

SUB THRESHOLD EIA SCREENING REPORT

Spring Lane and Ellis Yard Redevelopment - Part 8

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	Cork City Council is undertaking the redevelopment of Spring Lane Halting Site at Ballyvolane, Cork City, along with the construction of a new purpose-built group housing scheme on the land adjacent to Spring Lane, known as Ellis Yard. The proposed development comprises of the construction of 27 residential units - 12-unit Traveller accommodation scheme in Spring Lane and a 15-unit group housing scheme in Ellis Yard. The development site area is approximately 4.9 hectares.
Cumulation with other Proposed Development	A search of the Cork City Council planning register indicates that there are a number of proposed construction projects in the vicinity of the proposed development. These mainly relate to minor urban developments of single houses or extensions or alterations to existing developments but also include housing developments. The proposed development has been designed to ensure there will be no adverse impact on the residential amenities of the area. It is not considered likely that the construction of the proposed development, including the associated demolition works, will result in significant cumulative environmental impacts. The proposed development is located in a built-up area, near other residential units and estates. The development will connect to existing services. It is not considered likely that the operation of the proposed development will result in significant cumulative environmental impacts.
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	It is proposed to demolish the existing structures on the site including sheds, welfare units, mobile homes, caravans, walls, and fencing. The proposed development is expected to result in demolition waste comprising 3,000m ³ of concrete yard, 4,000m ² of existing units and 1,500m ³ of existing concrete plinths and utility services, which is not considered likely to have significant effects on the environment.
Use of Natural Resources	<p>Construction Impacts Energy, including electricity and fuels, will be required during the demolition and construction phases. Construction process will include use of various raw materials such as standard construction materials. No out of the ordinary use of natural resources is likely during the demolition or construction process.</p> <p>No significant negative impacts are likely.</p> <p>Operation Impacts Water, consumption of electricity and energy related to the residential occupancy of the completed development. No out of the ordinary use of natural resources is likely during the operation phase.</p> <p>No significant negative impacts are likely.</p>
Production of Waste	<p>The proposed development is expected to result in demolition waste comprising 3,000m³ of concrete yard, 4,000m² of existing units and 1,500m³ of existing concrete plinths and utility services, which is not considered likely to have significant effects on the environment.</p> <p>The construction process will result in some construction related waste, which will be disposed of in compliance with the CEMP.</p> <p>No significant negative impacts are likely.</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 likely.</p>
Pollution and Nuisances	<p>The demolition and construction process have the potential to cause nuisance related to noise, dust and vibration impacts. The management of these potential nuisances will be in line with best practice. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.</p> <p>No significant negative impacts are likely as a result of the demolition or construction phase of the project.</p> <p>An Operational Waste Management Plan will put in place measures to avoid and / or mitigate potential pollution from operational waste. Suitable parking is provided on site to prevent traffic congestion.</p> <p>No significant negative impacts during operation of the proposed development are likely.</p>

Risk of Major Accidents	<p>The site is not located in a high-risk area with respect to major accidents from Seveso sites. The nearest such site is approximately 4km from the proposed development.</p> <p>Demolition and Construction Impacts</p> <p>None foreseen, subject to compliance with building regulations and best practice environmental controls. No significant negative impacts are likely.</p> <p>Operation Impacts</p> <p>None foreseen. No significant negative impacts are likely.</p>
Risk to Human Health	<p>Management of any potential noise, dust or pollution from the demolition and construction process will be in line with best practice.</p> <p>No significant negative impacts are likely.</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 likely</p>

2. LOCATION OF PROPOSED DEVELOPMENT

Existing Land Use	<p>The proposed development is located at Spring Lane Halting Site and the adjacent site known as Ellis Yard at Ballyvolane, Cork City. It is an urban setting surrounded primarily by residential developments and business parks.</p> <p>The Spring Lane Halting Site is currently occupied by approximately 50no. Traveller families, consisting of typical Traveller type units/bays along with welfare units and sheds. The site was formally a quarry which accounts for the level differences across the site.</p> <p>The Ellis Yard Site is currently an unused relatively flat area of hard standing bounded by a steep slope/cliff face to the south running up to the Ballyvolane Road.</p> <p>The proposed development is compatible with the zoning requirements of the development strategy for the area, under the Cork City Development Plan 2022-2028, providing sustainable residential housing and maintaining the existing open space.</p>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<p>It is a brownfield site, and the surrounding area is primarily residential and commercial in character and not sensitive in terms of natural resources. There are no sensitive watercourses, habitats or significant mature trees within or surrounding the site.</p> <p>No significant negative impacts are likely.</p> <p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>No significant negative impacts are likely.</p>
Absorption Capacity of the Natural Environment	<p>There are no natural environments such as wetlands, coastal zones, forests, nature reserves, likely to be impacted by the construction of the proposed development, including the associated demolition works. There will be no significant impact on water quality, baseline air and noise from the proposed development.</p> <p>An AA Screening has been prepared which found that there would be no significant effects on Natura 2000 sites as a result of the proposed development.</p> <p>The area surrounding the proposed development supports residential and commercial development. There may be some disturbance from noise and traffic during the construction phase; however any impacts are likely to be short term and not significant.</p> <p>The site is not in proximity to landscapes of historical, cultural or archaeological significance. There are no records of protected structures within or in proximity to the site.</p> <p>No significant impacts are likely from the demolition or construction phase of the development.</p> <p>Proposed use is compatible with the geographical area. The high-quality architectural design will contribute to the urban landscape and the proposed development will result in better living conditions for the existing residents.</p> <p>A positive impact on the existing residents is likely and no significant negative impacts on the surrounding area are likely.</p>

3. CHARACTERISTICS OF POTENTIAL IMPACTS

Extent of the Impact	<p>The site is located in a built-up area at Ballyvolane, Cork City. The site size is approximately 4.9 ha. The proposed development will provide 27 no. residential units. The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the area.</p> <p>The demolition and construction impacts have potential to cause nuisance associated with noise, dust and traffic to neighbouring residences and businesses. The management of these potential nuisances will be in line with best practice.</p> <p>No significant negative impacts are likely.</p> <p>The operational phase will result in the development of permanent residential accommodation. The nature of the use is appropriate to the location and proximity to existing facilities.</p> <p>No significant negative impacts are likely.</p>
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Transfrontier nature of the Impact	There are no demolition or construction phase transboundary impacts. There are no operational phase transboundary impacts.
Magnitude and Complexity of the Impact	The intensity and complexity of the demolition and construction phase is in keeping with modern construction projects. No significant negative impacts are likely. The operational phase of the development is moderate in scale and will be actively managed. No significant negative impacts are likely.
Probability of the Impact	Some level of demolition and construction impacts is probable, but these will be short term and not significant. Standard best practice procedures will be implemented during the demolition and construction stages. The operational phase will improve the local environment with no likely negative impacts.
Duration, Frequency and Reversibility of the Impact	The construction impacts will be short-medium term, over a period of c. 3 years and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the demolition or construction phase of the project. No significant negative impacts are likely. The development will be occupied all year round and impacts will be irreversible.

SCREENING CONCLUSION STATEMENT

The proposed development is deemed a sub-threshold development and has been screened to determine whether an Environmental Impact Assessment (EIA) is required. 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 Appendix A for report titled; Spring Lane and Ellis Yard Redevelopment Environmental Impact Assessment Screening prepared by WS Atkins Ireland Ltd, dated 01/03/2024.

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Appendix A

EIAR Screening



Member of the SNC-Lavalin Group

Spring Lane and Ellis Yard Redevelopment

Environmental Impact Assessment Screening

Cork City Council

March 2024

Notice

This document and its contents have been prepared and are intended solely as information for Cork City Council and use in relation to EIA Screening for the Spring Lane and Ellis Yard Redevelopment.

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1. Introduction

Cork City Council (CCC) have appointed AtkinsRéalis to prepare an Environmental Impact Assessment (EIA) Screening Report for Spring Lane and Ellis Yard Redevelopment (hereafter referred to as the proposed development) in Co Cork. The EIA screening report will be submitted as part of the Part 8 planning application for the proposed development.

1.1. 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 its 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 & Development Regulations (2001-2023). 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.

The purpose of this report is to determine whether the proposed development requires the preparation of an Environmental Impact Assessment Report (EIAR). This screening report has been prepared to accompany a Part 8 planning application for Cork City Council to obtain planning permission for the proposed Spring Lane and Ellis Yard Redevelopment.

