

1. EUROPEAN SITE DATA

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

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

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	Clover Hill Court
Development consent type	<i>Part 8 Planning Application</i>
Development location	<i>Bessboro Road, Mahon, Cork</i>
Description of development	<i>The proposed development will consist of 2 no. apartment buildings (1 no. 3-4 storey building and 1 no. 4-5 storey building), linked at ground floor, containing 84 no. apartments in total, with 28 no. 1-bed apartments and 56 no. 2-bed apartments, each with private balcony/wintergarden/terrace, as well as ground floor bin & bicycle stores and plant (including 1 no. relocated substation and 1 no. additional substation). The development will also provide 6 no. 2-storey 3-bed terraced houses, each with private garden. 90 residential units in total.</i>
Distance from cSAC	<i>Great Island Channel SAC is situated in the inner area of Cork Harbour, north of Great Island and on the eastern side of Cork Harbour. Great Island Channel SAC is located ca. 5.3km to the east of the proposed project. There is no overlap or direct connectivity from the proposed project to the SAC. The SAC is situated within the inner area of Cork Harbour at a distance from the proposed development, which is >410m from the shore, and thus, there is at most weak and remote hydrological connectivity between the proposed project and the SAC.</i>
Distance from SPA	<i>Cork Harbour SPA at Douglas Estuary is located to the south of the proposed project. Mahon industrial estate and Mahon Golf Course lie between the proposed project and the SPA. The proposed project is located ca. 410m from the SPA and thus, is within the potential zone of influence of the proposed project. A proposed attenuation tank is also to be used as part of the surface water management system and this will be sized to reduce the peak runoff from the site. It is proposed that all surface water run-off from car park areas will outfall via a Class 1 Kingspan Klargestor NSBE010 or approved equivalent Bypass Separator, located upstream of the connection to the existing storm water drain on site. This device will remove hydrocarbons and fine sediment particles from the site runoff and lower the risk of downstream contamination following an oil spillage on site. As a result, no negative impacts to European sites are therefore anticipated.</i>
Relevant strategies or policies	<i>City Development Plan</i>
EIS submitted?	<i>N/A</i>

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

1. Is the proposed development directly connected to or necessary for the conservation management of the SPA and/or cSAC? (If yes, no further assessment required. If no, screening required.)	No
2. Is the proposed development located within or partly within the SPA?	No
3. Is the proposed development located within 100m of the SPA?	No
4. Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	No
5. Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	No
6. Could the proposed project increase the level of recreational or other use of marine or intertidal areas within the potential impact zone of the SPA?	No
7. Does the proposed development involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SPA?	No
8. Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	No
9. Does the existing wastewater treatment system have the capacity to treat any additional loading?	Yes
10. Would the proposed development result in direct surface water or other discharge to water bodies in or feeding into the SPA or cSAC? Would it result in additional storm flows into a combined sewer and subsequently into a combined sewer overflow (CSO), resulting in increased frequency, quantity and/or duration of overflow from the CSO to watercourses feeding into the European sites?	No
11. Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	No
12. Could the proposed development give rise to increased risk of oil or chemical spillage or leaks within the marine environment or watercourse within the potential impact zone for the SPA or cSAC?	No
13. Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	No
<p>Comments or notes</p> <p>All works are at a significant distance from European sites. No land-take of the SAC or SPA is required for the proposed project. No habitats for which Great Island Channel SAC / Cork Harbour SPA have been designated are located within the works areas. There are no water abstraction requirements for the proposed project and there shall be no emissions during the operational phase of the project. No instream works are proposed. The potential for polluting material to enter the watercourse is low. It is estimated that works would be undertaken over a 5-6 month period.</p>	

4. SCREENING CONCLUSION STATEMENT

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

Appropriate Assessment is not required

The proposed development is directly connected / necessary to the conservation management of a site.

X

Appropriate Assessment is not required

It can be excluded through screening that the proposed development will have significant effects on the sites.

Further information is required

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

Appropriate Assessment is required

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

Further information required / Comments or Notes

This Appropriate Assessment Screening therefore concludes that the proposed development would not be likely to have a significant effect on any Natura 2000 site. Please refer to Appendix A for the full report on Screening for Appropriate Assessment

Name:	Thomas Rogers
Position:	A/Director of Services – Housing Directorate
Date:	02 November 2022

Appendix A

Screening for Appropriate Assessment