf of the loadbearing masonry walls.

Lateral stability will be provided by Masonry Wall Panels that will form the stair cores. Final lateral stability/Bracing/shear wall requirements and locations will be finalised at the detailed designed stage. Water storage tanks will be required within the attic space of the house types. The loading for the tank has been incorporated into the design of the structure and appropriate structural elements have been designed in to allow for access and maintenance in this area.

The project will be delivered under a Design and Build contract, and the contractor will be able to develop and optimise the structural solution as required. This may include the adoption of Modern Methods of Construction (MMC) — precast structure, modular components, or alternative superstructure materials — where such solutions meet the required structural performance, durability, and comply with the planning and employer's requirements.

The design and specification of the scheme shall comply with the following:

- Current Building Regulations and all relevant updates
- The DHLGH Design Manual for Quality Housing
- The DHLGH Employer's Requirements for Detail Design of Quality Housing
- The DHLGH Design Manual for Urban Roads and Streets
- The 2011 City Northwest Quarter Regeneration Masterplan
- The 2016 CNWQR Design Code & Public Realm Strategy
- The 2024 Housing Agency's Guide for use of PW-CF2 Public Works Contract Designed by the Contractor'
- Universal Design Guidelines

6.2.2 Construction Programme

The construction phase will last for approximately 18 months.

Hours of construction shall be as follows:

- 0800 to 1800 hours Monday to Friday
- 0800 – 1600 hours Saturday

6.2.3 Environmental Management during Construction

The construction works will be undertaken in accordance with a Construction Environmental Management Plan (CEMP). This CEMP will cover the following aspects:

- Environmental Management System (EMS) requirements.
- Pollution Prevention
- Management of Noise, Vibration and Dust
- Surface Water Management
- Soil Management
- Emergency Response

The Contractor responsible for the construction works will be required to develop and implement a Construction Traffic Management Plan (CTMP) to manage safe access and egress of construction vehicles from the site and the movement of plant and vehicles around the site.

A Construction Stage Health and Safety Plan (CSHSP) will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health and the environment due to the construction works.

6.3 Operational Phase of the Proposed Development

6.3.1 Utilities

An Uisce Éireann (UÉ) Pre-Connection Enquiry (Ref. CDS26001502) has been made and a Confirmation of Feasibility (CoF) has been received for the proposed development. The CoF states that a water connection is feasible without infrastructure upgrades, while a wastewater connection may be feasible subject to upgrades of UÉ infrastructure.

The potable water supply for the proposed development has been designed in accordance with the Irish Water Code of Practice and Standard Construction Details. A new 150 mm ductile iron water main will be installed within the proposed road and will connect to the existing main on Meadows Avenue, providing the primary supply to the scheme. This network includes provisions for future phase tie-ins and will deliver metered connections to all proposed dwellings.

A 225 mm diameter foul sewer will run within the proposed road linking Meadows Avenue and Dunmore Gardens Road. The system will initially form a temporary connection between an existing manhole in Phase 1C located south of Phase 4C West. This temporary arrangement will be removed once the Phase 4C East foul network is constructed and the permanent connection is established.

6.3.2 Energy

All residential units will be 'Nearly Net Zero' in accordance with NZEB buildings standards and will be designed to achieve an A1 Building Energy Rating. Specifics on how this will be achieved will be explored with the Mechanical & Electrical Engineer once appointed post planning.

6.3.3 Drainage Strategy

The entire surface water network will be constructed in accordance with the Greater Dublin Code of Practice for Drainage Works Version 6.0 and the Cork City Council standard details. Surface Water Drainage has been designed in accordance with the Greater Dublin Code of Practice for Drainage Works[7].

Surface water for the proposed development will be collected and discharged under gravity to the storm infrastructure network. Pipe diameters for the surface water drainage system will vary from 225mm to 300mm. The system will initially form a temporary connection between an existing manhole at Phase 2C, located south of Phase 4C West. This temporary arrangement will be removed once the Phase 4C East storm network is constructed and a permanent connection is established.

A model of the proposed surface water drainage network for the proposed development has been undertaken with the 'MicroDrainage' tool. The model indicates that the surface water network has adequate capacity for the flows generated by the proposed development and will achieve full-bore self-cleansing velocities.