1.2. Other Relevant Guidance

In addition to the requirements of the Planning Regulations, the following guidance was also considered in the preparation of this EIA Screening Report:

- Department of the Environment, Community & Local Government (2013). Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Department of the Environment, Heritage and Local Government (2003). Guidance for Consent Authorities regarding sub-threshold Development. Published by the Stationery Office.
- Department of Housing, Planning and Local Government (2018). Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Environmental Protection Agency (EPA) (2022). ‘Guidelines on the information to be contained in Environmental Impact Assessment Reports’
- European Commission (2017). Environmental Impact Assessment of Projects – Guidance on Screening
- European Commission (2015). Environmental Impact Assessment – EIA, Overview, Legal context.
- European Council Directive (EU) 2009/31/EC on the geological storage of carbon dioxide and amending Council Directive 85/337/EEC, European Parliament and Council Directives 2000/60/EC, 2001/80/EC, 2004/35/EC, 2006/12/EC, 2008/1/EC and Regulation (EC) No 1013/2006.
- European Council Directive (EU) 2011/92/EU on the assessment of the effects of certain public and private developments on the environment as amended by Directive 2014/52/EU of 16 April 2014.
- Environmental Resources Management (2001). Guidance on EIA Screening. Published by the European Commission.
- Statutory Instrument S.I. No. 349/1989. European Communities (Environmental Impact Assessment) Regulations, 1989.
- Statutory Instrument S.I. No. 600 of 2001. Planning and Development Regulations 2001.
- Statutory Instrument S.I. No. 296 of 2018. European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.
- Statutory Instrument S.I. No. 235/2019. Planning and Development Act 2000 Exempted Development) (No. 2) Regulation 2019.
- Statutory Instrument S.I. No. 46/2020 - Planning and Development (Amendment) Regulations 2020.
- Statutory Instrument S.I. No. 692/2020 - Planning and Development (Amendment) (No. 2) Regulations 2020.

- Statutory Instrument S.I. No. 75/2022 - Planning and Development Act (Exempted Development) Regulations 2022.
- Statutory Instrument S.I. No. 273/2023 - Planning and Development (Amendment) Regulations 2023
- Statutory Instrument S.I. No. 383/2023 - Planning and Development (Amendment) (No. 2) Regulations 2023
- Statutory Instrument S.I. No. 655/2023 - Planning and Development (Amendment) (No. 3) Regulations 2023
- Statutory Instrument S.I. No. 648/2023 - Planning and Development (Amendment) (No. 4) Regulations 2023

1.3. Purpose of this Report

This report has been prepared to support the Part 8 planning application by Cork City Council in relation to the Spring Lane and Ellis Yard Redevelopment. Refer to Figure 1-1 for the site boundary and proposed layout plan. The purpose of this report is to determine whether the project requires the preparation of an EIAR. The project has been screened to generate a summarised overview of the potential impacts on the receiving environment, and in the context of relevant statutory requirements.

A Stage 1 Screening for Appropriate Assessment has also been prepared (AtkinsRéalis, 2024). The project has been assessed with regards to the likely significant effects of the project on European sites within the zone of influence of the proposed development. The AA Screening Report concluded that the proposed development '*will not result in likely significant effects on Cork Harbour SPA, Great Island Channel SAC or any other European site. Thus, it is recommended that the competent authority may determine that Appropriate Assessment is not required in this case. Should the scope, nature or extent of the project change, a new Screening for Appropriate Assessment report would be required*'.



Figure 1-1 – Site location and proposed layout plan

2. Methodology

The proposed development is screened in accordance with Section 3.2 of the '*Guidelines on the Information to be contained in Environmental Impact Assessment Reports*' (EPA, 2022), the Environmental Impact Directive (2011/92/EU) and all subsequent relevant amendments, Planning and Development Regulations (2001-2023), including S.I. No. 296 of 2018 - European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, and '*The Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*' (DoHPLG, 2018).

As set out under the relevant legislation, there are three key steps when carrying out EIA screening for a particular project;

- **Step 1** is to determine if the proposed infrastructure works represent a project as understood by the Directive and if a mandatory EIAR is required. Such projects are defined in Article 4 of the EIA Directive and set out in Annexes I and II of the Directive and Planning and Development Regulations (2001-2023), specifically Schedule 5, Part 1 – Development for the purposes of Part 10.
- **Step 2** is to determine whether the project exceeds a specific threshold as set out in Planning and Development Regulations (2001-2023) Schedule 5, Part 2 – Development for the purposes of Part 10 (the only type of project 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 project 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 a development in the context of characterisation of the project; location of the project and type & 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.

The proposed development has been assessed against the three steps when carrying out an EIA screening.

For the purposes of screening sub-threshold development for EIA, all of the relevant information as presented within EIA Planning and Development Regulations 2018 (Schedule 7A) has been provided on behalf of the applicant, Cork City Council. The potential for the project to pose a significant impact to the receiving environment has also been evaluated in accordance with criteria listed in the Planning & Development Regulations, 2001 – 2023 (Schedule 7).

The findings of the EIA screening assessment prepared for the project has informed our professional opinion as to whether an EIAR is warranted for the proposed development, with due regard to all relevant statutory requirements and technical guidance. However ultimately it is the responsibility of the relevant planning authority to make a determination as to whether an EIAR is required for a particular project, based on screening conducted by the planning authority.

Figure 2-1 provides a summary of the main steps involved in the EIA screening process.

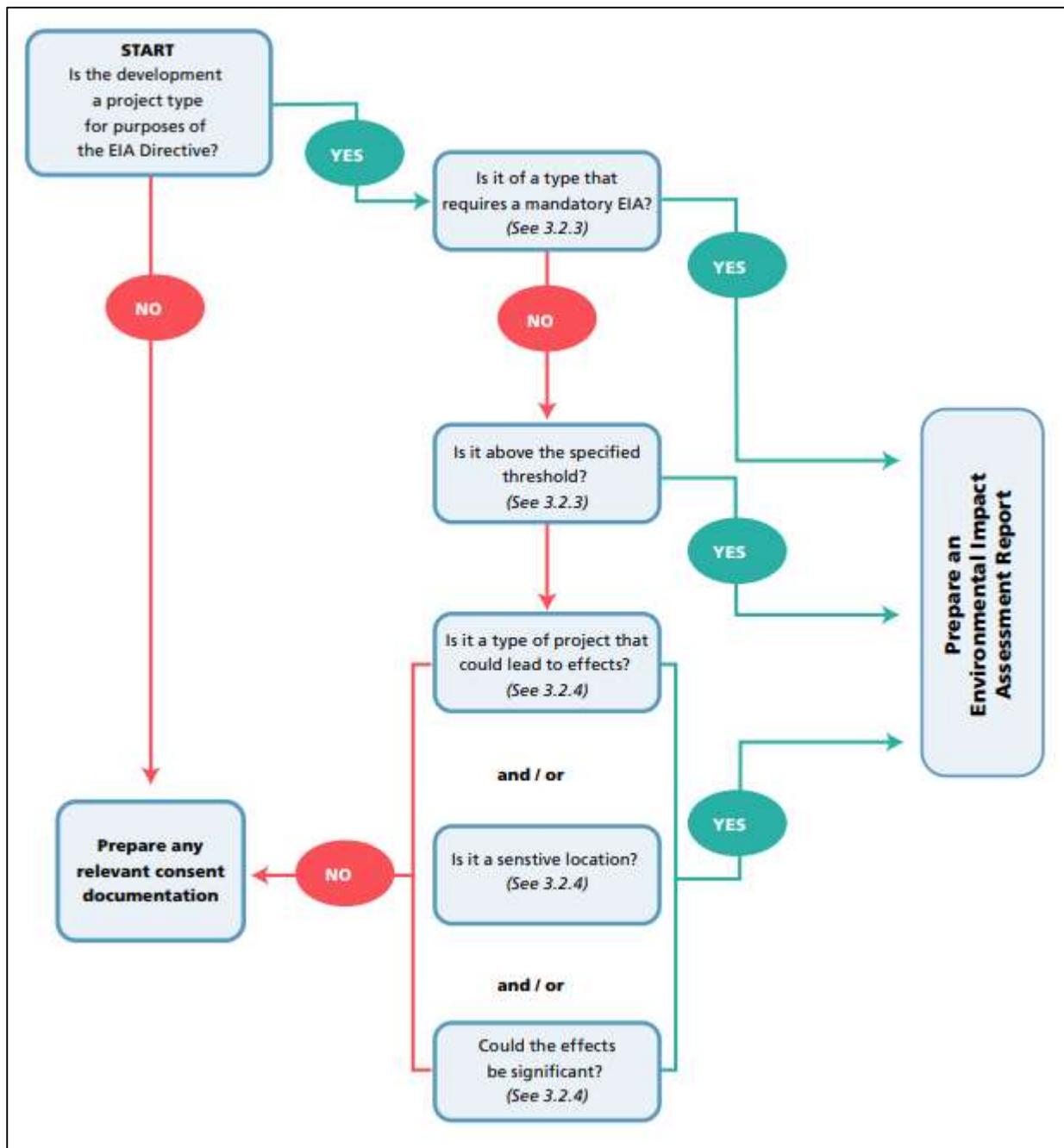


Figure 2-1 - EIA Screening Process (Source: 'Guidelines on the Information to be contained in Environmental Impact Assessment Reports' (EPA, 2022)).

