

# Mardyke Terminus

Environmental Impact Assessment Screening Report to  
Inform the EIA Screening Determination  
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National Transport Authority

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## Quality information

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# 1 Introduction

This Environmental Impact Assessment (EIA) Screening Report to inform the EIA Screening Determination has been prepared by AECOM Ireland Limited (AECOM) on behalf of the National Transport Authority (NTA) (hereafter referred to as the 'Applicant').

The development is adjacent Mardyke Mercy Hospital, Mardyke Walk, in Cork City. The development includes the provision of new terminal capacity, including layover space (hereafter referred to as the 'Proposed Development'). The Proposed Development is located within the administrative area of Cork City Council (CCC).

This report to inform the EIA Screening Determination looks to establish whether the Proposed Development necessitates the undertaking of a full EIA and subsequent publication of an Environmental Impact Assessment Report (EIAR) as required under Directive 2014/52/EU (the "EIA Directive"), and will consider the Proposed Development under Schedule 5 of the Planning and Development Regulations 2001 (as amended) and Section 50 of the Roads Act 1993 (as amended).

This report sets out:

- An overview of the Proposed Development.
- A description of the EIA screening process.
- The Proposed Development's potential to interact with the environment during the construction and operational phases.
- A summary of the findings and recommendations.

## 2 Legislation and Guidance

EIA requirements derive from Council Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment as amended by Council Directive 97/11/EC of 3 March 1997, Directive 2003/35/EC of 26 May 2003 and Directive 2009/31/EC of 23 April 2009, which were codified in Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment. Directive 2011/92/EU was subsequently amended by Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014. Together these comprise the EIA Directive.

The EIA Directive had direct effect in Ireland from May 2017 and was transposed into Irish planning law in September 2018 in the form of the European Union (EU) (Planning and Development) (Environmental Impact Assessment) Regulations 2018. The regulation sets out the amendments made to a number of Irish acts and regulations in line with the EIA Directive (as transposed into Irish legislation). This includes amendments to the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). The Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) provide guidance as to the specific requirements for both public and private projects to assess their potential effects on the environment and the steps to be undertaken in relation to whether a full EIA is required.

Additionally, the Roads Act 1993 (as amended) sets out EIA requirements for roads projects and has been amended to take account of the requirements of the EIA Directive. Annex III of the EIA Directive is specifically referenced in Section 50(1)(e) of the Roads Act 1993, as amended, to be considered when identifying any potential likely significant impacts of a project.

### 2.1 Requirement for Environmental Impact Assessment

In order to determine whether the Proposed Development is categorised as an “EIA development”, reference to the EIA regulations is required.

EIA development falls into two Schedules in the EIA regulations. EIA is mandatory for developments listed within Schedule 5, Part 1, while Schedule 5, Part 2 developments require EIA if they would be “likely to have significant effects on the environment by virtue of factors such as nature, size or location”.

Criteria to evaluate whether significant impacts on the receiving environment will arise from a proposed development are listed under Schedule 7 of the relevant Planning and Development Regulations 2001 (as amended). A list of the relevant information to be provided by the applicant or developer for the purposes of sub-threshold EIA Screening is presented in Schedule 7A of the Regulations.

As set out under the relevant legislation, there are three key steps when carrying out an EIA Screening for a particular development.

- **Step 1** is to determine if the proposed works represent a development as understood by the EIA Directive and if a mandatory EIAR is required. Such developments are defined in Article 4 of the EIA Directive and set out Annex I and II of the Directive and Schedule 5 of the Planning and Development Regulations 2001 (as amended).
- **Step 2** is to determine whether the development exceeds a specific threshold as set out in Planning and Development Regulations 2001 (as amended) Schedule 5, Part 2 – Development for the purposes of Part 10 (the only type of development to which thresholds do not apply are those considered to always be likely to have significant effects and therefore require an EIAR).
- **Step 3** is to determine if the development is likely to have significant effects on the receiving environment. There are no exacting rules as to what constitutes “significant” in terms of environmental impacts. The responsibility is on Planning Authorities to carefully examine every aspect of the development in the context of characterisation of the development, location of the development and type and characteristics of potential impacts. It is generally not necessary to provide specialist studies or technical reports to complete this screening process, rather to investigate where further studies may be required, and where risks, if any, to the integrity of the receiving environment may lie.

## 2.2 Other Relevant Guidance

This report was also cognisant of the following guidelines:

- Section 3.2 of the Environmental Protection Agency (EPA) 'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports' (EPA, 2022).
- Practice Note PN02 Environmental Impact Assessment Screening. Office of the Planning Regulator (OPR 2021).
- 'Guidance for Consent Authorities regarding Sub-threshold Development' (Department of Housing, Local Government and Heritage (DHLGH), 2020).
- European Commission's (EC)'s 'Environmental Impact Assessment of Projects: Guidance on Screening' (EC, 2017).
- 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment' (DHLGH, 2018).

## 3 Project Description

### 3.1 Background

The bus network in Cork has been comprehensively redesigned as part of the BusConnects Cork programme. The redesign work was carried out in partnership with the City and the County Councils to ensure full integration with local, regional and national policy. There was extensive engagement with the public and with stakeholders.

The new bus network will provide over 50% more service than existing. It is planned to deliver these benefits during 2024 and 2025.

A detailed operational review of the new bus network was carried out and has identified the shorter-term stop and terminus alterations needed to support the introduction of the new bus system.

### 3.2 Site Description and Surroundings

The Proposed Development is located in south-western Cork City, adjacent Mardyke Mercy Hospital, Mardyke Walk, consisting of 0.12-hectare site area. The River Lee South Channel is located approximately 82m south of the Proposed Development, with the north channel approximately 160m north.