Overland surface water runoff has been considered for the uneven nature of the site. A minimum cover of 1.2 m has been provided for the proposed surface water network to allow for sufficient cover to the soffit level within road locations, with a minimum slope specified to achieve self-cleansing velocities to reduce drainage depths at the downstream of the site. Steeper gradients have been proposed in the northern section of the drainage by the access road to maintain the minimum 1.2m cover. Where the desired 1.2m cover cannot be achieved, an absolute minimum of 900mm is proposed, and the pipe is to be adequately protected with a concrete surround and protection slab. Proposed levels will allow surface water to fall away and avoid ponding around buildings.

Proposed impermeable areas have been incorporated into the hydraulic model, with 100% of impermeable areas applied to the drainage network. The Phase 4C West roads shall drain via traditional proprietary products such as kerb, gullies and drains to the storm water network.

The proposed surface water drainage network has been designed to provide the following:

- For the overall stormwater network design, a 10% climate change was allowed for all storm events, as per the original masterplan.
- No surcharging in the 1 in 5-year storm event. Pipes immediately upstream of flow control devices may encounter a small amount of surcharging due to the flow being throttled accordingly.
- No Flooding in the 1 in 30-year storm event.
- No flooding against a 1 in 100-year storm event or controlled flooding allowing the volume to be contained on site and not impact the surrounding infrastructure.
- The 4C West site forms part of the wider CNWQ stormwater master plan, and its attenuation strategy is fully integrated into the overall network's hydraulic and environmental performance requirements.

[7] Greater Dublin Regional Code of Practice for Drainage Works (Version Draft 6.0). Available at: https://www.sdcc.ie/en/download-it/guidelines/greater-dublin-regional-code-of-practice-for-drainage.pdf (Accessed 10/04/2026)

7. EIA SCREENING

7.1 Legislative Background

The European Union Directive 2014/52/EU 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 EIA 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".*

The Requirement for the 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.

The proposed development does not fall into a class of development set out in Schedule 5, Part 1 and therefore an EIA is not mandatory.

7.2 Relevant EIA Screening Guidelines

The 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).

- Office of the Planning Regulator Practice Note (PN02) 'Environmental Impact Assessment Screening' (OPR, 2021).

7.3 Requirements for Mandatory EIA

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

The proposed development relates to the following classes of development defined under Schedule 5, Part 2 of the Regulations:

- Development Class 10(b)(i): Construction of more than 500 dwelling units.
- Development Class 10(b)(ii): Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
- 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.
- 10(dd) All private roads which would exceed 2000 metres in length.

The proposed development does not fall within the scope of Development Class 10(b)(i) as the number of dwellings associated with the proposed development is less than 500.

The proposed development does not fall within the scope of Development Class 10(b)(ii) as the car parking proposed is an inherent part of the proposed development.

The proposed development does not fall within the scope of Development Class 10(b)(iv) as the total area of the proposed development is lower than the thresholds specified in the class.

The proposed development does not fall within the scope of Class 10(dd) as it does not include any private roads exceeding 2000 metres.

The proposed development does not fall under the scope of any of the above classes when considered with the other phases of the Masterplan that it has a functional relationship with (i.e. Phases 2C and 4C East).

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. Although a mandatory EIA is not triggered for the proposed development, an assessment, having regard to the criteria set out in Schedule 7, of the proposed development's likelihood to have a significant effect on the environment, will be undertaken. If it is likely that the project will have a significant effect on the environment having regard to the criteria set out hereunder, an EIA will be required.

The Guidelines on Information to be contained in Environmental Impact Assessment Reports, EPA 2022 notes that even where a proposed development is not a type that is 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).

7.4 Sub-Threshold EIA Screening

The proposed development has been screened in the context of the criteria set out in Schedule 7 and Annex III of the EIA Directive to confirm that there will be no significant impacts associated with the proposed development. The screening demonstrates that there will be no significant impacts associated with the proposed development on the receiving environment in isolation or cumulatively with other projects or proposals in the area. This EIA Screening considers the 'whole project' including all secondary ancillary/subsidiary elements essential to the construction and operation of the proposed development. It has also considered the functional relationships between the proposed development and other phases of Masterplan.

Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018[8] implements this Directive in Ireland. These criteria are as follows:

1. ***Characteristics of the proposed development***

   The characteristics of proposed development, in particular:

   a) *The size and design of the whole project;*
   b) *Cumulation with other existing and/or approved projects;*
   c) *The use of natural resources, in particular land, soil, water and biodiversity;*
   d) *The production of waste;*
   e) *Pollution and nuisances;*
   f) *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;*
   g) *The risks to human health (for example due to water contamination or air pollution).*

2. ***Location of Projects***

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, 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:*
      i. *Wetlands, riparian areas, river mouths;*
      ii. *Coastal zones and the marine environment;*
      iii. *Mountain and forest areas;*
      iv. *Nature reserves and parks;*
      v. *Areas classified or protected under legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;*
      vi. *Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;*

[8] S.I. No. 646 of 2018.

vii. *Densely populated areas;*
viii. *Landscapes and sites of historical, cultural, or archaeological significance*.

3. Type and characteristics of the potential impact

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

a) The magnitude and spatial extent of the impact (for example geographical area and size of the 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 approved projects;
h) *The possibility of effectively reducing the impact*.

This assessment utilises the EIA Screening Checklist as detailed in 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. The results of the assessment are presented in Table 7-1.

Table 7-1: 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.)?	No. The works proposed under Phase 4C West are modest in nature, extent and scale. The proposed development will not result in any significant physical changes in the locality and will not have impact on water bodies considering proposed mitigation during construction and design of the proposed development.	No.
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?	A moderate quantum of standard construction materials will be used during construction of the proposed development. Water and energy are used to produce such materials. The proposed development will not utilise natural resources to an extent or magnitude that is likely to cause significant effects, however.	No likely, significant impacts are expected to occur on the site or in the vicinity of the site through the use of natural resources owing to the scale of the development.
3. Will the Project involve the use, storage, transport, 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?	The construction phase will involve the use of plant which may be powered by fossil fuels, and which may generate tailpipe emissions. The effects generated from this will be **short-term** and **not significant** given the scale of construction activity proposed, however. The construction of the proposed development will involve excavation which will generate a small to moderate amount of material. Any soil/stone, not reused for regrading and landscaping works and incidental construction and demolition (C&D) waste will be dispatched from the site to an appropriately authorised waste facility for appropriate management.	The works involved with the proposed development are not likely to result in significant impacts on human health or the environment. A CEMP will be implemented during construction to mitigate potential effects on the environment that may occur during construction. All waste generated on-site will be managed in accordance with the Waste Management Act 1996. Construction wastes will be dispatched to appropriately authorised waste management facilities for appropriate treatment. The proposed construction works will be undertaken in accordance with Health and Safety standards and legislation and regulations.

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	Domestic wastewater will be generated during the operational phase of the proposed development. Uisce Éireann have confirmed that the receiving wastewater infrastructure will accommodate emissions from the proposed development, subject to upgrades. Waste generated over the operational phase will be managed, in accordance with waste legislation, at appropriately authorised waste management facilities.	A comprehensive Health and Safety Management Plan and Construction Environmental Management Plan (CEMP) will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health and environment.
4. Will the Project produce solid waste during construction or operation or decommissioning?	There will be moderate amounts of C&D materials generated over the construction phase of the proposed development. Such material will be re-utilised on-site (where testing determines such reuse is acceptable) or will be dispatched to an authorised appropriate waste facility for management. Domestic type waste will be generated at residential dwellings during the operational phase of the proposed development. Such waste will need to be collected from residences by authorised waste collectors and sent to authorised waste facilities for management.	No significant effects are anticipated in relation to waste generation. The level of construction waste generated onsite will be relatively moderate in nature given the scale and nature of the construction works. Waste generated during both phases will be collected and managed by appropriately authorised waste collectors/facilities in accordance with the provision of the Waste Management Act (as amended).
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?	Construction plant and vehicles, as well as vehicles used by site personnel will generate greenhouse gas emissions and pollutants from exhaust emissions over the construction phase. The effects of such emissions will be **short-term** and **not significant** given the scale of construction.	No. The effects of construction phase related emissions will be **short-term** and **not significant** to not significant, given the magnitude of construction to take place. No emissions of significance will be generated during the operational phase of the proposed development.

