

SUB THRESHOLD EIA SCREENING REPORT

Nash's

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 as amended

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	Nahs's Boreen – 34 Units – Site Size: 7051.6m ² / 0.7 HA Unit Mix: 6 No. Two Bedroom – Ground Floor Apartments 11 No. Two Storey Duplex Units 2 No. Three Storey – Duplex Units 7 No. Three Storey, Terrace 4 No Four Bedroom, Terrace Houses 2 No. One Bedroom Apartments Gd. & First 2 No. Two Bedroom Apartments Gd. & First
Cumulation with other Proposed Development	<i>None</i>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<i>No demolition proposed</i>
Use of Natural Resources	<i>Site Clearance (top-soil)</i>
Production of Waste	<i>1.416 l/s/day</i>
Pollution and Nuisances	<i>Removal of a location for illegal tipping</i>
Risk of Major Accidents	<i>None</i>
Risk to Human Health	<i>Overhead ESB Power Lines to be grounded</i>

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	Brown Field Site/Previously partially Constructed Residential Development Demolished Circa 2010
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	Site is located within an existing established residential area with existing residential suburban estate to the west, north and east. Open space is located to the south on the opposite side of Nash's Boreen.
Absorption Capacity of the Natural Environment	This is considered high due to the brownfield nature of the subject site and existence of large areas of open space.

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	Extent of Impact is limited given the brownfield status of the site and the promotion of residential development in an established residential area.
Transfrontier nature of the Impact	None
Magnitude and Complexity of the Impact	Magnitude and the complexity of the impact is not considered significant due to the scale and nature of the 34 units proposed
Probability of the Impact	High Probability of impact but this is not considered significant. Principal impact will be associated with construction. Impact will be minimised with application of appropriate planning conditions.
Duration, Frequency and Reversibility of the Impact	There is no significant operational impact attributable to the proposed development. Impact during construction will be minimised to acceptable levels through imposition of planning conditions. The duration of the construction is likely to be 16 months.

SCREENING CONCLUSION STATEMENT

In addition, the proposed development has been screened to determine whether an Environmental Impact Assessment (EIA) is required and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.

Please refer to Section 7.0 of the accompanying planning statement prepared by Cunnane Stratton Reynolds Ltd. Supporting this planning application. Section 7.0 of that statement indicates the following:

The proposal at this site consists of the redevelopment and extension of a brownfield site in an established suburban area. The cumulative area is 7014 sqm and the development site area is 0.15Ha.

The proposed development is not subject to Environmental Impact Assessment Screening. Given the scale and location of this proposal, the screening determination may conclude that the proposed development is not a project of a size, scale or typology listed in Part 1 of

Schedule 5 of the Planning and Development Regulations 2001 (as amended) requiring a mandatory Environmental Impact Assessment Report (EIAR).

Article 120 of the Regulations requires that where a local authority proposes to carry out a 'subthreshold' development ('threshold referring to mandatory EIAR thresholds as above) that they shall carry out at least a preliminary assessment of the nature, size or location of the development.

Having regard to the projects listed within Part 2, Schedule 5 and the criteria outlined in Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is concluded that the proposed development will have not likely significant effect, indirect or direct, on the receiving environment, either on its own or cumulatively with other development. Having regard to the effects of the proposal it is our professional opinion that no adverse impacts occur such as to warrant the preparation of an EIAR for sub threshold development. Therefore, the preliminary examination has reached conclusion of no requirement for EIA as at Article 120(b)(i) as there is no real likelihood of signficant effect on the environment arising from the proposed development.

Name:	Niall Ó Donnabháin
Position:	Director of Services
Date:	08/11/2022

Appendix A

Environmental Impact Assessment Screening Report

CUNNANE STRATTON REYNOLDS

Environmental Impact Assessment Screening Report

**Prepared by
Cunnane Stratton Reynolds**


**On behalf of
Mr Roy Thomas**

**For a Part 8 planning application for
34 no. residential units and associated site works**

**At
Nash's Boreen/Willow Bank, Fair Hill, Cork City**

Document Control Sheet

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25/10/22	Draft	EMP	Draft
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Disclaimer: The advice in this report has been informed by a search of the available online planning history and development plan zoning objectives for the site in question, and excludes consideration of other existing or potential, perceived or actual issues including but not exclusively relating to wayleaves, other rights of way, ownership, availability or otherwise of access, flood risk, infrastructural constraints, and of other advices produced in relation to the site by other parties. Our advice has been prepared without consultation with any other party including the local authority in whose jurisdiction the site is located. We reserve the right to amend the advice contained in the report based upon the availability of further information as and when it may become available. The site boundary indicated in Figures 1 is indicative only.



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STATEMENT OF COMPETENCY

The EIAR Screening Report has been compiled by Eamonn Prenter of Cunnane Stratton Reynolds Ltd (CSR). Eamonn is a Director of CSR and a member of the Irish Planning Institute. His qualifications are as follows:

Eamonn Prenter, *BA (Hons) Geography, MSc Planning; MRTPI MIPI,*

Eamonn is a chartered town planner with both public and private experience and over 30 years post qualification experience having undertaken a number of EISs, EIARs, SEAs and various screening reports over that period of time for both public and private sector clients.