The Proposed Development is situated within an area of Artificial surfaces of a Continuous urban fabric<sup>1</sup>, with an area of Artificial surfaces of Discontinuous urban fabric 30m north. The Proposed Development site includes an existing parking bay, cycle lane, bus layby/stops and one lane of one-way traffic. The existing road is surrounded by commercial properties including tourist accommodation, with an educational support centre, Presentation Brothers Youth Centre and a church also in proximity to the west and north respectively.

### 3.3 Proposed Development

Certain infrastructure is required to allow the new BusConnects Cork network to be operated. Some bus stops in the city centre will change and buses need a means of turning around at the new endpoints of the new/extended routes. Excellent reliability depends on layover space at the terminal to allow time in schedules for any late-running bus to return on time on its next trip. With the new services 6 and 21 commencing on this site, new terminal capacity including lay-over space is needed at Mardyke to support this. The core objective of the Proposed Development is to provide new terminal capacity.

. The proposed works are summarised as follows:

- 1) Extending the existing bus stop cage to incorporate provision of a bus stand and bus stop location, widening of the existing bus lane to allow buses to pass the stop/stand when occupied by a bus.
- 2) Removal of existing parking bays on southern side of the road to accommodate general traffic lane.
- 3) Removal of kerb build-out on southern side of road and introduction of kerb build-out on northern side of road to suit lane alignments.
- 4) Renewal/replacement of other road drainage, road signage and road markings as might be necessary.
- 5) All other associated ancillary site works (including minor kerb build out on south side to protect existing tree).

The Proposed Development has been designed in accordance with the Design Manual for Urban Roads and Streets and, where relevant, the TII Design Manual for Roads & Bridges.

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<sup>1</sup> Corine Land Cover 2018, available online at <https://gis.epa.ie/EPAMaps/> [last accessed 03/10/2023 15:04]



### 3.3.1 Construction

Should consent be granted, the construction programme is expected to run for approximately one month. The overall programme for the works is still to be confirmed. The key activities during construction are as follows:

- Site clearance/earthworks (e.g removal of road markings/kerbs, area of footway).
- Demolition of existing facilities (e.g. existing kerb and gully).
- Construction of new facilities including extended new bus stand/stop, widening of the existing bus lane a new kerbs, area of footway and gully and replacement of road signage and markings.

A key mechanism for managing the impact of noise and vibration will be through adherence to site working hours as agreed with CCC. Site working hours are anticipated to be:

- 07:00 – 19:00 Monday to Friday.
- 08:00 – 14:00 Saturday.
- No noisy works will take place on Sundays or bank holidays.

Where especially noisy works is to take place, the appointed Contractor will contact CCC and residents who may be affected by the noise and vibrations, to inform them of the intended location and duration of works.

The construction works will be undertaken in accordance with safeguards included in a Construction Environmental Management Plan (CEMP). This will ensure that construction is undertaken in line with industry best practice. The CEMP will set out a range of measures to avoid and mitigate potential adverse environmental effects of the Proposed Development during the construction phase. Its measures would typically include, inter alia, controls over the routing of construction vehicles, construction noise levels, dust, drainage and the handling and disposal of potentially contaminated soil and materials. The appointed Contractor will be responsible for preparing, implementing and reviewing the CEMP through construction.

Wastes and materials management during construction will be dealt with by a Resource Waste Management Plan (RWMP). The plan will include consideration of opportunities to design out waste and improving materials efficiency with efforts made to maximise on-site reuse and off-site recycling and recovery of any construction material generated. The volume of waste arising from the Proposed Development is anticipated to be very low, with no impact on waste management facilities. The appointed Contractor will be responsible for preparing, implementing and reviewing the RWMP through construction including the management of all supplies and sub-contractors.

### 3.3.2 Operation

The Proposed Development will support a vital increase in sustainable transport with a 50% increase in the bus network service as part of the BusConnects Cork programme.

The Proposed Development will result in a positive and long-term effect on the local population through the improvement of available public transport methods within and between surrounding environs. A modal shift to public transport methods has the potential to reduce Greenhouse Gas (GHG) emissions, improving air quality in the local environs.

The full details including the requirement for petrol/oil interceptors and silt traps are to be confirmed at detailed design stage. This should take into consideration Objective 9.5 of the Cork City Council Development Plan 2022-2028.

## 4 EIA Screening

The following elements should be considered in determining whether the Proposed Development constitutes EIA development under the Planning and Development Regulations 2001 (as amended):

- If the proposed development is of a type listed in Schedule 5, Part 1;
- If not, whether:
  - it is listed in Schedule 5, Part 2; and
  - any part of it is located within a sensitive area; or
  - it meets any of the relevant thresholds and criteria set out in Schedule 5, Part 2; and/or
  - it would be likely to have significant effects on the environment.

These points are explored further in this section with reference to the EIA regulations.

It is noted that the requirement for the preparation of an EIAR based on Section 50 of the Roads Act 1993 (as amended) has also been considered. The Proposed Development does not meet the descriptions or thresholds set out in Section 50 of the Roads Act 1993 (as amended) or Article 8 of the Roads Regulations 1994 (as amended).

### 4.1 Schedule 5 Part 1

EIA is mandatory for developments listed in Schedule 5, Part 1 of the EIA regulations. Schedule 5, Part 1 developments are large scale developments for which significant effects would be expected and comprise developments such as new airports and power stations.

The Proposed Development is not a type listed in Schedule 5, Part 1. The Proposed Development is reviewed in the following section to determine whether it is a type listed in Schedule 5, Part 2.