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	The proposed development may generate some levels of dust generating localised nuisance. Comprehensive construction phase dust management measures will be defined in the CEMP to be produced for the proposed development. All residential units forming part of the proposed development will be 'Nearly Net Zero' in accordance with NZEB buildings standards and will be designed to achieve an A1 Building Energy Rating. Emissions relating to the operational phase of the proposed development (e.g, emissions from vehicular and energy use of residents) will be **permanent** and **not significant** considering the scale of the development.	The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021.
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	Noise emissions will occur during the construction works because of mobile plant operation, material handling, etc. Such noise will be intermittent and **short-term** and **not significant** in nature. Noise emissions over the operational phase will be typical of residential buildings and may generate **imperceptible** to **slight** impacts. The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation, which may result in likely, significant effects on the environment, given the scale of the development and construction works and the nature of the surrounding environment. There are no vibration sensitive receptors near the site.	No. Noise emissions during the works will be intermittent and **short-term.** Construction works will occur during defined working hours, as stated within the Cork City Development Plan. Noise emissions arising from construction at nearby sensitive receptors will be **not significant** in terms of magnitude. . Appropriate construction phase environmental mitigation measures will be defined in the CEMP and implemented to mitigate such emissions during construction. The proposed development is unlikely to cause significant noise impacts on the receiving environment.

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
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?	Construction activities have the potential to result in contamination of environmental receptors such as soil and water through surface runoff containing silt or cement material. The operational phase of the proposed development will not result in any environmental contamination. The site is not located near any surface watercourse, and there is no surface water hydrological connection between the site and watercourses within the wider area (the Bride and the River Lee). It is not envisaged that significant volumes of surface water run-off will be generated at construction working areas. The construction phase drainage management will be determined by the appointed Contractor prior to commencement of works, and a CEMP will be developed and implemented. Surface water drainage infrastructure for the proposed development will be constructed in accordance with the Greater Dublin Code of Practice for Drainage Works Version 6.0 and Cork City Council standard details. This infrastructure will be designed to achieve self-cleansing velocities to reduce drainage depths downstream of the site, and to handle potential extreme weather events from climate change. This will ensure that the operational phase of the proposed development will not result in any environmental contamination.	No. Environmental risks associated with the construction phase will be managed under a CEMP. Standard construction drainage management techniques will be utilised at working areas during construction to prevent the discharge of silt laden run-off from the site to the receiving environment. The proposed development will not result in the discharge of polluting material to ground or waters during either the construction or operational phases of the development. The proposed development will not affect the achievement of water quality objectives defined under the Water Framework Directive (i.e. to maintain and improve water quality as appropriate).

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	Construction activities have the potential to create risks to human health and safety. These works will be carried out in accordance with the appointed contractor's methodologies and will adhere to Safety, Health and Welfare at Work Act and associated Regulations. There are no risks to health and safety during the operational phase of the proposed development. The proposed development has been designed to be safe and comfortable for inhabitants.	No. Construction works will be undertaken safely and in accordance with the Safety, Health and Welfare at Work Act, and associated Regulations. Given the implementation and adherence to a Method Statement which will be prepared by the appointed Contractor, the risk of accidents is low.
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	The construction phase of the proposed development may impact employment numbers positively through the creation of opportunities for construction businesses and site workers. This will result in **short-term** and **positive** effects. The proposed development will provide safe and secure housing designed to a high standard and will aid to address housing requirements in Cork City. This will result in **significant**, **long-term** to **permanent** positive effects on population and human health.	The proposed development will have a significant impact on demography due to the provision of new housing in Cork City. Employment numbers at the development site may be impacted positively through the creation of employment opportunities.
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?	The proposed development will not lead to any additional consequential development. There is no existing development in the vicinity of the subject development site that generates effects that may combine with the effects of the proposed development to create significant environmental effects.	No. The proposed development will not give rise to significant impacts in combination with any other existing or permitted development projects in the surrounding area.