1.0 INTRODUCTION

1.1 Background

Cunnane Stratton Reynolds has prepared this EIAR Screening Assessment on behalf of Mr Roy Thomas who intends to develop lands for residential development at Nash's Boreen, Cork City under the Part 8 planning process.

Details of the construction and design of the proposed development are provided in the technical reports attached to the planning application.

It is noted that regulations dealing with environmental screening obligations under Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 ("the 2014 Directive") have not yet been implemented in Ireland. Notwithstanding, having regard to best practice and guidance, this report has had regard to Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment as amended by the 2014 Directive. The provisions of the Planning and Development Regulations 2001, as amended, including the European Union (Planning and Development) (Environmental Impact Assessment) Regulations which came into effect on 1st September 2018, are also considered in this screening report with respect to EIA and EIA Thresholds.

This report outlines the methodology used to screen the proposed development in respect of environmental assessment and assesses the requirement to prepare an EIAR. It sets out the proposal, the assessment of potential environmental effects, and the outcome and conclusions of the screening process.

This EIAR Screening Statement has been prepared having regard to Directive 2011/92/EU, as amended by Directive EU 2014/52 which came into effect in May of 2017. As at the time of writing, Ireland has not yet transposed the Directive. The EIAR Screening Statement has been written to address the guidance provided by "Advice on Administrative Provisions in Advance of Transposition and Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive)" and the Key Issues Consultation Paper prepared by the Department of Housing, Planning Community and Local Government, May 2017. This EIA Screening Report is also informed by the advice contained in the Department of Housing, Local Government and Heritage guidance to date, in particular Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018. This EIAR Screening Report has had regard to more recent advice in the form of 'Guidelines on Information to be contained in Environmental Impact Assessment Reports' published by the Environmental Protection Agency in May 2022.

1.2 Purpose of this EIAR Screening Report

An EIAR is:

'A statement of the effects, if any, which proposed development, if carried out, would have on the environment.'

The EIAR is prepared by the developer, in this case Mr Roy Thomas, and is submitted as part of the consent process. The Competent Authority (CA) uses the information provided to assess the environmental effects of the project and, in the context of other considerations, to help determine if consent should be granted. The information in the EIAR is also used by other

parties to evaluate the acceptability of the project and its effects and to inform their submissions to the CA.

The EIAR consists of a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment. The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in any EIAR. These factors are considered in the context of screening for EIA as in this case.

The overall purpose of this Screening Report is to identify and detail the findings of a desktop study undertaken to analyse the impacts, if any, of the proposed development on the receiving environment and, based on the results, decide whether or not an EIAR is required.

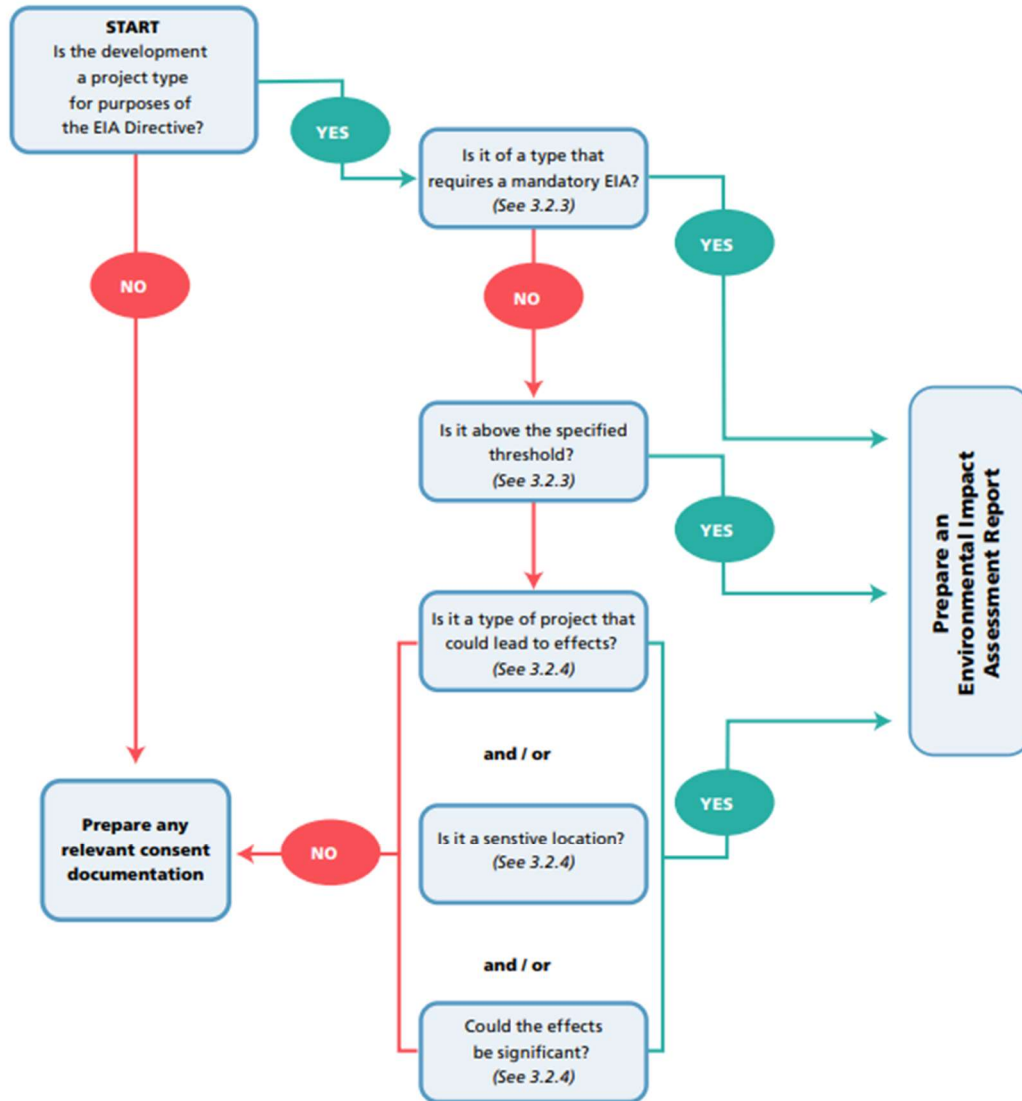
The term 'screening' is used to describe the process of ascertaining whether or not a proposed development requires an Environmental Impact Assessment Report to be provided to aid EIA by the competent authority of that project. EIAR is mandatory where project size, type or location EIA thresholds are met or exceeded. By request of the competent authority, an EIAR may be requested where mandatory EIA criteria are not met (ie sub threshold development) but the authority deems EIA necessary. EIA legislation sets out the types of projects that require a mandatory EIAR and the considerations that may give rise to the requirement for an EIAR where prescribed thresholds are not met.

