

## 1. EUROPEAN SITE DATA

<b>Great Island Channel candidate Special Area Of Conservation (site code 001058)</b>	
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 <a href="http://www.npws.ie">www.npws.ie</a> for further details)

<b>Cork Harbour Special Protection Area (site code 004030)</b>	
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 <a href="http://www.npws.ie">www.npws.ie</a> for further details)

## 2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	Clover Hill Court
Development consent type	Part 8 Planning Application
Development location	Greenfield site situated east of the existing Heathfield residential development at Carriganarra, Carrigrohane, Ballincollig, Cork and West of the N22.
Description of development	<p>The proposed development will comprise of:</p> <ul style="list-style-type: none"> <li>Construction of 70 no. affordable homes comprising: - <ul style="list-style-type: none"> <li>42 no. 3 Bedroom two-storey semi-detached houses,</li> <li>12 no. 3 Bedroom two-storey townhouses,</li> <li>16 no. 2 Bedroom two-storey townhouses,</li> </ul> </li> <li>Provision of 140 no. parking spaces</li> <li>All ancillary siteworks and signage as outlined in the plans and particulars.</li> </ul>
Distance from cSAC	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. 16.0km 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 of 16km from the proposed development. Having regard to the location of the proposed development, it can be concluded that there is no potential for the proposed development to give rise or contribute to negative impacts on the SAC.
Distance from SPA	The closest Natura 2000 site is the Cork Harbour SPA, located approximately 9.3 kilometres east of the development site. It is separated by other housing developments, industry, utilities and road infrastructure networks. It is objectively concluded that no significant effects from the development are likely to occur in relation to identified Natura 2000 sites. The development is not part of any designated Natura 2000 site and does not overlap with them, thereby ruling out any direct habitat loss. No indirect hydrological impacts on the Natura 2000 sites are expected as a result of the proposed development due to the absence of any hydrological links. The development will not cause disturbance/displacement impacts on species that form qualifying interests of the Cork Harbour SPA due to its urban setting and distance between the development site and SPA..
Relevant strategies or policies	City Development Plan 2022-2028
EIS submitted?	N/A

**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? <i>(If yes, no further assessment required. If no, screening required.)</i>	<i>No</i>
2. Is the proposed development located within or partly within the SPA?	<i>No</i>
3. Is the proposed development located within 100m of the SPA?	<i>No</i>
4. Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	<i>No</i>
5. Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	<i>No</i>
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?	<i>No</i>
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?	<i>No</i>
8. Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	<i>No</i>
9. Does the existing wastewater treatment system have the capacity to treat any additional loading?	<i>N/A</i>
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?	<i>No</i>
11. Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	<i>No</i>
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?	<i>No</i>
13. Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	<i>No</i>

**Comments or notes**

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. Having regard to the location of the proposed development, it can be concluded that there is no potential for the proposed development to give rise or contribute to negative impacts on any Natura 2000 site which could be significant.

#### 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.

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**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.

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**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

<b>Name:</b>	Niall Ó Donnabháin
<b>Position:</b>	Director of Services – Housing Directorate
<b>Date:</b>	05/07/2023

## **Appendix A**

### **Screening for Appropriate Assessment**



## **Appropriate Assessment Screening Report**

Proposed Residential Development at Heathfield,  
Carriganarra, Carrigrohane, Ballincollig, Cork

June 2023

**Connecting people.**  
**Connecting places.**

# Appropriate Assessment

The Habitats Directive (Council Directive 92/43/EEC) requires that plans and projects be screened for potential impacts on Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). An Appropriate Assessment (AA) Screening pro-forma is included in this report with relevant site information to assist Cork City Council in the completion of the AA process.

We also note the planning application history at the subject lands where a previous development of 61 no. dwelling houses was proposed. Cork County Council Planning Ref 18/07383 refers. We note the report of the Executive Planner dated 19/02/2019 in their assessment of the development where it was concluded that.

*'AA Checklist Option - Having regard to the location of the proposed development, it can be concluded that there is no potential for the proposed development to give rise or contribute to negative impacts on any Natura 2000 site which could be significant.'*