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	A review of the CCC and ACP planning portals (See Section 4) was undertaken to determine whether there is permitted development that generates effects that may combine with the effects of the proposed development to create significant environmental effects. It is concluded that the proposed development will not result in any significant adverse cumulative effects, having regard to the design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	
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?	The proposed development is not located within any sites or features that are protected by international, EU, national or local legislation for their ecological, landscape, cultural or other values. The accompanying AA Screening has considered the Cork Harbour SPA (IE0004030) for potential for impacts on SCI qualifying interests. The AA Screening concludes there are no meaningful pathways for effects identified to any European Sites, given the nature of the habitats that could be affected by the proposed development and the distance from the relevant SPA Location for the SCI species. There are no cultural heritage features within the site boundary that could be impacted from the construction works.	No. The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following: *Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the QIs, SCIs or the conservation objectives of any designated European site.* The proposed development will have no effect on any European Sites, given the nature and magnitude of the development, its zone of influence having regard to identified potential environmental impacts, and the distance from the proposed development to the protected sites.

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
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	No. The surrounding area is typical of urban fabric, consisting of housing estates, small businesses, open spaces, grassland, tree lines and scrub. The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following: *Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the QIs, SCIs or the conservation objectives of any designated European site.*	No. Given the nature and scale of the proposed development, mitigation to be adopted during construction, the design of the proposed development, and the nature of the receiving environment; it is unlikely that the proposed will result in any likely, significant effects on any such sensitive receptors.
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?	No. The surrounding area is typical of urban fabric, consisting of housing estates, small businesses, open spaces, grassland, agriculture, tree lines and scrub. The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following: *Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the QIs, SCIs or the conservation objectives of any designated European site.*	No. Given the nature and scale of the proposed development, mitigation to be adopted during construction, the design of the proposed development, and the nature of the receiving environment; it is unlikely that the proposed will result in any likely, significant effects.

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
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?	There are no inland, coastal or marine waters on or around the subject location which could be impacted by the proposed development. The construction phase will involve limited earthworks over a short period of time. This will however not be deep enough to affect groundwater yield, flow or quality. The construction of the proposed development will be carried out in accordance with a CEMP, which will define appropriate mitigation measures for the protection of environmental resources surrounding and connected to the site, including groundwater. Appropriate stormwater attenuation/treatment will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations.	No. Given the design, nature and scale of the proposed works, proposed mitigation measures and the nature of the receiving environment, it is unlikely that the proposed will result in likely, significant effects on any receiving waters.
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?	No. The proposed development is aligned with the character of the existing landscape and the zoning objective (ZO 01 Sustainable Res Neighbourhoods) for the site defined in the Cork City Development Plan. The proposed development site does not overlap with any Areas of High Landscape Value as defined in the CDP. The site boundary of the proposed development minimally overlaps with the Landscape Preservation Zone NW9, containing the Knocknaheeny Water Tower, to the north.	No. The proposed development is in alignment with the receiving landscape that contains low-density residential developments. Given the nature and scale of the proposed works and the nature of the receiving environment, it is unlikely that the proposed will result in any likely, significant effects.

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
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?	The surrounding road network includes Kilmore Road Lower and Harbour View Road to the south, and the N20 to the east of the development site. Construction phase traffic will be managed by the appointed Contractor over the duration of the works. Once operational, access to the site will be through Mark Carroll Drive to the west of the site. The wider area surrounding the development site consists of residential developments and small businesses. There are no recreational facilities or amenities within reasonable proximity of the proposed development location that could be impacted by the construction or operational phase.	No. The location of the proposed development does not contain any recreational facilities or amenities that could be affected by the proposed development, given the scale and nature of the development, and environmental mitigation to be adopted and embedded in the design of the development.
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?	The surrounding road network includes Kilmore Road Lower and Harbour View Road to the south, and the N20 to the east of the development site. The wider road network will be capable of accommodating the modest amount of additional traffic generated over the construction phase. Construction phase traffic will be managed by the appointed contractor over the duration of the works. Once operational, access to the site will be through Mark Carroll Drive to the west of the site. The operational impacts of the proposed development will not create significant additional traffic which will create congestion or environmental problems given the scale of the development, predicted traffic levels associated with the development and existing	No. The proposed development will not create any environmental problems pertaining to traffic or transportation over either construction or operational phase. A Construction Traffic Management Plan will be implemented to prevent adverse impacts on the receiving traffic and transport environment.