2.1. Relevant Legislation

EIA Regulations ((Planning and Development) Environmental Impact Assessment) Regulations 2018 (S.I No. 296 of 2018)) transposing the 2014 EIA Directive were adopted and came into operation on 1st September 2018. These regulations amend the Planning and Development Regulations 2001 (S.I. No.600 of 2001); they seek to transpose EIA Directive 2014/52/EU and to give further effect to the 2011 Directive, as follows;

- An EIAR is required as a matter of course on specified large-scale projects which have a high likelihood of impacting on the receiving environment. These projects are listed in full within the Planning & Development Regulations (2001-2023), Schedule 5, Part 1 – Development for the purposes of Part 10.
- Each EU Member State has discretionary consideration for the requirement of an EIA in relation to various processes and activities. These projects are listed in full within the Planning & Development Regulations (2001-2023), Schedule 5, Part 2 – Development for the purposes of Part 10. If the proposed project is listed under Schedule 5, Part 2, but does not exceed the relevant stated thresholds, it is considered to be sub-threshold. Part 10, article 92 of the Planning & Development Regulations, 2001 as amended states “sub-threshold development” means development of a type set out in Part 2 of Schedule 5, which does

not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development". Any sub-threshold developments should be evaluated to determine if the project is likely to have a significant impact on the environment.

- 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 & Development Regulations (2001-2023). 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, and summarised below:
 1. A description of the proposed development, including in particular:
 - a. a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works; and,
 - b. a description of the location of the proposed development, 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 proposed development.
 3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development 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 compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

3. Environmental Impact Assessment Screening

3.1. Step 1 - Mandatory Screening for an EIA

The proposed development has been screened against the list of developments which have a high likelihood of impacting on the receiving environment and therefore require the mandatory preparation of an Environmental Impact Assessment, under Schedule 5 Part 1 of the Planning and Development Regulations as amended, 2001-2023. **This project does not fall within any category of development requiring a mandatory EIA; hence the preparation of an EIAR is not required under Schedule 5 Part 1.**

3.2. Step 2 - Threshold Screening for an EIA

The proposed development has been screened against the types of development, various processes and activities listed in Schedule 5 Part 2 of the Planning and Development Regulations as amended 2001-2023. The proposed development falls within the following categories which provide that an EIA must be completed – subject to specified thresholds being met or exceeded.

10. Infrastructure Projects

(b) (i)

Construction of more than 500 dwelling units

The proposed development comprises the construction of 27no. dwelling units. **Hence the preparation of an EIAR is not required under Schedule 5 Part 2 (10) (b) (i).**

(b) (iv)

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.

The proposed development is ca. 4.9 hectares (ha) in area and is not located within a business district. The proposed development is below the other relevant thresholds (i.e. 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere). **Hence the preparation of an EIAR is not required under Schedule 5 Part 2 (10) (b) (iv).**

(dd)

All private roads which would exceed 2000 metres in length.

The proposed development includes for the construction of an access road ca. 200m in length. **Hence the preparation of an EIAR is not required under Schedule 5 Part 2 (10) (dd)**

13. Changes, extensions, development and testing

(a)

Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-

(i) *result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and*

(ii) *result in an increase in size greater than:*

- 25 per cent, or

*- an amount equal to 50 per cent of the appropriate threshold,
whichever is the greater.*

(In this paragraph, an increase in size is calculated in terms of the unit of measure of the appropriate threshold.)

The proposed development (ca. 4.9 ha) will not result in an increase in size of the existing site by greater than 25% of the appropriate threshold (in this case the appropriate threshold is area – 10 ha). **Hence the preparation of an EIAR is not required under Schedule 5 Part 2 (13) (a).**

14. Works of Demolition

Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

The proposed development is expected to result in demolition waste comprising of 3,000m³ of concrete yard, 4,000m² of existing units and 1500m³ of existing concrete plinths and utility services which is not considered likely to have significant effects on the environment. **Therefore, the proposed project does not require an EIAR to be produced in accordance with Schedule 5 Part 2 (14).**

15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

The proposed development is a project listed under Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified. Therefore, EIA screening to assess whether the project would be likely to have significant effects on the environment (having regard to the criteria set out in Schedule 7) is required for this project in accordance with Section 15 of Schedule 5 Part 2 of the Planning and Development Regulations (2001-2023).

3.3. Step 3 - Determining if the project is likely to have significant effect on the receiving environment 1

All relevant information as required under Schedule 7A has been provided on behalf of Cork City Council and is presented within this screening report. The potential for this project to pose a significant impact to the receiving environment has also been evaluated in accordance with criteria listed in the Planning & Development Regulations, 2001-2023 (Schedule 7), as presented within this screening report.

3.3.1. Description of the Proposed Development (Schedule 7A (1))

A description of the Physical Characteristics of the Whole Proposed Development and Where Relevant of Demolition Works (Schedule 7A (1) (a))

Project Overview

The proposed development will comprise of the following:

- The demolition of existing structures including sheds, welfare units, mobile homes, caravans, walls, and fencing.
- The construction of 27no. residential units consisting of:
 - 1 no. 5-bedroom two-storey detached house
 - 2 no. 4-bedroom two-storey detached houses
 - 12 no. 3-bedroom two-storey detached houses
 - 12 no. 3-bedroom single-storey detached units
 - The provision of in-curtilage car parking spaces
 - Upgrade works to the existing entrances to Spring Lane and Ellis Yard from the Ballyvolane Road
 - Realignment and upgrade works to the existing access road into Spring Lane
 - Construction of a new road into Ellis Yard via the existing entrance from the Ballyvolane Road
 - Construction of a footpath, boundary wall, drainage and public lighting along the Ballyvolane Road
 - Resurfacing of the Ballyvolane Road from the existing entrance to Spring Lane to the existing entrance to Ellis Yard
 - Relocation of existing pedestrian footpath link from Spring Lane to Glenfields estate including construction of a section of new footpath to facilitate same
 - All ancillary site works and signage including new roads and footpaths, landscaping, retaining structures, boundary treatments, car parking, public lighting, underground services, drainage systems, watermains and connections, as outlined in the plans and particulars.

¹ Pursuant to Schedule 7(A) of the Planning and Development Regulations as amended 2001-2023

- Temporary works, including the provision of temporary accommodation, will be required on site to facilitate the phased construction of the development including a temporary access road from the Glenfield estate for construction vehicles only.

Construction

Construction of the one and two storey housing units will comprise of masonry block walls with timber roofs and strip foundations to a maximum depth of 2 meters below ground level (mbgl). Two storey units will have timber web joists at first floor level. It is proposed that all retaining walls on the site will be reinforced concrete.

It is anticipated that attenuation tanks on site will be a maximum depth of 3.5mbgl. If de-watering is required on site, this will form part of the temporary works design to be undertaken by the Contractor during the construction phase. The contractor will provide a dewatering plan to Cork City Council for approval before commencement of any works.

It is anticipated that ca. 3000m³ of concrete yard will be removed and ca. 4,000m² of existing units comprising of masonry structures, prefabricated structures and mobile homes will be demolished and removed from site. It is anticipated that ca. 1500m³ of existing concrete plinths and utility services will be removed off site. All waste/material will be removed offsite by a hauler with a collection permit and the waste will be disposed / recycled in a licenced Environmental Protection Agency (EPA) facility.

Programme / Phasing

At this stage it is envisioned that the project will be carried out on a phased basis subject to the clients and contractors requirements.

Lighting

An outdoor lighting plan has been developed for the site (Atkins, 2023). Refer to the Lighting Plan submitted to support this planning application (Document Ref. 20230623_EYPL lighting report and DWG Ref. 5221169-ATK-XX-XX-DR-EE-901300). Refer to this report for details.

Surface Water Management

As part of the proposed development, decommissioning of the entire existing surface water network within the site will be required. The surface water associated with the industrial estate which runs through the site drainage infrastructure will be kept live for the duration of the construction works through the phased construction of the proposed infrastructure network. The proposed surface water infrastructure will connect to the existing tie in point to the external network. Due to the nature of the site the infrastructure will be protected at strategic locations with catchment pits which will facilitate the management and maintenance of the internal site surface water infrastructure into the future. The site will also utilise offline attenuation tanks in order to have greater control of the flow from the site. The proposed flow rate from the site will be substantially less than the current flow rate due to the increase in permeable areas and introduction of the attenuation system. Given the nature of the site, the surface water runoff flow rate has been considered and site levels designed accordingly. Proposed levels allow surface water runoff to fall away and avoid ponding around buildings.