### 4.2 Schedule 5 Part 2

Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) sets out specified limits for proposed developments for which a mandatory EIA culminating in the preparation of an EIAR is required, should a proposed development exceed the specified limits.

The screening of the Proposed Development against Part 2 of the Planning and Development Regulations 2001 (as amended) is contained in Table 4-1.

**Table 4-1 Mandatory Environmental Impact Assessment Criteria Established under the Planning and Development Regulations**

	Regulatory Reference	Mandatory Criteria Met?
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. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)	Schedule 5, Part 2, 10 (iv) of the Planning and Development Regulations 2001 as amended	<b>No</b> Area of Proposed Development is 0.12 hectares.

*Source: Planning and Development Regulations 2001 (as amended)*

As the Proposed Development is not a type of development identified in Schedule 5 Part 1 or Part 2 of the Planning and Development Regulations 2001 (as amended), there is no automatic requirement under the EIA Directive for it to be subjected to EIA. Notwithstanding this, the Applicant is a responsible developer and is committed to demonstrating that the Proposed Development will not result in significant effects on the environment. As such, this EIA Screening Report has been prepared to determine whether there are likely significant environmental effects from the Proposed Development on the receiving environment with regard to Schedule 7 of the Planning and Development Regulations 2001 (as amended).

## 4.3 Criteria as set out in Annex III of the EIA Directive & Schedule 7 of the Planning and Development Regulations

Schedule 7 of the Planning and Development Regulations 2001 (as amended) sets out the selection criteria which relate to specific matters, including: the characteristics of the development; the location of the development; and the characteristics of the potential impact.

### 4.3.1 Characteristics of the Proposed Development

Table 4-2 Characteristics of the Proposed Development

Criteria	Commentary
<b>1.Characteristics of the Proposed Development</b>	
(a) the size and design of the whole of the proposed development	The proposed works cover 0.12 hectares and is not significant within the urban setting.
(b) cumulation with other existing development	<p>A desktop search of proposed and existing planning applications was carried out on the 28<sup>th</sup> of September 2023. The search used publicly available data from the MyPlan.ie's 'National Planning Application' database, ABP's database and Council Planning Portals and is provided in Appendix A.</p> <p>No existing developments, or approved development around the site will affect or be affected by the Proposed Development. As such, there are no other plans or developments within the vicinity of the Proposed Development which would result in significant cumulative effects within the surrounding area.</p>
(c) the nature of any associated demolition works	<p>The Proposed Development will require the breakout of existing carriageway and kerb to facilitate changes to road / kerb layout, removal of parking bay and to facilitate alterations to drainage. However, where road surfaces are of a good condition breakout will potentially not occur and road markings would be removed and replaced as required.</p> <p>No significant demolition works such as the demolition of buildings are required. Works will occur within the existing and/or proposed carriageways/footways and layby.</p>
(d) the use of natural resources, in particular land, soil, water and biodiversity	<p>The use of natural resources will be limited to the materials used during the construction works. Materials used within the Proposed Development will likely include precast kerbs, paving, stone, aggregate and asphalt. Exact quantities are currently unknown and would be identified at detailed design stage.</p> <p>It has been assumed that all materials will be sourced locally to minimise transportation distances. It has been assumed the importation of fill and materials will only be sourced from suppliers which comply with vetting requirements. Materials should be reused where possible on site in line with waste regulations.</p> <p>A water supply will be required during the construction phase. It has been assumed that if water mains are utilised, all relevant permissions will be sought prior to works commencing, such as written agreement from Uisce Éireann and relevant stakeholders. At no point should water be abstracted from rivers or streams. Works will occur within the existing carriageway.</p> <p>The use of natural resources is not considered significant.</p>
(e) the production of waste	<p>Construction waste will be kept to a minimum with only contaminated waste and demolition waste being removed off site. The following waste streams will be produced during the construction:</p> <ul style="list-style-type: none"> <li>Waste produced by the relocation of the existing bus stop, widening of existing bus lane, removal of parking bays, removal/replacement of kerb and renewal/replacement of drainage.</li> <li>Generic construction waste.</li> </ul> <p>Prior to construction of the Proposed Development, the appointed Contractor will prepare a RWMP. The RWMP will provide the segregation of all construction wastes into recyclable, biodegradable and residual wastes including any litter arising during the construction phase of the Proposed Development.</p> <p>Any waste produced as part of the Proposed Development will be dealt with in accordance with all relevant waste management legislation and guidance under chain of custody procedures and that waste stored on site would be located away from any sensitive receptors.</p>
(f) pollution and nuisances	<p>During the construction phase, potential pollution pathways and nuisances for consideration include but are not limited to:</p> <ul style="list-style-type: none"> <li>Increases in exhaust emissions to air as a result of construction machinery.</li> <li>Noise and vibration from equipment use.</li> </ul>

## Criteria

## Commentary

- Social effects as a result of temporary traffic diversions on carriageways and footpaths.
- Dust generation from construction activities.
- Leaks and spills of materials used which contain hydrocarbons.
- Potential runoff of material to nearby watercourses.

As the carriageway and parking bay are currently in use, there is potential for existing surface contamination associated with vehicle use of carriageways (for example drips and spills of hydrocarbons) that could extend to areas of the Proposed Development where breakout/excavation will be required. While there have been no reports of potential contamination it should be considered when removing the material from site.