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	transport infrastructure serving the site. The development site is also situated in close proximity to a variety of public transport routes, which will encourage sustainable travel.	
18. Is the Project in a location in which it is likely to be highly visible to many people?	The site is currently screened to the south by Phase 2C, which is under construction at the time of reporting. Existing residential dwellings screen the site to the east. Works will be carried out with site hoarding for safety and security, which will screen the site over the construction phase. Once constructed and operational, the proposed development will be consistent with the receiving environment. There will be no significant visual effects over this phase.	No. 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 **short-term**. The proposed development will not generate any significant effects on landscape character or visual amenity as it is in alignment with the existing character of the receiving landscape, that is, low-density residential dwellings.
19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?	No. The nearest recorded feature from the Sites and Monuments Record is Water Tower (20861003), located approximately 30 m to the north of the site boundary. The Water Tower and surrounds is a designated Landscape Preservation Zone (NW9) in the Cork City Development Plan 2022-2028.	No. The proposed development does not impinge or adversely affect the settings of any protected monuments or overlap with any Zone of Notification for archaeological or heritage features. While the site boundary of the proposed development minimally overlaps with LPZ NW9, the proposed development will not impact the integrity of this feature as it is in alignment with the character of the wider receiving landscape.

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?	The proposed development is proposed to be located on site that has been heavily disturbed. The site is surrounded by urban fabric. The proposed development will maximise the use of land which is underutilised in their current state to address housing needs within Cork City. This is in accordance with Compact Growth principles defined in the National Planning Framework.	No. The proposed development is located on a disturbed site. The scale and nature of the proposed development, in the context of the nature of the site, is unlikely to result in significant effects on the receiving environment.
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?	The proposed development is consistent with the land use and land use zoning within the wider area, which pertains to the provision of new residential communities, local services and civic uses in accordance with approved plans. It will not conflict with any existing land-uses in the area.	No. Existing land uses will not be affected by the proposed works given the design, nature and scale of the development, and the environmental control and mitigation measures that will be in place during the construction and operational phases of the proposed development.
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	The proposed development site is located within the Knocknaheeny regeneration area as described in the Cork City Northwest Regeneration Masterplan. Several other Phases of Development under this Masterplan are near completion, are in planning stage or are in tender stage. The site and its surrounding area is zoned ZO 01 Sustainable Res Neighbourhoods by CCC, and the proposed development is complimentary to and aligned with the zoning objective.	No.

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	There are no known future uses that can be affected by the proposed development, and the proposed development is aligned with the zoning objectives under the Cork City Development Plan and will not impinge upon surrounding land use and zoning objectives. The proposed development will not affect plans for future land uses or planned projects. This is substantiated in the cumulative assessment presented in Sections 4 and 6.7.	
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 land use of the receiving environment is consistent with the proposed development, that is, low density residential developments within an urban area. There are sensitive human receptors adjoining the proposed development site, however placed relatively sparsely. The proposed development will not have a significant adverse effect on the receiving environment during any of its phases.	No. The proposed development is not likely to have a significant effect on the densely populated areas, considering the nature, scale and design of the development, environmental management proposed during construction works, and the nature and character of the surrounding environment.
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 in an urban area. There are some sensitive land uses in the wider area and sensitive human receptors within close proximity to the site. While there will be some effects generated from the construction phase of the proposed development, these will be minimised through the implementation of a CEMP, which will contain measures for environmental protection, nuisance prevention, traffic management and working hours. These effects will be short-term and not significant.	No. The scale and the nature of the proposed development will not result in the likelihood of likely, significant effects over the construction or operational phases of the proposed development. The appointed contractor will implement a CEMP and traffic management measures to prevent adverse impacts on the receiving traffic and transport environment.