## Site Location Relative to Designated Natura 2000 Sites

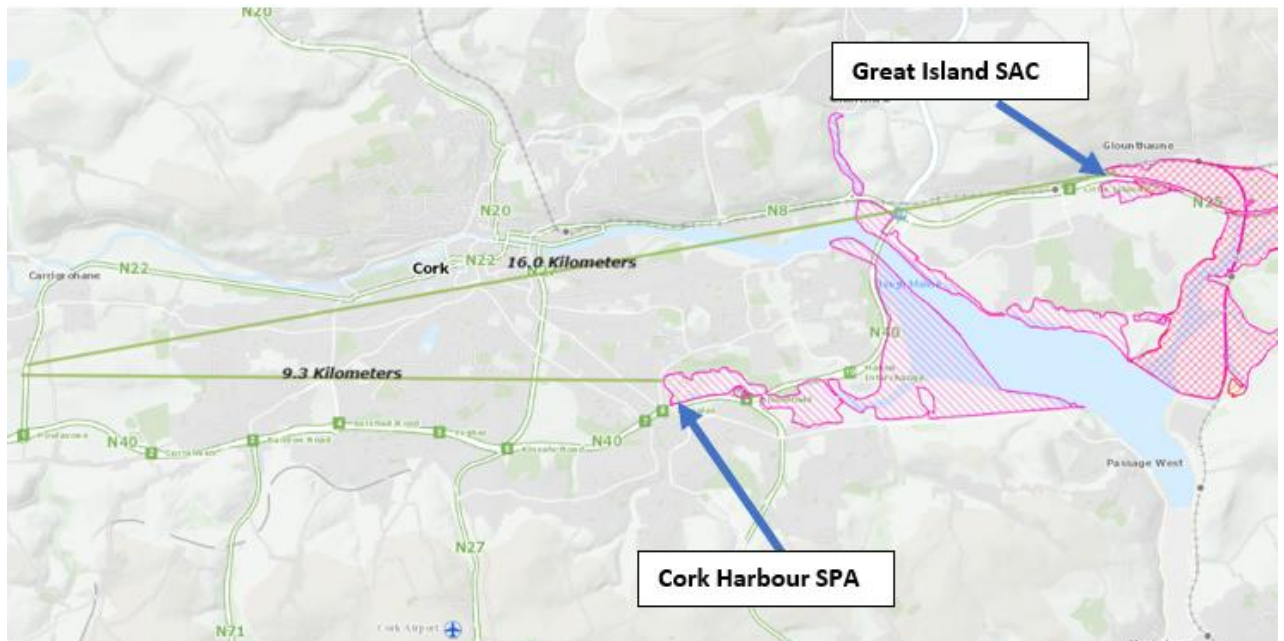


Figure 1: Location of Subject Site in Relation to Cork Harbour SPA & Great Island Channel SAC

The map above highlights that the closest Natura 2000 site is the Cork Harbour SPA, located approximately 9.3 kilometres east of the development site. It is separated by other housing

developments, industry, utilities and road infrastructure networks. It is objectively concluded that no significant effects from the development are likely to occur in relation to identified Natura 2000 sites. The development is not part of any designated Natura 2000 site and does not overlap with them, thereby ruling out any direct habitat loss. No indirect hydrological impacts on the Natura 2000 sites are expected as a result of the proposed development due to the absence of any hydrological links. The development will not cause disturbance/displacement impacts on species that form qualifying interests of the Cork Harbour SPA due to its urban setting and distance between the development site and SPA.

## Appropriate Assessment Screening Pro-forma

### *European Site Data*

Great Island Channel Candidate Special Area Of Conservation (site code 001058)	
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Qualifying interests	Annex I listed habitats: mudflats, sandflats not covered by seawater at low tide, estuaries, spartina swards, Atlantic salt meadows.
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Cork Harbour Special Protection Area (site code 004030)	
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References and further information	Conservation Objectives for Cork Harbour SPA [004030] (NPWS), Natura 2000 Standard Data Form (NPWS),

### *Details of Proposed Development*

Development location	Greenfield site situated east of the existing Heathfield residential development and west of the N22.
Approx Distance from cSAC	16 km
Distance from SPA	9.3 km
Description of development	Construction of 70 no dwelling houses and all ancillary site works at Heathfield, Carriganarra, Carrigrohane, Ballincollig, Cork



Relevant strategies or policies	Cork City Development Plan 2022 - 2028,
EIS submitted?	no
Screening report/NIS	no

*Assessment of Likely, Direct, Indirect and Cumulative Effects*

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
Is the proposed development located within or partly within the SPA?	No
Is the proposed development located within 100m of the SPA?	No
Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	No
Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	No
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
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
Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	No
Does the existing wastewater treatment system have the capacity to treat any additional loading?	n/a
Would the proposed development result in direct surface water or other discharge to water bodies in or feeding into the SPA or cSAC?	No
Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	No
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
Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	No

*Screening Conclusion Statement*

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

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

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**Appropriate Assessment is not required.** It can be excluded through screening. The proposed development would not be likely to have a significant effect on any Natura 2000 site.

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**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.

Name: Harry Walsh

Position: Director

Date: 29<sup>th</sup> June 2023

*Note: This statement has been prepared based on a review of available development information shared by the project design team at the time of its preparation.*