The entire surface water network will be designed and constructed in accordance with the Greater Dublin Code of Practice for Drainage Works Version 6.0, the Cork City Council standard details and Uisce Éireann Standards.

Foul Network

It is proposed to provide a new foul water pipe network for the development. The new infrastructure will tie into the existing site tie in point to the overall network at the western boundary of the site.

An Uisce Éireann Pre-Connection Enquiry has been submitted to Uisce Éireann for the proposed foul layout. A letter of confirmation of feasibility (reference no. CDS23003459) has been received from Uisce Éireann for the proposal.

“MicroDrainage” which is an industry standard tool for design and assessment of gravity sewer drainage networks has been used to model the proposed foul network. The MicroDrainage model shows that the proposed foul network has adequate capacity for the flows that will be generated from the proposed development and will achieve self-cleansing velocities. The foul network has been designed to achieve self-cleansing velocity in the pipe system at least once per day.

As part of the proposed development, decommissioning of the entire existing foul network within this area will be required. As Ellis Yard is constructed the existing Spring Lane infrastructure will be tied into the new Ellis Yard infrastructure prior to being removed during the Spring Lane development and completely replaced. It is proposed that all the primary foul infrastructure within the development will be a 225mm diameter network.

The entire foul water network will be constructed in accordance with Uisce Éireann Code of Practice and Standard Details.

Landscaping

Based on the nature of the proposed development, landscaping will be limited in nature with the green area in the northeast of the site being fully reinstated. It is proposed that various boundary treatments will be used throughout the site including palisade / security fencing, tree and hedgerow planting and wall construction (non-exhaustive list). Existing steep sloping cliffs and existing trees and hedgerow or existing walls will be retained on the outer boundary of the site where appropriate.

Temporary Accommodation

A number of families will be permanently re-located off site to alternative accommodation within Cork City. It is proposed that the development will utilise temporary accommodation as required during certain stages of the construction process.

Site Compound

It will be the responsibility of the Contractor to determine a suitable location for the site compound within the proposed development area. The site compound should be located away from any identified environmental sensitive receptors so as to avoid potential impacts to the environment and the general public. The final proposed site compound location will be subject to client approval.

A Description of the Location of the Proposed Development, with Particular Regard to the Environmental Sensitivity of Geographical Areas Likely to be Affected (Schedule 7A(1)(b)).

The proposed development will be constructed within an existing site which comprises of hard standing area within Spring Lane in Cork city.

Under the Cork City Development Plan 2022 – 2028 (CCC, 2022) the following zoning objectives have been identified within the footprint of the proposed development:

- ZO 01 Sustainable Residential Neighbourhoods - *To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses;*
- ZO 9 Light Industry & Related Uses - *To provide for light industry and related uses; and*
- ZO 15 Public Open Space - *To protect, retain and provide for passive and active recreational uses, open space, green networks, natural areas and amenity facilities.*

It is considered that the proposed development is compatible with the zoning requirements of the development strategy for the area, under the Cork City Development Plan 2022-2028, providing sustainable residential housing and maintaining the existing open space.

Hydrology and European Sites

The proposed development is located within the Lee, Cork Harbour and Youghal Bay Water Framework Directive (WFD) Catchment area. There are no Environmental Protection Agency (EPA) watercourses within the proposed development. The closest watercourse to the site is the Ballincollig River which is located ca. 160m east of the site, followed by the Glen (Cork city) stream located ca. 170m south of the site. These watercourses combine to outfall to the River Lee in Cork City which flows into Lough Mahon and Cork Harbour within which Cork Harbour Special Protection Area (SPA) and Great Island Channel Special Area of Conservation (SAC) are situated.

There are 2no. European sites within the potential zone of influence (ZoI) of the proposed development with the closest designated sites being Cork Harbour SPA located ca. 4.4km east of the site. The other designated site; Great Island Channel SAC which is located ca. 7.9km east of the site.

There will be no land take from any of the designated sites within 15km of the proposed development and, based on the findings of the Stage 1 Appropriate Assessment Screening report (AtkinsRéalis, 2024) there will be no potential significant adverse effects to European sites arising from the proposed development.

Hydrogeology

There are no wells within the project site, with the closest well located ca. 70m north of the site. The use of this well is not reported by the GSI (2024) and is located to a 100m locational accuracy.

There are no designated Public or Group Drinking Water Supply Source Protection Zones within 8km of the proposed development (GSI, 2024). The closest Source Protection Zone is the Public Supply Source Protection Area for Carrignabfear Public Water Supply located ca. 8.2km north of the proposed development (GSI, 2024). There are no Group Scheme Preliminary Source Protection areas located within 15km of the proposed development site (GSI, 2024).

The proposed development is underlain by a locally important bedrock aquifer which is moderately productive only in local zones (GSI, 2024). There are no locally important Gravel Aquifers within the immediate vicinity, with the closest located ca. 1.5km southwest of the site at their closest; this aquifer is associated with the River Lee. Groundwater vulnerability beneath the northern portion of the site is classified by GSI (2024) as 'High', with the remainder of the site predominantly classified as 'Extreme'. A portion of 'Rock at or near surface or karst' is

located in the western portion of the site. These later classifications indicate that groundwater is shallow and vulnerable to potential contamination. The proposed development is within the Ballinhassig East Groundwater Body (EPA Code: IE_EA_G_004) (GSI, 2024).

Geology

The proposed development is underlain by Flaser-bedded sandstone & mudstone of the Cuskinny Member of the Kinsale Formation in the south and Flaser-bedded sandstone & minor mudstone of the Old Head Sandstone Formation in the north, with a strip of Grey-black slaty mudstone of the Kinsale Formation located in a southwest – north east direction in the centre of the site (GSI, 2024). There are no karst features within the vicinity of the proposed development (GSI, 2024). The closest karst feature is a cave located ca. 3.5km to the south (GSI, 2024). There are no recorded landslide events in the vicinity of the site, with the nearest located ca. 9km south of the proposed development. Landslide susceptibility within the majority of the site and surrounds is 'unclassified', with a small portion of 'moderately low' within west of the site (GSI, 2024).

There are no Geological Heritage Areas within the project site, with the Blackrock Diamond Quarry (Site Code: CC003) being the closest and located ca. 2.4km south of the site.

Flooding

A Stage 1 Flood Risk Assessment prepared by AtkinsRéalis (2024) concluded that '*the CFRAMS Map indicate the development is located in Flood Zone C with the probability of flooding at less than 1 in 1000 or 0.1%, Flood Zone C covers all other areas that are not in Flood Zones A or B and is the lowest risk category..... A Stage 2 Flood Risk Assessment is not deemed necessary for the proposed site.*'

Archaeology and Cultural Heritage

There are no reported Sites and Monuments Records (SMR) features or National Inventory of Architectural Heritage (NIAH) features located within the project site or the vicinity.

The environmental sensitivity of geographical areas likely to be affected by the proposed development are evaluated further within Section 3.4.2 of this report ('*Location of proposed development - The environmental sensitivity of geographical areas likely to be affected by the proposed development*') as required under Schedule 7 of the relevant regulations.

3.3.2. Description of Aspects of the Environment Likely to be Significantly affected by the Proposed Development (Schedule 7A (2)).

The proposed development does not lie within any European sites, nature reserves or existing / proposed natural heritage areas (detailed in Section 3.3.1 of this report). There are 2no. European sites within the potential Z0l of the site. A Stage 1 Screening for Appropriate Assessment (AA) has also been prepared (AtkinsRéalis, 2024). The AA Screening report concluded that the proposed development '*will not result in likely significant effects on Cork Harbour SPA, Great Island Channel SAC or any other European site. Thus, it is recommended that the competent authority may determine that Appropriate Assessment is not required in this case. Should the scope, nature or extent of the project change, a new Screening for Appropriate Assessment report would be required*'.

It will be the responsibility of the Contractor to determine a suitable location for the site compound. The site compound should be located away from any identified environmental sensitive receptors so as to avoid potential impacts to the environment and the general public. The final proposed site compound location will be subject to client approval.

The other relevant aspects of the environment (including human health), which could potentially be significantly affected by the proposed development are receiving groundwater environment, surface water environment, air quality environment, the receiving noise and vibration environment, waste and the receiving traffic environment, during the construction phase.