Construction mitigation measures will be set out in the CEMP to be produced by the appointed Contractor, which will include noise and vibration limits as per best management practices and mitigation measures for dust. The appointed Contractor's CEMP should also include an emergency response procedure for any spills that may occur during the construction phase. It is also recommended a traffic management plan is prepared and agreed with CCC to minimise traffic disruptions and ensure the safe use of the carriageway, cycle path and footpath during the construction phase.

The accompanying AA Screening has confirmed the Proposed Development will likely not change the baseline conditions within the area. Works will be restricted to the terrestrial environment and noise and vibration levels which could be generated will be very minor. At more than 100m distant, it is unlikely that they would transfer into the River Lee. There is no direct hydrological pathway between the Proposed Development site and the River Lee given the intervening habitats, hence there is no direct hydrological connection to any European sites.

There will be no increase in emissions of waterborne or airborne pollutants. The urban drainage system will remain unchanged, and there will be no increase in runoff of water or possible inputs of pollutants.

(g) 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

The Proposed Development is not likely to result in a major accident or disaster given its type, size and scale and the inherent measures that would be included in its design, implementation, and operation. Standard construction measures would be put in place during the construction phase such as a health and safety plan along with inherent environmental controls. It is also recommended that a CEMP is produced for the Proposed Development that contains emergency spill response measures and methods of work.

During operation CCC will be required to implement an emergency response and a contingency and maintenance plan for the Proposed Development.

The Proposed Development site is located within a mix of CFRAM (catchment flood risk assessment management)<sup>2</sup> High Probability River flood extent and Moderate Probability, having approximately a 1-in-10 chance of occurring or being exceeded in any given year (Annual Exceedance Probability (AEP) of 10%) / 1-in-a-100 chance of occurring or being exceeded in any given year (Annual Exceedance Probability (AEP) of 1%) respectively. In addition, the Proposed Development is located within a CFRAM Medium Probability flood event extent for coastal flooding, having approximately a 1-in-a-100 chance of occurring or being exceeded in any given year (AEP of 1%).

The Lower Lee (Cork City) Flood Relief Scheme is now being advanced by Cork City and County Councils and will run from Inniscarra Dam to the City Centre. Flood relief measures are included for the River Lee north and south of Clontarf Street. In line with international best practice, the standard of protection provided by the scheme is the 1 in 100-year flood from the River Lee and the 1 in 200-year flood from the tide<sup>3</sup>. It is within the boundaries of a recorded flood event, namely Cork City Flooding 19<sup>th</sup> November 2009, with several occurrences of recurring and single flood events recorded in the environs.

While the River Lee is in close proximity to the Proposed Development, there will be no change in the impermeable area of the Proposed Development Site and there will only be minor local amendments to drainage.

During the detailed design phase drainage will be designed to current standards and will ensure sufficient drainage is provided taking into consideration CFRAM river and coastal flood zones. In addition, rainfall intensities will be factored up by 20% to account for predicted increased rainfall due to climate change. If deemed required by CCC a Flood Risk Assessment will be carried out during the detailed design phase and appropriate mitigation measure applied if and/or where required.

<sup>2</sup> CFRAM Information is available from the OPW Flood Maps, available online at [Flood Maps - Floodinfo.ie](https://www.floodinfo.ie) [last accessed 27/09/2023 16:15]

<sup>3</sup> Lower Lee (Cork City) Flood Relief Scheme, information available on line at <https://www.floodinfo.ie/frs/en/lower-lee/home/> [last accessed 27/09/2023 15:19]

Criteria	Commentary
(h) the risks to human health (for example, due to water contamination or air pollution)	<p>According to the 2022 census 772 of the 1051 population in Electoral Division (ED) Mardyke consider themselves to be of 'Very Good' or 'Good' health<sup>4</sup>.</p> <p>Given the size and type of the Proposed Development and with the implementation of best practice measures on site, no likely significant effects are anticipated to human health during the construction phase. Construction would be undertaken in accordance with the commitments to be set out in the appointed Contractor CEMP such that no significant construction effects on construction workers, residents and the environment would arise.</p>

In summary, it is considered that the characteristics of the Proposed Development, indicate it would not constitute EIA development. Given the limited extent of the Proposed Development, in the context of the existing site, the limited likely use of natural resources, the low volume of waste likely to arise and the inclusion through a CEMP, of measures to mitigate effects of construction activities, the characteristics of the Proposed Development are not likely to give rise to significant environmental effects.

## 4.3.2 Location of the Proposed Development

Table 4-3 Location of the Proposed Development

Criteria	Commentary
<p><b>2. Location of Proposed Development</b></p> <p><b>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to</b></p>	
(a) the existing and approved land use	<p>Corine Land Cover 2018<sup>5</sup> identifies the landcover within the Proposed Development site as Artificial surfaces of a Continuous urban fabric, with an area of Artificial surfaces of Discontinuous urban fabric 30m north. The Proposed Development site includes an existing parking bay, cycle lane, bus layby/stops and one lane of one-way traffic. The existing road is surrounded by commercial properties including tourist accommodation, commercial and dwellings, with an educational support centre, youth centre and church in proximity to the west and north respectively.</p> <p>The lands on which the Proposed Development itself is to occur are zoned as ZO 01, Sustainable Residential Neighbourhoods within the Cork City Development Plan 2022 to 2028<sup>6</sup>.</p> <p>In addition, to the north, it adjoins lands zoned as ZO 16, Sports Grounds and Facilities and ZO 17, Landscape Preservation Zones (SW9 to be precise).</p> <p>The works partially transect an identified walkway/cycleway on the N22 and are within an Architectural Conservation Area and Area of High Landscape Value. Many of these sites have limited or no development potential due to their landscape character. There is a presumption against development within this zone, with development only open for consideration where it achieves the specific objectives set out in Chapter 6 Green and Blue Infrastructure, Open Space and Biodiversity.</p> <p>The footprint of the Proposed Development will be within the existing bounds of public road and footpath alignments and will not result in a change to the existing land use zoning.</p> <p>A CEMP will be produced to identify potential environmental issues and control measures for their avoidance/mitigation. The appointed Contractor will inform and work with all stakeholders to address concerns. Control measures to avoid/mitigate impacts will be included in the CEMP.</p> <p>Access to the Public Right of Way (PRoW) will be restricted during construction and reinstated during operation.</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>It is anticipated that required construction material for the Proposed Development would be sourced locally during the construction phase. Importation of fill and materials will be sourced from local suppliers where practicable. Materials will comply with vetting requirements. Materials should be reused where possible on site in accordance with all relevant legislation and guidance.</p> <p>The Proposed Development is located entirely within the existing bounds of a layby, parking by, public road and footpath alignments within a built-up urbanised area, defined as a mix of Residential Uses and Open Space and Amenity per the County Development Plan. Per EPA Mapping the lands are defined as 'Made – Man Made', with moderately vulnerable geology below, with some alluvium land to the north.</p>
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	

