
Proposed sheltered accommodation at 101-102 Hollyville, Hollyhill, Cork City, Co. Cork.

Environmental Impact Assessment - Screening Report

01st September 2023

Rev A 11th October 2023



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1.0 INTRODUCTION

Kenneth Hennessy Architects Ltd. have been commissioned to prepare a planning application for 2no. proposed sheltered housing units in lieu of two units that were demolished on site previously at 101-102 Hollyville, Knocknaheeny, Hollyhill, Co. Cork. In support of that Part VIII application the following screening report has been compiled to demonstrate that the proposed works will have no real likelihood of significant effects on the environment.

In support of this report is a map highlighting the site and its distance from other EIA sites within a 10km radius. This can be found in fig. 4 below.

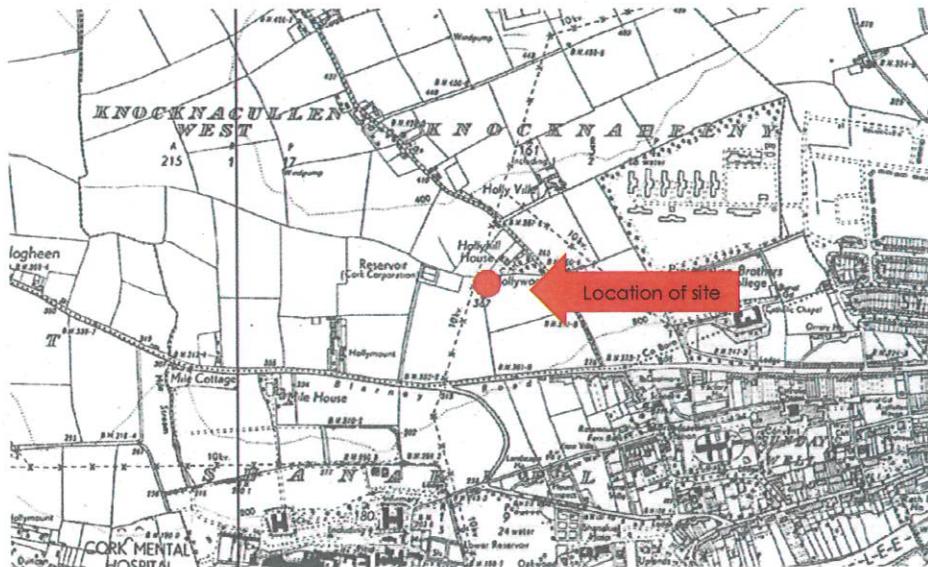


Fig. 1 above is the site in the context of the OSI 1:10560 Record Place Map (Not to scale)



Fig. 2 above is the site in the context of the OSI 1:1000 Urban Place Map (Not to scale)



Fig. 3 above is the proposed site plan drawing for the works by author)

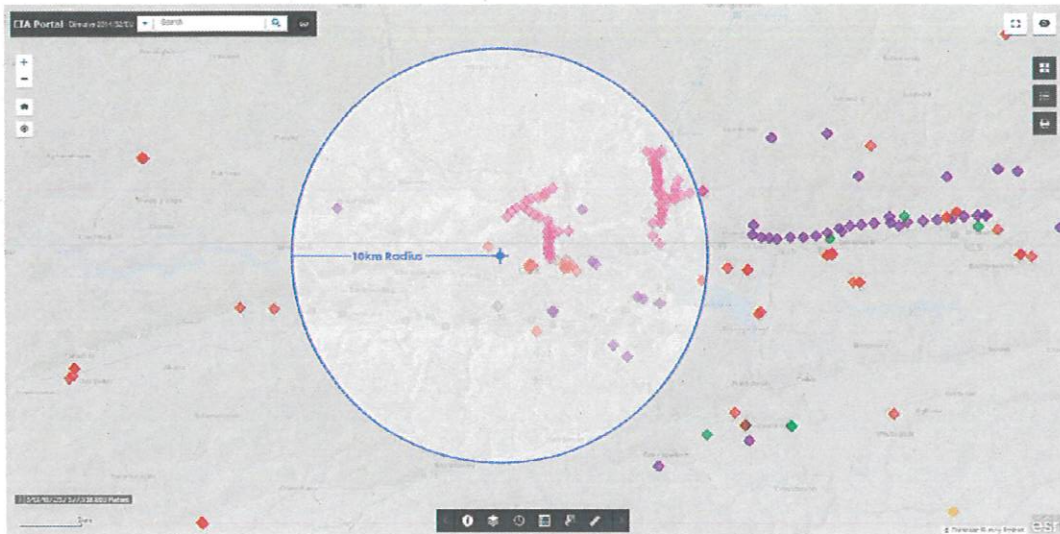


Fig. 4 (edited by author) Map shows the site with a 10km radius around it indicating other EIA sites.
 Available:
<https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Potential impacts on the environment have been assessed in accordance with Schedule 7 of the Planning and Development Regulations 2001, as amended. Potential impacts on the environment have been examined for potential direct and indirect significant effects of the proposed development on the following:

- Population and Human Health
- Biodiversity
- Land, Soil, Water, Air and Climate
- Material assets, Cultural Heritage and the Landscape
- The interaction between the factors mentioned above

It is concluded that there are no likely significant effects on the environment, therefore Environmental Impact Assessment is not required.