Limited amount of excavation works will be occurring for the proposed development. The works will mainly involve excavations to a maximum depth 2m bgl for the foundations of the housing units and a maximum depth of 3.5m bgl for the proposed attenuation tanks. If de-watering is required on site, appropriate permits/consents (if required) will be place prior to commencing dewatering activities and appropriate sampling of discharges, to include key parameters to ensure discharges meet appropriate criteria. Accordingly no significant adverse impacts are anticipated with respect to groundwater quality, resources or flow. As part of the proposed development, decommissioning of the entire existing surface water network within the site will be required. The surface water associated with the industrial estate which runs through the site drainage infrastructure will be kept live for the duration of the construction works through the phased construction of the proposed infrastructure network. The proposed surface water infrastructure will connect to the existing tie in point to the external network. Due to the specific challenges and nature of the site the infrastructure will be protected at strategic locations with catchment pits which will facilitate the management and maintenance of the internal site surface water infrastructure into the future. The site will also utilise an offline attenuation tank in order to have greater control

of the flow from the site. The proposed flow rate from the site will be substantially less than the current flow rate due to the increase in permeable areas and introduction of the attenuation system. Due to the particular nature and challenges of the site, additional SUDs measures were deemed to be inappropriate for this development. Given the nature of the site, the surface water runoff flow rates have been considered and site levels designed accordingly. Proposed levels allow surface water runoff to fall away and avoid ponding around buildings. Due to the nature and scale of the project it is anticipated that the construction and operation of the proposed development will not have a significant impact on surface water quality. Accordingly, no significant adverse impacts are anticipated with respect to surface quality, levels or flow.

As noted within the AA Screening (AtkinsRéalis, 2024) there is no direct connectivity or indirect connectivity from the proposed development to Cork Harbour SPA or Great Island Channel SAC via surface water features, groundwater pathways or by any other vectors.

There are sensitive receptors adjacent to the proposed development, including residential developments adjacent to the north and east boundary of the proposed site and retail / commercial units adjacent to the southern boundary of the proposed site. During construction, there will be residential units located within certain areas of the site while construction works are taking in separate areas the proposed site. The construction phases will have hoarding in place to separate the works and to prevent access into the works area during these construction works. Earthworks will be required, and it is anticipated that there will be a likelihood of dust generation during the proposed development. This work will require the use of dumper trucks, excavators, etc. and the presence of such machines may result in a temporary increase in noise and dust. Regional air quality in the vicinity of the proposed development is 'good' (EPA, 2024). However, management of dust will be in line with relevant best practice measures such as those set out in '*Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes*' (NRA, 2011). Due to the nature and scale of the project it is anticipated that the construction works will not have a significant impact on air quality.

Noise levels will not exceed the indicative levels of acceptability for construction noise in an urban environment as set out in the NRA guidance '*Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes*' (NRA, 2014). The construction phases will have noise barriers in place as required, to minimise / eliminate noise disturbances to sensitive receptors i.e. residential units located in certain areas of the site while construction is taking place in separate areas. Works will be scheduled during day-time hours. Construction contractors will be required to comply with the requirements of the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations, 1988 as amended in 1990 and 1996 (S.I. No. 320 of 1988, S.I. No. 297 of 1990 and S.I. No. 359 of 1996), and the Safety, Health and Welfare at Work (Control of Noise at Work) Regulations, 2006 (S.I. No. 371 of 2006).). Due to the nature and scale of the project it is anticipated that the construction works, and operation of the proposed development will not have a significant impact with regards to noise.

Prior to any demolition being undertaken the contractor will need to ensure that the requirements to remove material off site are understood and ensure that appropriate treatment/recovery/recycling is undertaken. Prior to demolition works the following shall be carried out:

1. Completion of an asbestos survey (and offsite removal and disposal of any identified asbestos by specialist contractors); and,
2. Completion of any additional pre-demolition surveys (as may be required).

Asbestos survey - An asbestos survey will be carried out prior to any demolition works taking place at the proposed development. The developer will engage the services of a specialist asbestos consultant to carry out an asbestos survey and report. The demolition contractor shall review the survey report and allow for the specialist removal of asbestos, should this be required. Any asbestos material should be removed by a suitably experienced specialist asbestos removal contractor prior to commencement of any demolition or construction works commencing. Asbestos waste should be securely double bagged and removed from site immediately. Asbestos waste will be hazardous and should be transported and disposed of by a specialist waste disposal contractor. Written confirmation must be obtained to ensure that all structures scheduled for demolition have been certified to be clear of asbestos material before demolition works occur.

Any asbestos arising from the demolition section of this development shall be disposed of in accordance with the procedures of Health and Safety Authority '*Guidelines on Working with Material Containing Asbestos Cement*'. Asbestos will be removed in accordance with the requirements of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 - 2010 in advance of the demolition works. No demolition works will be permitted to commence until written confirmation has been obtained that all structures scheduled for demolition have been certified to be clear of asbestos material.

Pre-demolition survey - In accordance with best practice, a pre-demolition survey will be undertaken by the contractor prior to the commencement of the demolition works. It is intended that estimated waste figures will be determined by the demolition contractor during this phase, based on the results of this survey.

It will be the Contractors responsibility to ensure that all required pre-construction surveys (including an asbestos survey) are completed as required, and that all demolition and construction works are undertaken in accordance with all relevant waste management legislation.

The contractor will be responsible for ensuring that existing fly-tipping waste on-site is removed in accordance with all relevant waste management legislation and best practice guidance.

Excavation works will be monitored and in the event that contaminated materials are encountered these will need to be segregated from all uncontaminated soils, temporarily stored (any stockpiles should be lined and covered by heavy duty 1000-gauge plastic), sampled and analysed for relevant parameters (Waste Acceptance Criteria suite e.g. Rilta Disposal Suite). Any contaminated soils must be characterised as per the requirements of the relevant Waste Acceptance Criteria (WAC) under the relevant European Communities Council Decision (EC) (92/003/33/EC), and classified in accordance with the requirements of the EPA as set out in the following documents 'Waste Classification List of Waste & Determining if Waste is Hazardous or Non-hazardous' (EPA, 2018). Any contaminated soils must be transported by appropriately permitted hauliers and disposed of to an appropriate EPA licensed Waste Facility in accordance with all relevant waste management legislation.

All waste generated during the demolition and construction phases will be disposed of by the Contractor in accordance with all relevant waste management legislation. The Contractor will be responsible for segregating each waste type as per the relevant List of Waste (LoW) (also referred to European Waste Catalogue (EWC) code). All waste materials must be removed offsite by a suitably permitted waste haulage contractor who holds a current valid waste collection permit issued by the National Waste Collection Permit Office (NWCPO). The construction phase of the development may generate waste such as metals, construction and demolition waste, plastic wrapping, wooden pallets, soil arisings or waste electrical and electronic equipment (WEEE).

Due to the scale and nature of the proposed development it is anticipated that there may be impacts on traffic volumes during the construction phase of the project. The total duration of the project is 35 months and an appropriate traffic management system will be put in place so it is expected that there will be no significant impact associated with traffic due to the proposed development.

3.3.3. A Description of Any Likely Significant Effects (To the Extent of The Information Available on Such Effects) of The Proposed Development on The Environment (Schedule 7A(3)).

The Expected Residues and Emissions and the Production of Waste where relevant (Schedule 7A (3)(a)).

The proposed development may give rise to air, noise, water emissions and waste. However, the proposed development will be designed in order to minimise any potential impacts as a result of these emissions during the operational phase. Standard mitigation measures will be implemented by the Contractor to address potential air and noise emissions during the construction phase. The Contractor will ensure that onsite storm water management during the construction phase is carried out in accordance with relevant best practice measures as set out in Construction Industry Research and Information Association (CIRIA) guidance 'C532 - Control of Water Pollution from Construction Sites'.

The proposed development is expected to result in demolition waste comprising 3,000m³ of concrete yard, 4,000m² of existing units and 1500m³ of existing concrete plinths and utility services, as well as on-site fly-tipping waste. During the construction phase the following waste streams will be generated: construction and demolition (C&D) waste including footways and asphalt / road surface, mixed municipal waste (MMW), recyclables such as plastic wrapping, wooden pallets and paper. All waste will be removed on a regular basis to a designated area in the proposed site compound where it will be segregated and temporarily stored before being recycled or disposed of by the Contractor to an appropriately licenced waste recovery or waste disposal facility. All waste generated will be disposed of by the Contractor in accordance with all relevant waste management legislation. The Contractor will be responsible for segregating each waste type as per the relevant List of Waste (LoW) (also referred to European Waste Catalogue (EWC) code). All waste materials must be removed offsite by a suitably permitted waste haulage contractor who holds a current valid waste collection permit issued by the National Waste Collection Permit Office (NWCPO).

During the operation of the proposed development, household waste will be generated. Waste materials generated during the operational phase will primarily comprise household waste (including dry recyclables (paper, plastic etc.), glass, food and organic waste, domestic refuse)) and occasional maintenance waste (including general waste and green waste). It is assumed that the majority of waste produced during the operational phase will be non-hazardous. In the event that any hazardous materials are brought to site for maintenance purposes, the volumes of paints, varnishes, glues, adhesives etc. will be minor, and will be removed offsite and disposed of appropriately by the relevant maintenance contractor. Hazardous wastes (such as waste fuel, oil or chemicals) will therefore not be generated onsite during the operational phase. Operational waste of

the proposed development will be appropriately characterised, managed and disposed of in accordance with all relevant waste management legislation.