<sup>4</sup> 2022Census data per Electoral Division is available online at <https://visual.cso.ie/?body=entity/ima/cop/2022> [last accessed 27/09/2023 15:47]

<sup>5</sup> Corine Land Cover 2018 information is available on line at <https://gis.epa.ie/EPAMaps/> [last accessed 27/09/2023 18:27]

<sup>6</sup> Cork City Development Plan 2022-2028 is available online at [Planning Cork City, a vision for Sustainable Development. \(arcgis.com\)](https://www.corkcity.ie/Planning-Cork-City-a-vision-for-Sustainable-Development-arcgis.com) [last accessed 27/09/2023 16:28]

Criteria	Commentary
(i) wetlands, riparian areas, river mouths	<p>The River Lee is the principal surface waterbody in proximity to the Proposed Development. The River Lee South Channel is located approximately 82m south of the Proposed Development, with the north channel approximately 160m north. It is separated from the North channel by the Presentation Brothers Youth Centre and its private grassed lands, separated further by mature banks of trees, whilst to the south residencies, hospitality, commercial and guest houses, in addition the N22 roadway, present separation from the South channel.</p> <p>The River Lee discharges into Cork Harbour Special Protection Areas (SPA) (site code 004030) approximately 6.3km east of the Proposed Development site.</p> <p>There is no potential for impact on the absorption capacity on the natural environment.</p>
(ii) coastal zones and the marine environment	<p>The closest coastal and marine environment, Cork Harbour, is located approximately 12.3km south-east of the Proposed Development (at its closest point).</p> <p>Given the nature and scale of the proposed works there is no potential for impact on the absorption capacity of the natural environment.</p>
(iii) mountain and forest areas	<p>Ballybrack Woods are located approximately 4.5km south-east of the Proposed Development. There is no potential for impact on the absorption capacity on the natural environment.</p>
(iv) nature reserves and parks	<p>The closest park (Fitzgerald Park) is sited 380m west of the Proposed Development. There are no nature reserves within a 5km radius of the Proposed Development.</p> <p>Cork Harbour SPA (site code 004030) is sited approximately 3.7km south-east, Great Island Channel SAC (site code 001058) / Cork Harbour SPA (site code 004030) approximately 10.3km east. Dunkettle Shore proposed Natural Heritage Area (pNHA) (site code 001082) and Douglas River Estuary pNHA (site code 001046) are sited approximately 6.2km east. Given the nature and scale of the proposed works there is no potential for impact on the absorption capacity of the natural environment.</p>
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	<p>The Proposed Development site is not located within a classified or protected area. The closest designated sites are Cork Harbour SPA (site code 004030), sited approximately 3.7km south-east, Great Island Channel SAC (site code 001058) / Cork Harbour SPA (site code 004030) approximately 10.3km east and Dunkettle Shore pNHA (site code 001082) and Douglas River Estuary pNHA (site code 001046) sited c.6.2km east.</p> <p>A screening for Appropriate Assessment has been prepared for the Proposed Development which investigated the potential for the Proposed Development to have significant effect on a European Site(s) either alone or in combination with other plans or developments.</p> <p>The AA Screening concluded "<i>In view of best available scientific knowledge and on the basis of objective information, likely significant effects from the Development on European sites, either alone or in-combination with other plans or projects, can be excluded. In AECOM's opinion, therefore, there is no requirement to proceed to the next stage of AA or for a Natura Impact Statement (NIS) to be produced</i>".</p>
(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	<p>The Proposed Development is located within/adjacent to the Lee (Cork) Estuary Lower (Site Code IE_SW_060_0950). This transitional waterbody is considered 'At Risk' of failing to meet Water Framework Directive (WFD) objectives by 2027. The Transitional Waterbody WFD Status 2016-2021 is documented as 'Moderate'<sup>7</sup>, albeit with ongoing monitoring.</p> <p>As determined by the AA Screening "<i>In view of best available scientific knowledge and on the basis of objective information, likely significant effects from the Development on European sites, either alone or in-combination with other plans or projects, can be excluded. In AECOM's opinion, therefore, there is no requirement to proceed to the next stage of AA or for a Natura Impact Statement (NIS) to be produced</i>".</p> <p>Leaching of pollutants is a risk during the construction phase. However, best practice measures will be employed through adherence to the appointed Contractor CEMP and accidental spills and silt generation will be dealt with through prescribed spill response and silt collection measures.</p> <p>Taking into consideration the location, nature, and size of the Proposed Development and the implementation of mitigation measures set out in the appointed CEMP, no likely significant effects are anticipated.</p>
(vii) densely populated areas	<p>The Proposed Development is located within Cork City and is within a mixed-use area and is moderately populated. The Proposed Development is located within Mardyke ED and has a population of 1,051 people<sup>8</sup>. There is no significant effect on</p>