The mandatory requirement for an EIAR is based on the nature and/or scale of a development. This is addressed in EU Directive 85/337/EEC (as amended by Directive 97/11/EC and 2014/52/EU). Regard must also be had to the criteria as set out under Annex III of the EIA Directive the majority of which criteria are also referred to under Schedule 7 and Schedule 7A of the Planning and Development Regulations 2001, as amended ('the 2001 Regulations').

In determining whether a development requires an EIAR to be undertaken, it is first necessary to determine whether the development falls into a category of specified development for which an EIAR is mandatory and thereafter consider whether the proposed development would require an EIAR if the relevant spatial or area threshold for that category is exceeded. Where the development falls within the relevant area or spatial category as sub-threshold, it is then necessary to consider whether the proposed development is likely to give rise to significant effects on the environment. Such significant effects may arise by virtue of the type and scale of development proposed, and also the location of the development in relation to nearby sensitive environments.

The screening process is summarised in Figure 1 below.

Figure 1: Screening Process



Source: Table 3.2 Guidelines on the Information to be contained in Environmental Impact Assessment Reports, May 2022.

2.0 LEGISLATIVE BACKGROUND

The Planning and Development Act, 2000 as amended and the Planning and Development Regulations 2001, as amended, outline the requirements for the assessments of the effects of certain projects on the environment.

Section 176 of the Planning and Development Act, 2000 as amended, provides the initial steps in relation to the criteria for determination of whether an EIA is required. It allows the Minister to prescribe classes of development that require EIA having regard to Ministerial Powers and EIA transposed legislation.

Part 10, Article 92, of the Planning and Development Regulations define '*sub threshold development*' as '*development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.*'

2.1 Project Type

The screening process begins by establishing whether the proposal is a 'project' as understood by the Directive (as amended). The development of housing, provision of car parking, open space, and associated site works do in this instance constitute a 'project' as it constitutes a development that requires planning permission under the planning and development statutes.

2.2. Thresholds

The next step to screening is to determine whether the project exceeds a specific threshold. Thresholds are set out in Annex I and II of the EIA Directive, as amended. For this proposal, thresholds in the Planning and Development Regulations, 2001, as amended are also relevant.

It must be ascertained whether the proposal is a type where EIA and thus EIAR is prescribed/mandated and whether it exceeds the applicable thresholds or not. The Guidelines on Environmental Impact Assessment Reports published by the EPA in May 2022 note that projects that at first glance may not appear to come under the Schedule, but on closer examination when the process is further examined, may do so because of the sensitivity or significance of the receiving environment etc.

In this instance the proposal is not of a type, scale or activity at Schedule 5 of the Planning and Development Regulations, 2001, as amended, or within Schedule 7 or Schedule 7A of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 where EIAR is prescribed and does not require an Environmental Impact Assessment Report due to the activity type proposed.

2.3 Mandatory EIAR

Other categories of specified EIA development are listed in Schedule 5 (Part 1 and Part 2) of the Planning and Development Regulations, 2001, as amended. These and those in the amended EIA Directive 2014/52/EU (also reference Directive 2011/92/EU) Annex II and Annex III have also been reviewed and it is not considered that the proposed development breaches any relevant threshold.