The relevant Waste Management policies and objectives of the Cork City Development Plan 2022-2028 are as follows:

- Objective 5.13 - Waste Management – Construction and Operation of Development;
'All development proposals should minimise waste and maximise the recycling and re-use opportunities during the construction and operation phases.'
- Objective 9.12 – Waste Management -
 - a. *To support the sustainable management of waste in line with the objectives of the Southern Region Waste Management Plan 2015-2021 and the National Waste Management Plan for a Circular Economy (NWMPCE) when published, which will replace the existing Regional Waste Management Plans.*
 - b. *To facilitate the transition to a circular economy facilitating the value recovery and recirculation of resources in order to generate minimal waste.*
 - c. *Continue to fulfil duties under the Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008 (S.I. No 524 of 2008), including those in relation to the identification and registration of closed landfills.*
 - d. *To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials in future construction projects. Applications for large infrastructure projects shall be accompanied by a Construction and Environmental Management Plan that includes details of how construction and demolition waste generated is to be managed and, where reuse/recycling is not practicable, disposed of, in line with legislative requirements.'*

These policies and objectives will be implemented during the demolition, construction and operation of the proposed development.

Excavation works will be monitored and in the event that contaminated materials are encountered these will need to be segregated from all uncontaminated soils, temporarily stored (any stockpiles should be lined and covered by heavy duty 1000-gauge plastic), sampled and analysed for relevant parameters (Waste Acceptance Criteria suite e.g. Rilta Disposal Suite). Any contaminated soils must be characterised as per the requirements of the relevant Waste Acceptance Criteria (WAC) under the relevant European Communities Council Decision (EC) (92/003/33/EC), and classified in accordance with the requirements of the EPA as set out in the following documents 'Waste Classification List of Waste & Determining if Waste is Hazardous or Non-hazardous' (EPA, 2018). Any contaminated soils must be transported by appropriately permitted hauliers and disposed of to an appropriate EPA licensed Waste Facility in accordance with all relevant waste management legislation. There will be no likely significant emissions or residues and no significant impact from the production of waste.

The proposed development is not likely to have a significant environmental effect with regard to expected residues and emissions and the production of waste.

[**The Use of Any Natural Resources in particular soil, land, water and biodiversity \(Schedule 7A \(3\)\(b\)\).**](#)

Natural resources in the area will not be required to facilitate the development during the construction phase. As previously noted, the majority of the site is already hardstanding, with the north western portion of the site being a green space. It is proposed that various boundary treatments will be used throughout the site including palisade / security fencing, tree and hedgerow planting and wall construction (non-exhaustive list). Existing steep sloping cliffs and existing trees and hedgerow or existing walls will be retained on the outer boundary of the site where appropriate.

The project is not located within or in proximity to any European site.

It is anticipated that ca. 3000m³ of concrete yard will be removed from the proposed site. It is anticipated that ca. 4,000m² of existing units will be removed from site, comprising of masonry structures, prefabricated structures and mobile homes. Also it is anticipated that ca. 1500m³ of existing concrete plinths and utility services will be removed off-site. All such waste will be removed on a regular basis to a designated area in the proposed site compound where it will be segregated and temporarily stored before being recycled or disposed of by the Contractor to an appropriately licenced waste recovery or waste disposal facility. All waste generated will be disposed of by the Contractor in accordance with all relevant waste management legislation. The Contractor will be responsible for segregating each waste type as per the relevant List of Waste (LoW) (also referred to European Waste Catalogue (EWC) code). All waste materials must be removed offsite by a suitably permitted waste haulage contractor who holds a current valid waste collection permit issued by the National Waste Collection Permit Office (NWCPO).

The maximum excavation depth will be ca. 3.5m bgl. The material that will require disposal offsite will require waste classification in accordance with EPA requirements as set out in the documents 'Waste Classification List

of Waste & Determining if Waste is Hazardous or Non-hazardous' (EPA, 2015), and 'Determining if waste is hazardous or non-hazardous' (EPA, 2018), and all relevant waste management legislation. In addition to screening against relevant WAC, the preparation of a waste classification tool (hazwaste online / EPA paper tool or similar etc.) will be required to be carried out in order to determine the relevant LoW / EWC code for the transport of any waste soils which require offsite removal and disposal.

Therefore, based on the environmental setting, and taking account of the nature, scale and location of the proposed development other than standard construction materials, the proposed development (during both construction and operational phases) will not have a significant impact on natural resources.

3.3.4. The Compilation of The Information at Paragraphs 1 To 3 Shall Take into Account, where Relevant, the Criteria set out in Schedule 7 (Schedule 7A(4)).

All relevant criteria set out in Schedule 7 of the Regulations is presented in Section 3.4 ('Criteria for Determining Whether Development Listed in Part 2 of Schedule 5 Should be subject to an EIA') of this screening report.

During the preparation of Sections 3.3.1 to 3.3.3 (i.e. Schedule 7A (1) to (3)) all pertinent Schedule 7 information has been taken account of as required, with specific details presented in the following section of this report.

3.4. Criteria for Determining Whether Development Listed in Part 2 of Schedule 5 Should be subject to an EIA

3.4.1. Characteristics of proposed development (Schedule 7(1))

The size and design of the whole of the proposed development (Schedule 7(1)(a))

Refer to Section 3.3.1 under 'A description of the Physical Characteristics of the Whole Proposed Development and Where Relevant of Demolition Works (Schedule 7A (1) (a))'.

Cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment (Schedule 7(1) (b))

Committed Development

A search of Cork City Council Planning Application, An Bord Pleanála planning portal and Uisce Éireann and Transport Infrastructure Ireland project portals has been undertaken for the applications submitted within the past 5 years in the vicinity of the proposed development (last reviewed 14/02/2024). Some of the granted applications have already been completed and of those which are not completed, most are generally small scale in nature (i.e. residential extension works, or property improvement works). Completed or granted applications of such small scale (such as residential improvements) have not been considered further in terms of potential for cumulative impacts.

7no. projects are committed developments, which have not yet been built or are currently under construction. These developments have been further evaluated for the potential of cumulative impacts and are presented in table 3-1 below:

Table 3-1 - Committed Development within the vicinity of the proposed development

Planning Ref.	Decision Date	Description	Assessment
1838040	21/05/2019	Permission and permission for retention for development at this site. The development will consist of: completion of development commenced under planning ref: 13/35651 subject to the following changes: (1) permitted extension along south elevation to be reduced in size from 453 sqm to 252 sqm including associated elevation changes; (2) amendments to permitted mall entrance (mall entrance to be retained in its original location); (3) amendments to Dunnes Stores permitted grocery floor area including provision of an instore off-licence (internal works completed but subject to change by proposed modified extension); (4) amendments to Dunnes Stores permitted textile floor area (internal works completed but subject to change by proposed modified extension); (5) retain existing pharmacy and butcher shop units in original locations; (6) retention of existing café unit; (7) omission of rear stockroom extension (355 sqm); (8) modification to site car park including new pedestrian priority circulation routes; (9) replacement elevation signage; (10) provision of 1 no. additional sign along eastern elevation; (11) amendments to permitted totem signage; and (12) all other associated site/development works including the repainting of existing brick elevations grey. Permission for 5 year duration is sought.	This project is located ca. 250m east of the proposed development. There may be a cumulative impact on traffic, dust and noise; however due to the nature and scale of the project it is not anticipated that these impacts will be significant. The contractor for the proposed Spring Lane and Ellis Yard development will provide a traffic management plan for the works to ensure minimal impact on traffic. No significant cumulative impacts are anticipated.
1838126	01/04/2019	Permission for retention... for modifications to planning permission TP15/36588... 1) Changes to forecourt building layout resulting in increases to ground floor area of 27.43sqm and to first floor area of 12.88sqm including following additions: new porch, new electric room, new drive thru kiosk, altered north-east corner, all at ground floor level and new water tank room at first floor level. 2) Alterations to elevations of forecourt building including: new porch to south elevation, new electric room to west elevation, new drive thru kiosk to north elevation and changes to fenestration detail on east elevation. 3) New ESB MV substation with customer switch room.	This project is located ca. 620m east of the proposed development. Based on the location, scale and nature of this project, cumulative impacts associated with the proposed Spring Lane and Ellis Yard redevelopment on the receiving environment are unlikely.
1938452	02/08/2019	Permission... for the construction of a two storey extension to the South of the Existing Two Storey School Building which will contain a Fire Escape Stairway from the first floor Classrooms with a Store under at Ground Floor Level and provision of Pitched Roof over an Existing Flat Roof linking 2 Storey and Single Storey Buildings at Scoil Oilibheir, Ballincollie Road, Ballyvolane, Cork by the Board Of Management of Scoil Oilibheir.	This project is located ca. 400m north of the proposed development. Based on the location, scale and nature of this project, cumulative impacts associated with the proposed Spring Lane and Ellis Yard redevelopment on the receiving environment are unlikely.