<sup>7</sup> WFD information available online at <https://gis.epa.ie/EPAMaps/> [last accessed 03/10/2023 18:35]

<sup>8</sup> 2022 Census information for electoral divisions is available online at

<https://visual.cso.ie/?body=entity/ima/cop/2022&boundary=C04167V04938&quid=2ae19629-215b-13a3-e055-000000000001> [last accessed 03/10/2023 16:38]

Criteria	Commentary
	<p>the absorption capacity of the natural environment in relation to densely populated areas as a result of the Proposed Development. The Proposed Development will result in a positive impact in terms of facilitating active travel opportunities for the local population.</p>
<p>(viii) landscapes and sites of historical, cultural or archaeological significance</p>	<p><b>Landscape</b></p> <p>The Proposed Development is located in an area of existing hardstanding The Proposed Development is located in an area of existing hardstanding within a suburbanised area of Cork City, intercepted by roadways, private greenspace and buildings.</p> <p>The Proposed Development is within Metropolitan Cork and is within lands defined for City Improvement.</p> <p>The Proposed Development is located within the Cork City and Harbour Landscape Character Area (LCA) in an area described as Historic Urban Core and is located within the City Harbour and Estuary Landscape Character Type (LCT). The Cork City Landscape Study 2008 states <i>"the iconic visual landscape of the city's central core is associated with historical buildings located on prominent hillside locations of the city's north and south hillsides. In a wider context, the city profile is dominated by church spires, tall office blocks and the silos, cranes and built form of the docklands landscapes"</i>. Its Urban Structure is classified as Sub-urban residential and Community related (Schools, shopping, hospitals etc.), whilst the roadway is seen as a Primary traffic route. It is also identified as being upon/within a Secondary green link.</p> <p>The Proposed Development is located in a visual landscape described as 'Iconic City Core' and is described in the Cork City Landscape Study 2008 <i>"as a combination of the location, topography and visual landscape of the Lee with a multitude of landmark and historic buildings and structures. The iconic landscape of the city centre is the image which one immediately associates with the city, i.e. St. Anne's Shandon, Patrick's Hill and St. Finbar's Cathedral"</i><sup>9</sup>. Mardyke Walk is defined as a Key Area, with the following considerations:</p> <ul style="list-style-type: none"> <li>• Institutional landscape with historic streetscapes</li> <li>• Significant open space potential</li> <li>• Significant stands of trees</li> <li>• An important part of the River Lee Corridor o Key development potential</li> </ul> <p>The Proposed Development is not located within a Landscape Preservation Zone (albeit is adjacent SW9 as identified). It directly borders an Area of High Landscape Value<sup>10</sup> to the north. There are no strategic linear views within the Proposed Development site, however Viewing Location(s) of Linear Views of Special Amenity towards Saint Vincent's/Sunday well (north-west) and Saint Fin Barre's Cathedral (south-east) do transect the site<sup>11</sup>. These views are unlikely to be impacted upon given the nature of proposed works and intervening landscape /structures.</p> <p><b>Cultural Heritage</b><sup>12</sup></p> <p>There are no National Monuments within the Proposed Development, however a number of National Monuments are located within the wider environs, i.e. a 300m radius:</p> <ul style="list-style-type: none"> <li>• Country House (Monument No. CO074-093) located approximately 90m north-east of the Proposed Development (Zone of Notification approximately 30m north-east).</li> <li>• House 16<sup>th</sup>/17<sup>th</sup> Century (Monument No. CO074-096) located approximately 300m south-east of the Proposed Development (Zone of Notification approximately 270msouth-east).</li> <li>• Religious house - Augustinian canons (Monument No. CO074-036) located approximately 250m south of the Proposed Development (Zone of Notification approximately 135m south).</li> <li>• Ogham stone (present location) (Monument No. SEVERAL – 29no. stones) located approximately 345m south-west of the Proposed Development (Zone of Notification c.330m south-west).</li> </ul>

<sup>9</sup> Landscape Character Assessment available online at <https://www.corkcity.ie/en/media-folder/planning/cork-city-landscape-study-2008.pdf> [last accessed 04/10/2023 18:455]

<sup>10</sup> Information on Landscape Preservation Zone and areas of High Landscape Value is available online at <https://corkcity.maps.arcgis.com/apps/webappviewer/index.html?id=e4af482c8da547de9f1689eba346a1ed> [last accessed 04/10/2023 21:34]

<sup>11</sup> Information on Views is available online at [New Volume 2 \(Cover + Internal Pages\) Approved \(02\\_02\\_23\) \(1\).pdf](#) [last accessed 04/10/03 17:03]

<sup>12</sup> Information on Cultural Heritage Assets available online at <https://corkcity.maps.arcgis.com/apps/webappviewer/index.html?id=e4af482c8da547de9f1689eba346a1ed> and <https://heritagemaps.ie/WebApps/HeritageMaps/index.html> and [https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8&query=18a4bc9c428-layer-10%2CREG\\_NO%2C20512961](https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8&query=18a4bc9c428-layer-10%2CREG_NO%2C20512961) [last accessed 28/09/2023 20:26]