In the amended EIA Directive 2014/52/EU, Annex I contains projects referred to in Article 4(1) of the Amended Directive. The subject proposal would fall within none of these classes of

development and therefore does not represent a form of development considered under Annex I where EIAR is considered mandatory.

In the amended EIA Directive 2014/52/EU, Annex II contains projects referred to in Article 4(2) of the amended Directive. There are various forms of development (including sub-classes) that are referred to in that Annex. The proposal would not fall within any such category and a mandatory EIAR is not required in this instance.

The subject development does not fall within development classes set out in Part 1 of Schedule 5 of the Planning and Development Regulations 2001, as amended.

The Planning and Development Regulations 2001, Schedule 5, Part 2, Section 10(b)(iv) sets out that an EIAR is mandatory for an urban development which would involve an area greater than 2 hectares in the case of business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. The relevant threshold in the present case is 10 hectares as the site is located in an urban area. However, the area of the proposed development is considerably below the appropriate threshold at 0.7ha. A mandatory EIA is not triggered in regard to this site area threshold therefore.

The relevant class/scale threshold for development to be considered is set out in Schedule 5 (Part 2) of the Regulations under Class 10 (Infrastructure Projects) where construction of more than 500 dwelling units requires a mandatory EIAR. In this case the provision of 34 no. units falls considerably below that threshold.

2.4 Screening for Sub-Threshold EIA

Where a project is of a specified type but does not meet, or exceed, the applicable thresholds above then the likelihood of the project having significant effects on the environment needs to be considered (both adverse and beneficial). This is done by reference to the criteria as specified in Annex III of the amended Directive.

Recital (27) of Directive 2014/52/EU states that:

“The screening procedure should ensure that an environmental impact assessment is only required for projects likely to have significant effects on the environment”.

The Guidelines go on to state that the project needs to be considered in its entirety for the screening purposes. This means that all elements of an overall project must be considered for significance of impact. Other related projects need to be identified also and appraised at an appropriate level of detail (where appropriate). This will identify the likely significance of cumulative and indirect impacts thus providing the consent authority with a context for its determination.

This screening exercise has determined that the subject application does not meet or exceed the applicable threshold of 10 ha at Schedule 5, Part II, 10 in the present case as the application site.

Directive 2014/52/EU introduced a new mandatory article, Article 4(4), which states:

“Where Member States decide to require a determination for projects listed in Annex II, the developer shall provide information on the characteristics of the project and the likely significant effects on the environment. The detailed list of information to be provided is specified in Annex IIA. The developer shall take into account, where relevant, the available results of other assessments of the effects

on the environment carried out pursuant to Union legislation other than this Directive. The developer may also provide a description of any features of the project and/or measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment”.

Article 4(4) introduces a new Annex IIA to be used in the case of a request for a Screening determination for Annex II projects. The information to be provided by the developer is set out below.

1. A description of the project including, in particular:
 - (a) A description of the physical characteristics of the whole project, and where relevant, of demolition works,
 - (b) A description of the location of the project, 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 project.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the project 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 criteria of Annex II shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.

The criteria for determining whether or not Sub Threshold EIA is required are set out in Schedule 7 of the Planning & Development Regulations 2001 (as amended) including the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 and Annex III of the EIA Directive as amended.

Schedule 7 of the Planning and Development Regulations, 2001, as amended, lists criteria for determining whether development listed in part 2 of Schedule 5 should be subject to an environmental impact assessment by virtue of the following as per Annex III of the EIA Directive as amended:

- I. Characteristics of Proposed Development
- II. Location of Proposed Development
- III. Type & Characteristics of Potential Impacts

I. Characteristics of Proposed Development

The characteristics of project, with particular regard to:

- the size and design of the whole project,
- cumulation with other existing and / or approved development,
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste,
- pollution and nuisances,
- the risk of major accidents and / or disasters which are relevant to the project concerned, including those caused by climate changes, in accordance with scientific knowledge,
- the risk to human health (for example due to water contamination or air pollution).

II. Location of Proposed Development

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to

- the existing and approved land use,
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- the absorption capacity of the natural environment, paying particular attention to the following areas:
 - (a) wetlands, riparian areas, river mouths;
 - (b) coastal zones and the marine environment;
 - (c) mountain and forest areas;
 - (d) nature reserves and parks;
 - (e) areas classified or protected under national legislation, including Natura 2000 areas designated by Member States pursuant to Directives 92/43/EEC and 2009/147/EC,
 - (f) 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,
 - (g) densely populated areas,
 - (h) landscapes and sites of historical, cultural or archaeological significance.

III. Type & Characteristics of Potential Impacts

The likely significant effects on the environment proposed development in relation to criteria set out under paragraphs 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:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected),
- the nature of the impact;
- the transboundary nature of the impact,
- the intensity and complexity of the impact,
- the probability of the impact,
- the expected onset, duration, frequency and reversibility of the impact.
- the cumulation of the impact with the impact of other existing and / or approved projects;
- the possibility of effectively reducing the impact.