Planning Ref.	Decision Date	Description	Assessment
Part 8 Planning notice	N/A	Construction of a residential development of 72 no. dwelling units, all designed to consider the existing urban architecture. The development site is approximately 2.91 hectares (of which 1.26 hectare is developable). The site is located in Ballincroig, Ballyhooly Road, Ballyvolane, Co. Cork, to the North of Cork City Centre. Access to the development will be via Ballyhooly Road.	This project is located ca. 1.5km north of the proposed development. Based on the location, scale and nature of this project, cumulative impacts associated with the proposed Spring Lane and Ellis Yard redevelopment on the receiving environment are unlikely.
ABP Ref: 312076	25/03/2022	275 no. residential units (205 no. houses, 70 no. apartments), creche and associated site works.	This project is located ca. 570m northeast of the proposed development. Based on the location, scale and nature of this project, cumulative impacts associated with the proposed Spring Lane and Ellis Yard redevelopment on the receiving environment are unlikely.
ABP Ref: 311414	17/01/2022	Demolition of existing structures on site, construction of 114 no. Build to Rent apartments and associated site works.	This project is located ca. 560m west of the proposed development. Based on the location, scale and nature of this project, cumulative impacts associated with the proposed Spring Lane and Ellis Yard redevelopment on the receiving environment are unlikely.
Uisce Éireann Growth and Development Programme		Uisce Éireann in partnership with Cork City Council has commenced works to install new water and wastewater infrastructure to cater for the future growth and development of the Ballyvolane area of Cork City. These works are being carried out as part of Uisce Éireann's Growth and Development Programme. The construction of new watermains, new wastewater network, and associated wastewater pumping station, in addition to the upgrade of existing aged watermains, will ensure required capacity of the water and wastewater infrastructure to support future development in the area. The works are being carried out on behalf of Uisce Éireann by Geda Construction Ltd. and are expected to be completed in Q1 2024	<p>This water supply project is currently under construction and completion is expected in Q1 2024. As such this water project will be completed in advance of the proposed development.</p> <p>Based on the location, scale and nature of this project, in-combination effects associated with the proposed Spring Lane and Ellis Yard redevelopment on the receiving environment are unlikely.</p>

3.4.1.1 The nature of any associated demolition works (Schedule 7(1)(c))

Refer to Section 3.3.1 under '*A description of the Physical Characteristics of the Whole Proposed Development and Where Relevant of Demolition Works (Schedule 7A (1) (a))*'.

3.4.1.2 The use of natural resources, in particular land, soil, water and biodiversity (Schedule 7(1)(d))

Refer to Section 3.3.3 under '*The Use of Any Natural Resources in particular soil, land, water and biodiversity (Schedule 7A (3)(b))*'.

3.4.1.3 The production of waste (Schedule 7(1)(e))

Refer to Section 3.3.3 under '*The Expected Residues and Emissions and the Production of Waste where relevant (Schedule 7A (3)(a))*'. The proposed development is not likely to have a significant environmental effect with regard to the production of waste. All waste will be removed to an appropriately licenced/ permitted waste disposal/ recovery facility.

3.4.1.4 Pollution and nuisances (Schedule 7(1)(f))

Refer to Section 3.3.2 under '*Description of Aspects of the Environment Likely to be Significantly affected by the Proposed Development (Schedule 7A (2))*'.

The AA Screening report concluded that the proposed development '*either alone or in-combination with other plans or projects, will not result in likely significant effects on Cork Harbour SPA, Great Island Channel SAC or any other European site. Thus, it is recommended that the competent authority may determine that Appropriate Assessment is not required in this case. Should the scope, nature or extent of the project change, a new Screening for Appropriate Assessment report would be required (AtkinsRéalis, 2024)*'.

The proposed development is expected to result in demolition waste comprising 3,000m³ of concrete yard, 4,000m² of existing units and 1500m³ of existing concrete plinths and utility services. The construction phase of the project may generate waste such as metals, asphalt, construction and demolition waste, plastic wrapping, wooden pallets or soil arisings. As outlined previously (under '*The production of waste (Schedule 7(1)(e))*'), appropriately robust waste management procedures will be implemented by the Contractor to ensure that any minimal volumes of waste which will be generated during the construction phase do not pose a pollution / nuisance risk to the receiving environment.

In the event that any excavated soils need to be disposed of offsite as part of the proposed development, such soils/waste material will require waste classification in accordance with EPA requirements as set out in the documents 'Waste Classification List of Waste & Determining if Waste is Hazardous or Non-hazardous' (EPA, 2015), and 'Determining if waste is hazardous or non-hazardous' (EPA, 2018), and all relevant waste management legislations. In addition to screening against relevant WAC, the preparation of a waste classification tool (hazwaste online / EPA paper tool or similar etc.) will be required to be carried out in order to determine the relevant LoW / EWC code for the transport of any waste soils/material which require offsite removal and disposal.

There are numerous dwellings bordering the development and within the site, which would be considered sensitive receptors in terms of potential dust or noise nuisance. Dust may be generated during the construction phase. However, management of dust will be in line with best practice such as that set out in '*Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes*' (NRA, 2011).

Construction will require the use of machinery such as excavators etc. and the presence of such machines may result in a temporary increase of noise. The contractor will be required to avoid leaving machinery idling and required to change reverse indicators beepers. The construction phases will have noise barriers in place as required, to minimise / eliminate noise disturbances to sensitive receptors i.e. residential units located within certain areas of the site while construction is taking place in separate areas. Noise levels will not exceed the indicative levels of acceptability for construction noise in an urban environment as set out in the NRA guidance '*Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes*' (NRA, 2014). The majority of the works will be carried out during daytime hours. The Contractor will be required to comply with the requirements of the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations, 1988 as amended in 1990 and 1996 (S.I. No. 320 of 1988, S.I. No. 297 of 1990 and S.I. No. 359 of 1996), and the Safety, Health and Welfare at Work (Control of Noise at Work) Regulations, 2006 (S.I. No. 371 of 2006).

No significant impacts from pollution or nuisances are anticipated from the proposed development.

3.4.1.5 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 (Schedule 7(1)(g))

There are 16no. Upper Tier and 14no. Lower Tier Seveso (Control of Major Accident Hazards Regulations (COMAH)) establishments within Cork City and County area, 14no. of which are within a 15km radius of the proposed development. The closest to the proposed development is Goulding Chemicals Ltd, a Lower Tier Site, which is located ca. 4km south of the proposed development. Due to the distance of these Seveso sites from the

proposed development, the proposed works are not located in a high-risk area with respect to major accidents/disasters. Due to the nature, scale and location of the proposed development, there will be no impact on any of these Seveso sites.

A Stage 1 Flood Risk Assessment prepared by AtkinsRéalis (2024) concluded that '*the CFRAMS Map indicate the development is located in Flood Zone C with the probability of flooding at less than 1 in 1000 or 0.1%. Flood Zone C covers all other areas that are not in Flood Zones A or B and is the lowest risk category..... A Stage 2 Flood Risk Assessment is not deemed necessary for the proposed site.*'

The contractor will be required to design and implement traffic plans as required in accordance with the '*Guidance for the Control and Management of Traffic at Road Works*' (TII, 2010).

Due to the nature and scale of the works, the site setting of the proposed development, it is considered that the overall risk of major accidents and / or disasters associated with the proposed development is extremely low and does not warrant further consideration.

3.4.1.6 The risks to human health (for example, due to water contamination or air (Schedule 7(1)(h)) pollution)

Refer to section 3.3.2 *Description of Aspects of the Environment Likely to be Significantly affected by the Proposed Development (Schedule 7A (2)).*

There are no reported public drinking water supplies within a 2km radius of the development (GSI, 2024).

Dust may be generated during the demolition and construction phases. However, management of dust will be in line with best practice such as that set out in '*Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes*' (NRA, 2011).

Construction will require the use of machinery such as excavators etc. and the presence of such machines may result in a temporary increase of noise. The contractor will be required to avoid leaving machinery idling and required to change reverse indicators beepers. Noise levels will not exceed the indicative levels of acceptability for construction noise in an urban environment as set out in the NRA guidance '*Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes*' (NRA, 2014). The Contractor will be required to comply with the requirements of the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations, 1988 as amended in 1990 and 1996 (S.I. No. 320 of 1988, S.I. No. 297 of 1990 and S.I. No. 359 of 1996), and the Safety, Health and Welfare at Work (Control of Noise at Work) Regulations, 2006 (S.I. No. 371 of 2006). No significant impacts on human health due to noise pollution are anticipated to occur during the operational phase of the project.