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	The operational phase of the proposed development will not have any significant adverse impacts on any such sensitive receptors.	
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 development site. The site is underlain by a Locally Important Aquifer, described as 'Bedrock which is Moderately Productive only in Local Zones'. The extent of excavation carried out over the construction phase of the proposed works will be modest and will not affect the groundwater regime. The construction of the proposed development will be carried out in accordance with a CEMP, which will define appropriate mitigation measures for the protection of environmental resources surrounding and connected to the site, including soil, surface water and groundwater.	No. There will be no impacts on high quality or scarce natural resources.
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?	It is unlikely that the development site has been subject to pollution or environmental damage as historic use at the site and surrounds has been greenfield and/or residential and associated land use. No historic activities have been identified which could have contributed to pollution or environmental damage on the site. No environmental damage has been identified at the site.	No. The proposed development will not impact on any area affected by pollution or environmental damage and will not generate likely significant environmental effects which could cause any exceedance of environmental quality standards. A CEMP will be implemented during construction to mitigate potential effects on the environment that may occur during construction. All waste generated on-site will be managed in accordance with the Waste Management Act 1996. Construction wastes will be dispatched to appropriately authorised waste management facilities for appropriate treatment.

Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
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 project is not susceptible to any natural disasters or adverse climatic conditions. OPW flood mapping indicates that there have been no past flood events within or in proximity to the proposed site. A review of OPW Flood Mapping[9] indicates that the site is clear of any fluvial or coastal flood risk within the low, medium and high probability categories. Appropriate stormwater attenuation will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations. The proposed development is not within the area of influence of any Seveso site. The siting of the proposed development in this location will not increase the risk or consequences of a major accident.	No. The proposed development, as designed and sited, is not susceptible to natural disasters or major accidents.

[9] OPW Flood Maps (https://www.floodinfo.ie/map/floodmaps/); Accessed 07/04/2026

7.5 Schedule 7A Sub-Threshold Development Screening

7.5.1 Information Required

Directive 2014/52/EU 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 are included in 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*' and are grouped under four headings.

The 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 7-2. A description on how each criterion has been considered and assessed in this report is also provided.

Table 7-2: 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 is provided in Sections 5 and 6, and has been assessed with regard to Schedule 7 criteria in Table 7-1.
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 is provided in Sections 5 and 6, and has been assessed with regard to Schedule 7 criteria in Table 7-1.
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 is provided in Section 3 and has been assessed with regard to Schedule 7 criteria in Table 7-1.
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 likely to be significantly affected by the proposed development has been assessed with regard to Schedule 7 criteria in Table 7-1.
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 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 associated with the proposed development has been assessed with regard to Schedule 7 criteria in Table 7-1.
The use of natural resources, in particular soil, land, water and biodiversity.	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 use of natural resources, in particular soil, land, water and biodiversity has been assessed with regard to Schedule 7 criteria in Table 7-1.
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 as set out in Schedule 7 are addressed in Section 7 and compilation of information in paragraphs (1) to (3) is in Section 7. This information has been assessed with regard to Schedule 7 in Table 7-1 of this report.

When assessing the proposed development with relation to Schedule 7A criteria listed in Section 7.5.1 and Table 7-2, it was noted that all aspects were already covered in the information provided under Schedule 7 and as such no additional assessment under Schedule 7A was considered necessary.

7.6 Impact Characterisation

The construction phase of the proposed development has potential to generate the following environmental impacts:

- Run-off of polluting material to the environment (e.g., cement material, silt).
- Noise emissions from construction works, vehicles and plant.
- Dust emissions from construction, e.g. earthworks
- Visual impacts from construction works
- Increased traffic from construction vehicles

These construction phase impacts have the potential to generate **short-term** and **not significant** effects on the receiving environment.

The operational phase of the proposed development has the potential to generate the following environmental impacts

- Noise emissions associated with residential activity.
- Greenhouse gas emissions associated with energy use
- Increased traffic from additional residents
- Landscape and visual impacts from a change of use at the site

These operational phase impacts have the potential to generate **permanent** and **imperceptible** to **slight** effects on the receiving environment.