As per the requirements of the 2014 Directive, this Screening Report provides details of the information specified in Annex IIA, taking account of the criteria in Annex III. The screening statement sets out information under the headings provided for under Schedule 7 of the 2001 Regulations. In effect, this ensures that all of the information required under Schedule 7A has been furnished. It also presents the information in a manner that facilitates the competent authority in its screening assessment.

This report will now review the proposed development project under these three main criteria.

3.0 REQUIREMENTS OF ANNEX II(A) OF 2014/52/EU

3.1 Characteristics of the Proposed Development

The proposed development comprises the provision of 34 no residential units, associated car parking, play area and associated site works including connection to services on a site of 0.7ha. The site is located at Nash's Boreen.

The proposed 34 residential units comprise: 1 no. 1 Bed Maisonette Apartment, 7 no. 2 Bed Maisonette Apartments, 11 no. 3 Bed Maisonette Apartments, 7 no. 3 Bed three storey terraced properties, 4 no. 4 Bed three storey terraced properties, 2 no. 1 Bed apartments and 2 no. 2 Bed apartments, car parking, landscaping, boundary treatments, and all ancillary site works and services.

Access to the proposed development will be via an existing access from Willow Bank to be upgraded as part of this development.

3.2 Location of the Proposed Development

The proposed site is located to the north of Nash's Boreen in the Northwest of Cork City. The site is 7014m² in area and is situated in the Northern Environs of Cork City, approx. 2.3km from Cork City Centre (radius).

Figure 2: Site Location



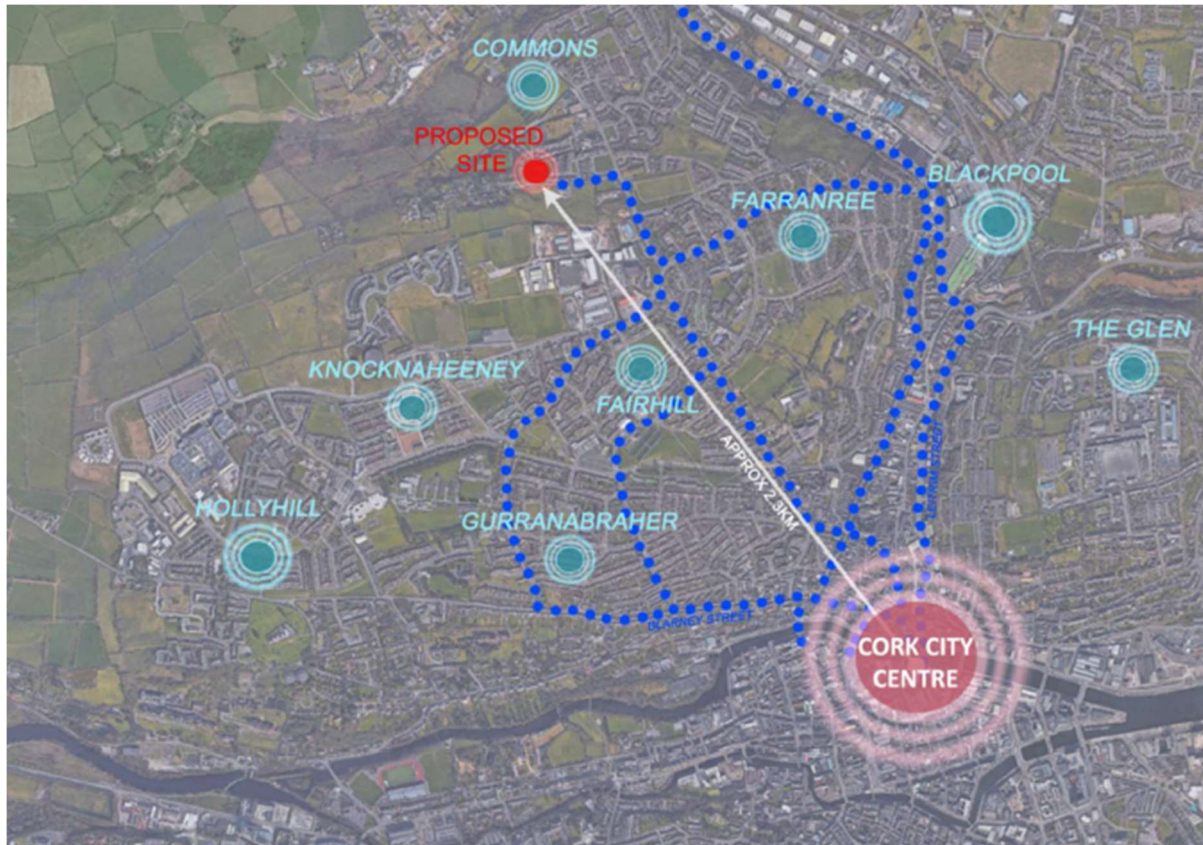
Source: My Plan 2022

The site is elevated with a sod and stone bank with some vegetation which forms the frontage of the site, a concrete block wall forms the eastern boundary with the adjoining residential development. The levels fall more dramatically around the central area of the site. The surrounds are predominantly residential in nature surrounded by the existing residential developments of Fairfield Meadows and Willow Bank View Estate. The residential units in

Fairfield Meadows and Willow Bank are under the ownership of Cork City Council. The western boundary borders a standalone bungalow dwelling and the south by undeveloped residential zoned lands.