SUB THRESHOLD EIA SCREENING REPORT

101/102 Hollyville, Knocknaheeny, Hollyhill, Cork

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	<p>The overall site area is 0.09Ha or 907sqm approximately.</p> <p>The proposed development comprises the construction of two single storey dwellings in total: 1 no. two-bed dwelling and 1 no. one-bed dwelling.</p> <p>Alterations to existing hammerhead turning area, public footpaths, lighting, drainage and all associated site services, site boundary & site development works.</p>
Cumulation with other Proposed Development	<p>The proposed development is in accordance with the objectives of the current Cork City Development Plan (2022-2028), falling under their purview following the 2019 City Boundary Extension. The subject lands have been earmarked for the development of sheltered housing in an area adjacent to a bus stop, and in close proximity to community facilities.</p>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<p>N/A – Note: There were formerly two vacant houses on the site that were demolished in March of 2022 outside of the remit of this application.</p>
Use of Natural Resources	<p>While construction materials will be required in carrying out the proposed works, it is not considered that there will be a significant use of natural resources as part of the proposed works. Surplus construction materials which are not required for use on site will be reused, recovered or disposed off-site.</p> <p>Services such as water and power (mobile generators) will be required during the construction phase, however, it is not expected that there will be a significant use of these resources due to the nature of the works proposed.</p>
Production of Waste	<p>There will be negligible quantities of demolition waste arising from the proposed development. The material will be managed by the appointed contractor in accordance with the Construction Waste Management Plan.</p>
Pollution and Nuisances	<p>It is expected that dust will be emitted during the construction works. Emissions from construction plant and vehicles will arise during the construction phase, but these will be minimal. The contractor will further develop a Construction Environmental Management Plan for the proposed development which will describe the commitments to be implemented to ensure that significant negative effects on the environment do not occur.</p> <p>There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant effects on the environment in order to complete the proposed scheme. Any mitigations measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.</p>
Risk of Major Accidents	<p>No significant risk of major accidents or disasters</p>
Risk to Human Health	<p>No significant risks to human health have been identified</p>

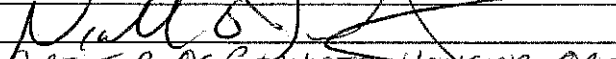
2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	<p>The site is currently a brownfield site (formerly residential also) in an urban location. It is part of a larger existing housing development.</p>

2. LOCATION OF PROPOSED DEVELOPMENT	
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<p><i>The site is not located within any statutory designated area. An Appropriate Assessment (AA) Screening Report has been prepared in respect of designated Natura 2000 sites. This report has actively considered the potential for adverse impacts on qualifying interests, arising from the construction phase and concluded that no significant impact likely.</i></p> <p><i>There may be temporary impacts on the environment during construction due to noise or dust emissions depending on the activity involved and the ambient conditions at the time. However, the construction works are standard in nature and well understood. Best practice standards, environmental guidelines and mitigation measures will be adhered to in order to avoid potential impacts on natural resources and likely significant effects are not anticipated. This will ensure no significant impact on the abundance, quality and regenerative capacity of natural resources in the area. Careful and considered local consultation will be carried out with nearby residences to ensure that the minimum amount of disturbance will be caused.</i></p> <p><i>The implementation of these measures will ensure that the proposed development will not have any significant negative effects on the relative abundance, quality and regenerative capacity of natural resources in the area.</i></p>
Absorption Capacity of the Natural Environment	<p><i>There will be no impacts on land use outside of the proposed development area. The subject site is not served by an existing watercourse/hydrological link and is not in a flood risk area. There are no recorded monuments or heritage assets associated with the lands.</i></p> <p><i>The potential for negative effects on the natural environment in the immediate vicinity of the development area has been evaluated in the context of potential secondary effects on Natura 2000 sites, and the Report for Screening for Appropriate Assessment concluded that there is no potential for adverse effects.</i></p> <p><i>There is no potential therefore, for significant adverse effects on the geographical area in which the works are proposed with regards to the absorption capacity of the natural environment.</i></p>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the impact	<p><i>Given the scale of the proposed development, and its nature as the replacement of two similar units it is considered that the density and housing mix are appropriate. In addition, there is an adequate level of services, infrastructure, public transport & amenities in the area.</i></p> <p><i>No significant negative impact is expected or likely to occur.</i></p>
Transfrontier nature of the impact	<p><i>Not applicable – There will be no proposed export of hazardous waste material from the development site.</i></p>
Magnitude and Complexity of the Impact	<p><i>The operational phase of the development is moderate in scale and will be actively managed. No significant negative impacts are likely.</i></p>
Probability of the Impact	<p><i>The operational phase will inevitably change the local environment, however the change will be consistent with emerging trends in the area. Measures are in place to avoid, reduce or mitigate any likely negative impacts.</i></p> <p><i>During the operational phase there will be an increase in traffic. The overall transport and movement strategy for the wider area is set on providing access to the area by all modes of travel. A strong emphasis is placed on providing high-quality pedestrian/cycle access throughout the area whilst limiting the impact of vehicular traffic on the local residential road network. It is anticipated that public transport will serve the proposed development, and this will be important in reducing the need for car borne trips and for a reduction in demand for car parking on site. No significant negative impacts on traffic are predicted arising from the operation of the proposed development.</i></p>
Duration, Frequency and Reversibility of the Impact	<p><i>No permanent negative impacts are anticipated as a result of the construction phase of the project. No significant negative impacts are likely. The development will be occupied all year round and impacts will be irreversible.</i></p>

SCREENING CONCLUSION STATEMENT

An overall positive impact on population and human health is predicted due to the proposed development. Whilst there are likely to be temporary impacts experienced by people during the construction phase (noise, dust, disturbance etc), these will not be significant. The proposed development will have a positive effect on the Hollyville area, providing much needed sheltered housing, supported by community and employment uses. No negative environmental impacts are foreseen, therefore no EIS is required.

Name:	
Position:	DIRECTOR OF SERVICES, HOUSING OPERATIONS
Date:	09/11/2023