Criteria	Commentary
	<ul style="list-style-type: none"> <li>• Rock art (present location) (Monument No. CO074-141) located approximately 375m south-west of the Proposed Development.</li> <li>• Rock art (present location) (Monument No. CO074-149) located approximately 375m south-west of the Proposed Development.</li> <li>• Rock art (present location) (Monument No. CO074-181) located approximately 355m west of the Proposed Development (Zone of Notification approximately 345m west).</li> <li>• Sheela-na-gig (present location) / Ogham stone (present location) / Cross-slab (present location) / Passage tomb art (present location) / Inscribed stone (present location) (Monument no. SEVERAL – 10no. features) located approximately 365m west of the Proposed Development (Zone of Notification approximately 355m west).</li> </ul> <p>There are no Protected Structures / NIAH listings within the Proposed Development, however an abundance are found in the immediate environs. In total, within a 300m radius, there are approximately 132 Protected Structures, with many more beyond that. From these, those within the immediate environs (i.e. within 100m) are detailed below.</p> <ul style="list-style-type: none"> <li>• Mardyke House: house (Regional – 20503002) located approximately 30m north of the Proposed Development.</li> <li>• Mardyke Cottage: house (Regional – 20503003) located approximately 48m north-east of the Proposed Development.</li> <li>• St Joseph's National School: school (Regional – 20503004) located approximately 85m north-east of the Proposed Development.</li> <li>• Eye, Ear &amp; Throat Hospital : hospital/infirmary (Regional – 20503061) located c.100m south-east of the Proposed Development.</li> <li>• Erinville Hospital: hospital/infirmary (Regional – 20503060) located approximately 67m south-east of the Proposed Development.</li> <li>• Electricity Substation (Regional – 20866157) located approximately 50m south of the Proposed Development.</li> <li>• University College Cork: gates/railings/walls (Regional – 20866156) located approximately 78m south of the Proposed Development.</li> <li>• Newman's Bridge: bridge (Regional – 20866155) located approximately 95m south of the Proposed Development.</li> <li>• Cork Education Support Centre: rectory/glebe/vicarage/curate's house (Regional – 20866115) located approximately 54m south-west of the Proposed Development.</li> <li>• House (Regional – 20866114) located approximately 72m south-west of the Proposed Development.</li> <li>• House (Regional – 20866113) located approximately 92m south-west of the Proposed Development.</li> <li>• House (Regional – 20866112) located approximately 100m south-west of the Proposed Development.</li> <li>• House (Regional – 20866116) located approximately 100m west of the Proposed Development.</li> </ul> <p>The Proposed Development is not located within a Zone of Archaeological Potential, however, is situated within the Mardyke Architectural Conservation Area (ACA). With the proposed works occurring in existing hard surfaced roadway and footway it is accepted that the Proposed Development will not result in any impact upon the character or features of the ACA. The nearest zone of Archaeological Potential is approximately 200m south.</p> <p>No impact is anticipated. If artefacts of archaeological interest or expected interest are located during the works, works will cease, and these will immediately be reported to CCC and the Department of Arts, Heritage and the National Museum of Ireland. Control measures will be included in the appointed Contractor CEMP.</p>

In summary, it is considered that the location of the Proposed Development will not constitute EIA development. The Proposed Development will be located on an existing carriageway / footway / layby. The proposed works will be in keeping with the approved land uses for the area, taking account of the character and materials of the Architectural Conservation Area. Given the existing and former use of the land in the area around the Proposed Development site there are limited natural resources in terms of soil, land and water that could be affected by the Proposed Development. With suitable control measures (as relevant during construction or operation) there is not likely to be any significant environmental effects.



### 4.3.3 Types and Characteristics of Potential Impacts

Table 4-4 Types and Characteristics of Potential Impacts

Criteria	Commentary
<b>3. Types and Characteristics of Potential Impacts</b>	
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	The spatial extent of the Proposed Development measures 0.12 hectares. The expected duration of the construction works is approximately one month. The types of development identified within the vicinity of the proposed works are commercial properties in an urban setting. Direct impacts associated with the proposed works are likely to be located within the environs of the site, chiefly associated with impacts on pedestrians and vehicular movement within the local area. Due to the nature of the proposed works it is unlikely that the resident population would be significantly affected by the Proposed Development.
(b) the nature of the impact	<p>There could be potential adverse construction impacts arising from temporary disruption or disturbance associated with construction activities. This has the potential to result in noise and air quality impacts but with the implementation of the control measures included in the appointed Contractor CEMP it is unlikely that impacts would give rise to significant environmental effects. The design will be developed to reduce operational impacts by incorporating control measures. CCC will engage with stakeholders including the adjacent businesses throughout the design and construction stages to address any concerns.</p> <p>The Proposed Development will result in a positive and long-term effect on the local population through the improvement of available public transport methods within and between surrounding environs. A modal shift to public transport methods has the potential to reduce GHG emissions, improving air quality in the local environs.</p>
(c) the transboundary nature of the impact	Given the location and nature of the site and works no likely significant transboundary impacts associated with the Proposed Development would occur.
(d) the intensity and complexity of the impact	The impacts identified are unlikely to cause significant changes in environmental conditions within the site and surrounding area.
(e) the probability of the impact	<p>Given the nature, size, and scale of the Proposed Development, and taking into consideration the implementation of appropriate mitigation measures, such as the implementation of an appointed Contractor's CEMP and associated inherent controls, and adherence to appropriate national guidelines and codes of practice it is considered that any potential impacts on the receiving environment during the construction phase would be short term in duration.</p> <p>During the operational phase it is considered that the likelihood of significant impacts on the receiving environment is low, and no likely significant impacts are anticipated as a result of the Proposed Development.</p>
(f) the expected onset, duration, frequency and reversibility of the impact	<p>The majority of potential impacts identified will occur during the construction phase of the Proposed Development. The expected duration of the construction phase is approximately one month; therefore, these impacts would be temporary and short-term in duration, and reversible upon completion of the works.</p> <p>Potential impacts associated with the operational phase will also be temporary and limited to maintenance works. The frequency and duration of potential impacts will vary depending on the activities being carried out however they are not anticipated to result in likely significant effects.</p>
(g) the cumulation of the impact with the impact of other existing and/or development	<p>There is potential for cumulative impacts such as temporary and transient impacts from noise, road traffic and dust to occur. However, it is not envisioned that all proposed and existing planning applications would progress to construction at exactly the same time. Under the assumption that all construction projects would be carried out in line with inherent environmental controls, regulatory controls and best practice measures, and given that larger project will have carried out environmental assessments for the respective developments, potential cumulative effects are considered unlikely to be significant.</p> <p>During operation given the nature of the Proposed Development and taking into consideration that operational phase works will be limited to maintenance activities only, no cumulative impacts with other developments in the surrounding environs were identified during the operational phase.</p>
(h) the possibility of effectively reducing the impact.	<p>The Proposed Development is not anticipated to result in any significant effects. Where effects are likely to occur, they will be temporary and short-term, mostly limited to the construction phase only, and would be localised to the Proposed Development and local environs. During construction the impact of the proposed works would be reduced through the implementation of the appointed Contractor CEMP.</p> <p>During operation, potential impacts would be reduced by the inclusion of design measures and operational control plans.</p>