The strategic location of the application site is shown in Figure 3 below.

Figure 3: Strategic Location of the Application Site



Source: Design Statement Nash's Boreen 2022.

The site is near a variety of amenities such as retail services, education, healthcare facilities, sports and recreational grounds which are outlined below:

Business

Along with the retail opportunities for employment there are numerous businesses and business parks in the surrounds, namely, Apple, St. Mary's Medical Campus, Churchfield Business Park, Exchange Business Park and Ard Alainn Business Park. West Link Business Park, Kilnap Business Park and Kilbarry Business Park are located within a wider 5km area.

Retail Amenities

The site is located approx. 1.9km away from the designated district centre of Blackpool which provides a range of convenience shopping, comparison outlets and local services such as banks, post office, restaurants, public houses, and community facilities. Additionally, Lidl in Churchfield is located 1.6km away.

Education & Schools

The surrounding area is well serviced by schools and education facilities such as the North Presentation Secondary School, North Monastery Secondary School, Saint Vincents Secondary and Scoil Mhuire Fatima. Educational facilities include Knocknaheeny Learning Campus and Education & Resource Centre.

Childcare Facilities

There are a total of 11 Childcare Facilities located west of the N20 within 3km of the proposed site.

Medical

The Saint Mary's Campus in Knocknaheeny is located approx. 2.2km away and provides various medical services to the surrounding area and the wider Cork City and County.

Sports Facilities & Playgrounds

The area is well serviced by sporting facilities which include numerous GAA clubs such as Glen Rover GAA, St. Vincent's GAA and Na Piarasaigh GAA club. The soccer clubs of Temple United F.C./Castleview AFC are located approx. 2km away. The Sam Allen Sports Centre, St Annes Pitch and Putt Club, Gerry O'Sullivan Park and Churchfield Leisure World are in the surrounding area and provide important amenity to the area.

The site is not located within a Conservation Area, nor an Architectural Conservation Area, nor within any archaeological protection area. The application site is located a minimum of 5.5km from any Natura 2000 site. The site is not located within a flood zone.

The site is defined in planning terms as a 'brownfield site' having previously been developed. The site is considered to be of low ecological value.

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

3.3 Type and Characteristics of Potential Impacts

There are likely to be positive and negative potential environmental impacts from the proposed development proceeding, none of which are anticipated to be significant.

The most likely significant positive effects are likely to be a reduction in antisocial behaviour and vandalism, in the past comprising late night activity generating noise impact on the existing residential community, and also the cessation of burning of material on site which is

a result of indiscriminate fly tipping, dumping and littering on the site. Section 2.0 of the accompanying Design Statement by Horgan Carroll refers.

A significant benefit of the proposed development is the provision of residential accommodation for the existing and future population.

The most likely negative impacts are likely to include the following:

- Modest increased demand on local amenities and facilities including schools, sports clubs etc
- Construction traffic that may result in traffic congestion on the local road network for a short period
- Modest increase in foul and storm water discharges to the public sewers and local sewage treatment plant
- Modest increased water usage from the proposed development impacting on water supply resources

None of these are considered to be significant given the relatively modest scale of development and relatively small number of housing units proposed.

The following is proposed, or can be provided, by way of mitigation:

- Construction Management Plan and Construction Waste Management Plan
- Provision of landscape screening
- Modest supply of car parking and provision of cycle parking

3.4 Expected Residues and Emission and the production of waste

Residues and emissions from the construction period are related to construction waste and emissions from construction plant. No unusual residues or emissions are expected during the construction period and the construction management plan will mitigate likely impacts of construction works.

No residues are anticipated during the operational phase of development. Emissions will be linked to heating systems and will be within the appropriate standards and regulations for modern residential developments.

Operational waste that will be generated by the proposed development will be domestic in nature and scale. All domestic waste will be disposed of by a licensed waste contractor.

3.5 Use of natural resources including soil, land, water and biodiversity

The application site is defined as 'brownfield' in planning terms and is of low ecological value with minimal ecological habitats present. Use of water will be related modest from the proposed residential units and there are no high generators of water usage or demand within the proposed scheme. Natural resource may be used in the construction phase including stone, gravel and water. There will be no use of natural resources during the operational phase of development.

4.0 ENVIRONMENTAL SCREENING IN ACCORDANCE WITH ANNEX III EU DIRECTIVE 2014/52/EU AND SCHEDULE 7 AND 7A OF THE REGULATIONS

In considering whether the proposed sub-threshold development is likely to have significant environmental effects, it is necessary to have regard to the criteria set out under Schedule 7 of the Planning and Development Regulations 2001 as amended, including the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 or Annex III of the EIA Directive.