A comprehensive set of mitigation measures have been defined to avoid, prevent and minimise significant adverse effects on the receiving environment (e.g. the implementation of a Construction Environmental Management Plan etc.). This ensures that the proposed development will not have a likely, significant impact on the environment. Potential adverse environmental effects associated with the proposed development have been appropriately avoided, prevented and minimised.

The proposed development will generate the following positive environmental effects:

- The proposed residential dwellings will be designed to be in accordance with Net Zero Building Standards. The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021. This will result in a **long-term, positive** effect on climate.
- The development of residential dwellings within the existing footprint of a built-up area aligns with Compact Growth principles defined in the National Planning Framework and contributes to sustainable development. This will result in a **long-term, positive** effect on climate and land-use.
- The proposed development will provide safe and secure housing designed to a high standard and will aid to address housing requirements in Cork City. This will result in **significant**, **long-term** to **permanent positive** effects on population and human health.

7.7 Cumulative Assessment

The proposed development forms Phase 4C West of the Masterplan. Five separate phases of development are being progressed under the Masterplan. The various phases of the Masterplan are at different stages of the planning and development process (See Table 5-1).

Some phases of development have been completed. These phases of development have not been considered under the cumulative assessment as the environmental impacts of the development have already taken place. In assessment terms, these phases of development are a component of the baseline, receiving environment.

Various phases of development under the Masterplan are under construction. Some other phases of the development have been granted planning permission, however construction has not commenced. These separate phases of the development are deemed to be projects which are discrete and separate to the proposed development/project being considered within the scope of this EIA Screening. The reason for this is that the proposed development can be developed and exist outside of any functional dependence or interdependence on these other projects.

All future phases of development under the Masterplan are in the process of being defined and designed as projects. They are not yet defined projects, and the proposed development does not have a functional dependence or interdependence with these future phases of the development. These future phases of development will be subject to their own EIA Screening.

Nonetheless, it is necessary to consider the potential cumulative effect of the proposed development in combination with other known, defined projects that may have environmental interactions with the proposed development (as presented in Section 4). This assessment is presented below:

Table 7-3: Cumulative Assessment

Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
Other Phases of the CNWQR Masterplan		
Phase 1C (currently under construction, completion estimated at end of 2026)	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Phase 1D East (consented for Part 8 Planning, currently at DHLGH Stage 3 preparation)	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
Phase 2B (currently under construction, completion estimated at end of 2026)	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Phase 3A (planned for Part 8 in the near future)	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Phase 3B (Currently under construction, completion estimated for Q4 of 2027)	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Phase 3C (currently at Part 8 stage, with submission period closing early July 2026)	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Phase 4A (planned for tender stage in Q3 of 2026)	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
Phase 4F (Currently undergoing Part 8 Planning Process)	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Planning Applications lodged to Cork City Council		
2139871	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2139966	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2140354	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2139877	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2140534	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2140639	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2240868	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2140479	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2240872	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2140553	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241121	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241387	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241139	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2241469	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2342150	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2342288	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2342539	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2443060	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2442800	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
2443086	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2543738	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
2543984	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Applications lodged to An Coimisiún Pleanála		
321615	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
323082	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No

8. CONCLUSION

Requirements for the carrying out 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, when considered together with other phases of the Cork City Northwest Regeneration Masterplan which it has a functional relationship with, does not individually or cumulatively fall into a class of development set out in Schedule 5, Part 1 and 2 of the Regulations 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 the characteristics of proposed development, the criteria in Schedule 7 of the Regulations, the information provided in accordance with Schedule 7A of the Regulations and the following:

- The nature, scale and extent of the proposed development;
- The design/embedded mitigation measures to avoid, prevent and minimise adverse environmental effects associated with the proposed development;
- The additional environmental mitigation measures proposed to avoid, prevent and minimise adverse environmental effects associated with the proposed development; and
- The characteristics of the receiving environment in the context of the development site.

It can be concluded that the proposed development would not be likely to have significant effects on the environment and that an EIA is not required. This conclusion can be made when considering the proposed development together with other phases of the Cork City Northwest Regeneration Masterplan which it has a functional relationship with.

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