From an assessment of the types and characteristics of the potential impacts likely to arise from the Proposed Development it is considered it will not constitute EIA development. With the implementation of the control measures included in an appointed Contractor CEMP during construction few impacts would be likely to arise. Those that do, would be restricted to the Proposed Development site and a limited area in proximity to the site and would not be significant. Apart from pedestrians and road users near the site the local population and other sensitive receptors are unlikely to be affected by construction activities.

## 5 Conclusions and Summary

The prescribed classes of development and thresholds that trigger a mandatory Environmental Impact Assessment are set out in Schedule 5 of the Planning and Development Regulations, 2001 as amended. A review of the project types listed in the aforementioned Schedule 5, as amended has been carried out using the steps set out in Section 2.1 of this report.

The Proposed Development is a type set out in Part 2 Class 10 (b)(iv) of Schedule 5 as described previously (Section 4.2). It does not exceed the relevant quantity, area or other limit specified in that Part.

The information provided in this report provides details on the characteristics of the Proposed Development and its likely significant effects (if any) on the environment. It also provides the relevant details under each of the criteria set out in Schedule 7A of the Planning and Development Regulations, 2001, as amended.

Based on the information provided in this report, no thresholds are exceeded and there is no requirement under the EIA Directive for the Proposed Development to be subject to an EIA.

## Appendix A Planning Search

A desktop search of proposed and existing planning applications was carried out on the 28<sup>th</sup> of September 2023. The search used publicly available data from the MyPlan.ie's 'National Planning Application' database, ABP's database and Council Planning Portals.

The scope of the search, given the scale and nature of development, was based within a 100m radius from the approximate Centrepoint of the Proposed Development. Only reasonably foreseeable developments were considered.

Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
Cork City Council	2039321	5 Moore Street, Cork	Permission... for the restoration and extension of an existing three storey terraced dwelling at 5 Moore Street, Cork T12Y2N2. Works include conversion of existing attic level accommodation, modifications to main roof (new dormer window and velux roof light to front elevation and new dormer to rear), windows to side of return to rear and all associated works.	24/08/2020	c.54m
Cork City Council	1938240	29 Henry Street, Cork	Permission... for change of use of the existing vacant residential dwelling (used as bedsitters) and converting it to 4 no. 1 bed apartments with a two-storey extension to the top floor onto Henry Street. Demolishing one storey building and shed at rear of the main structure and constructing new 3 storey extension to the rear of the main building on the footprint of the demolished buildings. Alteration of existing façade (onto Henry Street). The property is within Architectural Conservation Area.	20/05/2019	c.85m
Cork City Council	1838032	Mercy University Hospital, Grenville Place, Cork	Permission is being sought by Mercy University Hospital, Cork for the installation of a single store prefabricated modular cabin building within the grounds of Mercy University Hospital. The cabin is proposed to be located in the service yard and will be screened on all sides by the existing hospital enclosure. Please note that while protected structures feature on the adjacent client owned lands, no works are proposed within the curtilage of these structures. The use of the cabin is for storage and management of incoming and outgoing clinical instruments.	28/11/2018	c.36m
Cork City Council	1737703	14 Fern Villas, Sheares Street	Permission for the change of use of an existing four storey residential dwelling (in bedsit layout) into three two-bedroom apartments incorporating internal alterations.	03/04/2018	c.100m
Cork City Council	1637142	8-14 Millerd Street, and 12-13 Francis Street, Cork	The demolition of the existing warehouses and the construction of 30 no. apartments and ancillary site works.	08/09/2017	c.92m
Cork City Council	1637142	8-14 Millerd Street, and 12-13 Francis Street, Cork	The demolition of the existing warehouses and the construction of 30 no. apartments and ancillary site works	08/09/2017	c.92m
Cork City Council	1636850	Grenville Villas, 8 & 9 Grenville Place, Cork	permission for change of use of 2 no. 3 storey office buildings (a protected structure) to 2no. 3 storey dwelling houses	16/02/2017	c.97m

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