As indicated above the criteria set out in Annex III are grouped into three categories:

- (i) Characteristics of Proposed Development (Project),
- (ii) Location of the Proposed Development (Project) and
- (iii) (Type and) Characteristics of Potential Impacts.

The assessment for this sub threshold development is as follows:

EIA assessment criteria	Construction Impacts	Operational Impacts
1. Characteristics of proposed development The characteristics of the proposed development, in particular:		
(a) The size and design of the whole project	<p>The proposed development comprises some 34 residential units, car parking, play area and associated works The size of the subject site is 0.7ha.</p> <p>The proposed development is consistent with the zoning of the site contained in the Cork City Development Plan 2022-2028. The zoning is ZO 01 'Sustainable Residential Neighbourhoods'.</p> <p>There will be no significant impact during the construction phase.</p> <p>The construction works are confined to an area of 0.7ha and will be completed over an estimated 5-year period. A construction and demolition and waste management plan (CMP) will be in place for the construction phase. A construction traffic management plan (CTMP) will also be put in place for the construction phase.</p> <p>With mitigation measures detailed in the CMP and CTMP in place prior to construction no significant negative impacts are likely during the construction phase</p>	<p>The proposal is not out of scale or design that would be impactful in a significant manner during the operational period. It is not out of keeping with the scale or design of surrounding development.</p>
	A search of the Cork City Council planning register	The proposed development is located in a relatively built-up

<p>(b) Cumulation with other existing and /or proposed development</p>	<p>indicates that there are no proposed or recent construction projects in the vicinity of the proposed development.</p> <p>The proposed development has been designed to ensure there will be no adverse impact on the residential amenities of the area. In fact, the amenity of existing residents will be enhanced by the proposed development.</p>	<p>suburban area, near other residential dwellings and estates.</p> <p>The development will connect to existing services.</p> <p>It is not considered likely that the operation of the proposed development will result in significant cumulative environmental impacts with other developments existing or proposed.</p>
<p>(c) The use of natural resources, in particular land, soil, water and biodiversity</p>	<p>Energy, including electricity and fuels, will be required during the construction phase. Raw materials will be used during the construction process but this usage will not be significant during the construction phase.</p> <p>No significant negative impacts are likely.</p>	<p>Water, consumption of electricity and energy related to the residential occupancy of the completed development. There will be no significant use of natural resources during the operation phase.</p> <p>No significant negative impacts are anticipated.</p>
<p>(d) The production of waste</p>	<p>The construction process will result in some construction related waste. This will be disposed of in compliance with the CMP that will be in place prior to construction.</p> <p>No significant negative impacts are predicted.</p>	<p>Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor.</p> <p>No significant negative impacts are predicted.</p>
<p>(e) Pollution and Nuisances</p>	<p>There is potential to cause nuisance related to noise, dust and vibration impacts. The CMP will detail measures to mitigate likely impacts.</p> <p>The proposed development will be subject to planning conditions limiting construction hours to protect the residential amenity of the area.</p> <p>Implementation of mitigation measures will ensure that no negative impacts are likely during the construction phase.</p>	<p>An Operational Waste Management Plan will be implemented to avoid and / or mitigate pollution from operational waste. Parking is provided on site to prevent traffic congestion and the site is accessible to local bus.</p> <p>With mitigation measures in place no significant negative impacts during operation of the proposed development are predicted.</p>
<p>(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</p>	<p>No major accidents are anticipated. There will also be strict compliance with building regulations and environmental controls.</p> <p>No significant negative impacts are predicted.</p>	<p>No major accidents or disasters are anticipated. There will also be strict compliance with building and fire regulations with mitigation measures in place, no significant negative impacts are predicted.</p>

<p>(g) The risks to human health (for example due to water contamination or air pollution)</p>	<p>The CMP will detail measures to mitigate any likely impacts associated with noise, dust or pollution from the construction process.</p> <p>With mitigation measures in place no significant negative impacts are anticipated.</p>	<p>The proposed development will be connected to public water and sewer infrastructure. No emissions other than from air conditioning and heating units are anticipated.</p> <p>No significant negative impacts are anticipated.</p>
<p>2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:</p>		
<p>(a) The existing and approved land use</p>	<p>Residential development proposed is consistent with the zoning of the subject site as ZO 01 Sustainable Residential Neighbourhood. This is also a brownfield, previously partially commenced/developed site, following the grant of planning permission CCC reg. ref. 06/4628 and ABP ref. 218812.</p> <p>No significant negative impacts are predicted.</p>	<p>The completed development will provide for residential units and will assist address a local and national housing shortage. The proposed use is compatible with the predominant existing land use in the area.</p> <p>No significant negative impacts are anticipated.</p>
<p>(b) The relative abundance, availability quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground</p>	<p>This is a brownfield site in a relatively densely developed suburban area. The area is overwhelmingly residential in character and is not sensitive in terms of natural resources. There are no sensitive habitats or significant mature trees within or surrounding what is a brownfield site that was previously developed. A search of recent records in the National Biodiversity Datacentre Database (NBDC) has indicated no rare or endangered habitats or species present.</p> <p>No significant negative impacts are predicted.</p>	<p>The proposed operational phase will not have any significant impact on natural resources.</p> <p>No significant negative impacts are predicted.</p>
<p>(c) The absorption capacity of the natural environment, paying 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</p>	<p>Items (i) to (iv) do not apply in this instance. There are no natural environments in close proximity to the site likely to be impacted by the construction of the proposed development.</p> <p>In respect of item (v) AA Screening has been undertaken which concluded that there would be no significant effects on Natura</p>	<p>It is not anticipated that there will be any significant impact on any of these items during the operational phase of development.</p>

