

## SUB THRESHOLD EIA SCREENING REPORT - BRAMBLE COTTAGES TERRACED INFILL HOUSES

Criteria for determining whether a development would or would not be likely to have significant effects on the environment as per the requirements of Article 120 of the Planning and Development Regulations 2001-2012

<b>1. CHARACTERISTICS OF PROPOSED DEVELOPMENT</b>	
Size of Proposed Development	4no. 2 storey terraced infill houses and ancillary works at Bramble Cottages, Old Spangle Hill, Farranree, Cork
Cumulation with other Proposed Development	N/A
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<i>The development includes site clearance works including removal of vegetation and the demolition of 2 dwellings (2 vacant).i.e. no 6 &amp; 7 Bramble Cottages.</i>
Use of Natural Resources	<i>The use of natural resources associated with this development is limited to the materials to be used for its construction.</i>
Production of Waste	<i>Waste production is limited to the construction phase and will consist of the following: - General building waste - excavated soil-based fill material, with small pieces of waste material such as brick, glass, plastics, timber, wire and ceramics. No contamination of fill material detected during site investigations. - Reinforced concrete foundations. All waste material will be subject to segregation and appropriate disposal.</i>
Pollution and Nuisances	<i>The proposed works are infill houses on currently disused problem brownfield sites and therefore no additional traffic or nuisances will be generated consequently there will be no net increase in either pollution or nuisance.</i>
Risk of Accidents	<i>It is not considered that there would be any significant risk of accidents, having regard to substances or technologies used.</i>
Risk of Major Accidents	<i>No significant risk of accidents.</i>
Risk to Human Health	<i>No significant risk to human health.</i>

<b>2. LOCATION OF PROPOSED DEVELOPMENT</b>	
Existing Land Use	<i>Urban brownfield sites, existing structures 6 7 &amp; Bramble Cottages</i>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<i>Limited, given the suburban nature of the area.</i>
Absorption Capacity of the Natural Environment	<i>Commensurate with the suburban nature of the area.</i>

<b>3. CHARACTERISTICS OF POTENTIAL IMPACTS</b>	
Extent of the Impact	<i>The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the areas. No significant negative impacts are likely.</i>
Trans-frontier nature of the Impact	N/A
Magnitude and Complexity of the Impact	<i>The magnitude and complexity of the impact of the development is considered negligible, given the residential nature of the development in what is a residential suburban area of the city.</i>
Probability of the Impact	<i>The probability of significant impacts on ecology are negligible.</i>
Duration, Frequency and Reversibility of the Impact	<i>Limited to the Construction Phase</i>

### SCREENING CONCLUSION STATEMENT

*The Environmental Impact Assessment Screening therefore concludes that there is no real likelihood of significant effects and therefore an Environmental Impact Assessment is not required.*

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