<p>reserves and parks, (v) areas classified or protected under national legislation, Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive, (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure, (vii) densely populated areas, (viii) landscapes and sites of historical, cultural or archaeological significance.</p>	<p>2000 sites as a result of the proposed development. Item (vi) does not apply in this instance. In respect of (vii) the subject site is within the built-up area and defined development boundary of Cork City, where there is already substantial existing residential development. There may be some minor disturbance from noise and traffic during construction over a short period of time. This will not be significant. In respect of item (viii) the site is not in proximity to landscapes of historical, cultural or archaeological significance. There are no protected structures within or in proximity to the site. No significant impacts are likely from the construction phase of the development.</p>	
<p align="center">3. Type and Characteristics of Potential Impacts Likely significant effects of projects on the environment must be considered in relation to criteria set out under paragraphs 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:</p>		
<p>The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected) The nature of the impact</p>	<p>The site size is 0.7ha and it is located in a built-up area that is served by public transport. A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow. With mitigation measures no significant negative impacts are predicted. The construction impacts have potential to cause nuisance associated with noise, dust and traffic but these will be limited, temporal and not significant. With mitigation measures in place no significant negative impacts are predicted.</p>	<p>The scale of development at 34 units is modest for an urban environment at an appropriate density in an appropriate location on a site that is brownfield and where residential development had previously been commenced but not completed. The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the area. The operational phase will result in the development of permanent residential accommodation and ancillary services. The nature of the use is appropriate to the location and proximity to existing facilities. No significant negative impacts are predicted.</p>

The transboundary nature of the impact	There are no construction phase transboundary impacts.	There are no operational phase transboundary impacts.
The intensity and complexity of the impact	The intensity and complexity of the construction phase is not considered significant. No significant negative impacts are predicted.	The operational phase of the development is modest in scale, not intense nor is the impact predicted likely to be complex or significant. No significant negative impacts are predicted.
The probability of the impact	Non-significant construction impact is probable. This will be short term and not significant. Any impacts will be mitigated by the CMP to be approved prior to construction.	The operational phase will bring probable impact of a non-significant nature. Measures will be put in place to avoid, reduce, or mitigate any likely negative impacts.
The expected onset, duration, frequency, and reversibility of the impact.	Construction and therefore construction impacts will commence within 6 months of the grant of planning permission. The period of construction is likely to be for 2 years. The construction impacts will be restricted by planning condition in terms of the hours of construction. No permanent or irreversible negative impacts are anticipated as a result of the construction phase. No significant negative impacts are predicted.	The development will be occupied all year round. Impacts which will be non-significant will be irreversible.
The cumulation of the impact with the impact of other existing and / or approved projects;	No other adjacent major construction projects are known or identified which will have an impact cumulatively with the proposed development.	The proposed development is in character with the area and surrounding development.
The possibility of effectively reducing the impact.	The CMP will avoid, reduce or mitigate construction impacts related to noise, dust and traffic during the period of construction which will be relatively short.	The predicted impact is not significant, and the reduction of impacts is neither needed nor proposed in this instance.

5.0 CONCLUSIONS

The proposed development is assessed to fall outside of the requirement for mandatory EIA by virtue of the below threshold size of the site, its developed context and proposed activity typology. Having regard to the **characteristics of the proposed development** sub threshold EIA is not considered to be required, due to scale and type of development.

In relation to the **location of the proposed development**, the site is located within an area substantially developed for the purpose of the subject application. The subject site is removed from any Natura 2000 sites with no pathways, direct or indirect to same. The AA Screening Report accompanying this Part 8 application found that there is no likelihood of any significant effects on any European sites arising from the proposed development, either alone or in combination with other plans or projects.

Characteristics of the potential impacts of the proposed development are unlikely to be significant in this location. Any impact associated with noise, vibration, air, and traffic are likely to be insignificant during the construction and operational phases.

Having regard to the criteria outlined in Section 7 of the Planning and Development Regulations 2001, as amended, it is concluded that the proposed development will have no likely significant effects, indirect or direct, on the receiving environment, either on its own or cumulatively with other development. It is our professional opinion that no adverse impacts occur such as to warrant an Environmental Impact Assessment for a sub threshold development.

In summary, the proposed development has been screened to determine whether an **Environmental Impact Assessment (EIA)** is required, and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.