Given the location, nature and scale of the proposed development, the overall risk to human health is very low.

3.4.2 Location of proposed development - The environmental sensitivity of geographical areas likely to be affected by the proposed development (Schedule 7(2))

The existing and approved land use (Schedule 7(2)(a))

The project will be constructed within an urban setting of Cork City. The location of the proposed development has been detailed previously in Section 3.3.1 under Schedule 7A (1)(b).

The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground (Schedule 7(2)(b))

Refer to Section 3.3.3 under *The Use of Any Natural Resources in particular soil, land, water and biodiversity (Schedule 7A (3)(b)).*

The absorption capacity of the natural environment, paying particular attention to the following areas (Schedule 7(2)(c)):

(i) Wetlands, riparian areas, river mouths

There are no wetland habitats located within 2km of the proposed development. No significant impacts on wetlands or riparian areas are anticipated.

(ii) Coastal zones and the marine environment

The proposed development is located ca. 1.7km from transitional waters of the River Lee, and 12 km from coastal waters. Therefore, it is not anticipated that it will have a significant impact on the coastal zone or marine environment.

(iii) Mountain and forest areas

There are no mountain or forest areas within 2km of the proposed development and therefore no impacts on this habitat type.

(iv) Nature reserves and parks

The proposed development is not located within any nature reserves or parks.

(v) Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive

Refer to Section 3.3.3 under 'The Use of Any Natural Resources in particular soil, land, water and biodiversity (Schedule 7A (3)(b))' A Stage 1 Screening for AA has also been prepared (AtkinsRéalis, 2024). The AA Screening report concluded that the proposed development 'will not result in likely significant effects on Cork Harbour SPA, Great Island Channel SAC or any other European site. Thus, it is recommended that the competent authority may determine that Appropriate Assessment is not required in this case. Should the scope, nature or extent of the project change, a new Screening for Appropriate Assessment report would be required' (AtkinsRéalis, 2024).

It is considered that due to the nature and scale of the works there will be no significant impact on areas classified or protected under legislation from the proposed development.

(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.

The proposed development lies within the Ballinhassig East groundwater body (GWB) (EPA Code: IE_EA_G_004) which has 'good' water quality status for the period of 2016-2021 (EPA, 2024) and is currently 'Not at Risk' of failing to meet relevant Water Framework Directive (WFD) objectives. Due to the nature and scale of the works the proposed development is not anticipated to significantly impact groundwater quality.

The proposed development is within the Lee, Cork Harbour and Youghal Bay Water Framework Directive (WFD) Catchment area.

There are 2no. watercourses within 200m of the site; Ballincolly Stream located ca. 160m east and Glen Stream located ca.170m south of the site, both of which are reported by EPA (2024) as having 'Poor' WFD Status for the 2016-2021 monitoring period. These watercourses are reported as being 'At Risk' of failing to achieve relevant WFD objectives by 2027.

It is considered that due to the nature and scale of the project the works will not have a significant impact on baseline surface water quality.

Regional air quality in the area is reported as 'good' (EPA, 2024). Dust may be generated during the construction phase which has the potential to impact on human health. However, management of dust will be in line with best practice such as that set out in 'Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes' (NRA, 2011). Due to the nature and scale of the project it is anticipated that there will be no significant impact on air quality.

It is anticipated that during construction there may be an increase in noise volumes. Noise levels shall not exceed the indicative levels of acceptability for construction noise in a rural environment as set out in the TII guidance 'Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes' (TII, 2014).

It is considered that due to the nature and scale of the works there will be no significant impact on water quality, baseline air and noise from the proposed development.

(vii) Densely populated areas

The proposed development is within Cork city which is a densely populated area. In 2022 the population of Cork city was 224,004 (CSO, 2022). It is anticipated that there will be no significant negative impact on densely populated areas during demolition or construction of the project. The proposed development will result in better living conditions for residents of the site. It is considered therefore that the proposed development will potentially have a positive impact on the local population during the operational phase, with no significant negative impacts on the densely populated surrounds.

(viii) Landscapes and sites of historical, cultural or archaeological significance

Refer to Section 3.3.1 under 'A Description of the Location of the Proposed Development, with Particular Regard to the Environmental Sensitivity of Geographical Areas Likely to be Affected (Schedule 7A(1)(b)).'

The Cork City Green and Blue Infrastructure Study (2022) identifies the landscape character type within and surrounding the site as 'City harbour and estuary'. It is considered that due to the nature and scale of the works there will be no significant impact on landscapes and sites of historical, cultural or archaeological significance from the proposed development.

3.4.3 Types and characteristics of potential impacts (Schedule 7(3))

The likely significant effects on the environment of the proposed development have been evaluated taking into account the following specific criteria.

The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected) (Schedule 7(3)(a))

The spatial extent of potential impacts is limited to the localised footprint of the proposed development (refer to Figure 1-1). Based on the location, current site setting, and the nature of the proposed development, any potential impacts (during the demolition, construction and operational phases) are not likely to be significant in magnitude.

The nature of the impact (Schedule 7(3)(b))

There will be no significant impact on the receiving environment arising from the proposed development (during the demolition, construction and operational phases).

The transboundary nature of the impact (Schedule 7(3)(c))

There is no potential for transboundary impacts as a result of the proposed development (during the demolition, construction and operational phases).

The intensity and complexity of the impact (Schedule 7(3)(d))

There will be no significant impact on the receiving environment arising from the proposed development (during the demolition, construction and operational phases).

The probability of the impact (Schedule 7(3)(e))

The probability of impacts on the receiving environment is low given the following considerations:

- The receiving environment is not considered to be at risk of significant impact due to the nature and scale of the proposed development; and,
- The Contractor will be obliged to implement standard best practice procedures prior to commencement of the proposed development including all environmental control measures for the onsite management of any pollution / nuisance issues which could arise during the demolition and construction phases.

The expected onset, duration, frequency and reversibility of the impact (Schedule 7(3)(f))

The probability of impacts on the receiving environment is considered to be low, as previously outlined. Therefore, there shall be no requirement for the reversibility of the impacts caused by this project (during the demolition, construction or operational phases).

The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment (Schedule 7(3)(g))

As previously detailed no significant cumulative impacts associated with the project (during the construction or operational phases) have been identified, arising from other existing and/or approved projects. Refer to Section 3.3.1 under '*Cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment (Schedule 7(1) (b))*'.

The possibility of effectively reducing the impact (Schedule 7(3)(h))

Significant effects on the receiving environment are not anticipated as a result of the provision of the proposed development (during the demolition, construction or operational phases).

3.5 Potential for Significant Effects on the Receiving Environment

All relevant information as required under Schedule 7A has been provided on behalf of Cork City Council and is presented within Section 3.2 and 3.3 of this screening report. The potential for this project to pose a significant impact to the receiving environment has also been evaluated in accordance with criteria listed Planning and Development Regulations (2001-2023) (Schedule 7), as presented within Section 3.4 of this screening report.

It is considered that due to the size, nature, and characteristics of the proposed development, no significant effects on the receiving environment are expected; hence the preparation of a sub-threshold EIAR is not required.

3.6 Screening Conclusion

This EIA screening report has been carried out in accordance with the Planning and Development Regulations as amended 2001- 2023 (which give effect to the provisions of EU Directive 2014/52/EU). The report assessed the impact of the proposed development in conjunction with committed developments in the surrounding area.

Based on all available information, and taking account of the scale, nature and location of the proposed development it is our opinion that the preparation of an EIAR is not a mandatory requirement (under Schedule 5, Part 1 and 2 of the Planning and Development Regulations 2001 - 2023). The project is deemed a sub-threshold development; hence the potential for significant environmental effects arising as a result of the proposed development has been evaluated, in accordance with the requirements of Schedule 7A and Schedule 7 of the Planning and Development Acts 2001-2023.

Key findings are summarised as follows;

- Due to the limited nature of the works it is considered that there will be no significant cumulative impacts with other developments in the general area;
- Limited noise, vibration and dust emissions may be generated during construction; however, this is anticipated to be minimal in effect and will cause no significant impacts;
- There will be no significant impact on biodiversity, groundwater, surface water or traffic; and,
- There will be no significant impacts on recorded monuments or historic features.

In summary, no significant adverse impacts to the receiving environment will arise as a result of the proposed development.

Accordingly, we consider that the preparation of an EIAR is not required for the proposed Spring Lane and Ellis Yard Redevelopment. However, the competent authority will ultimately determine whether an EIA is required or not.

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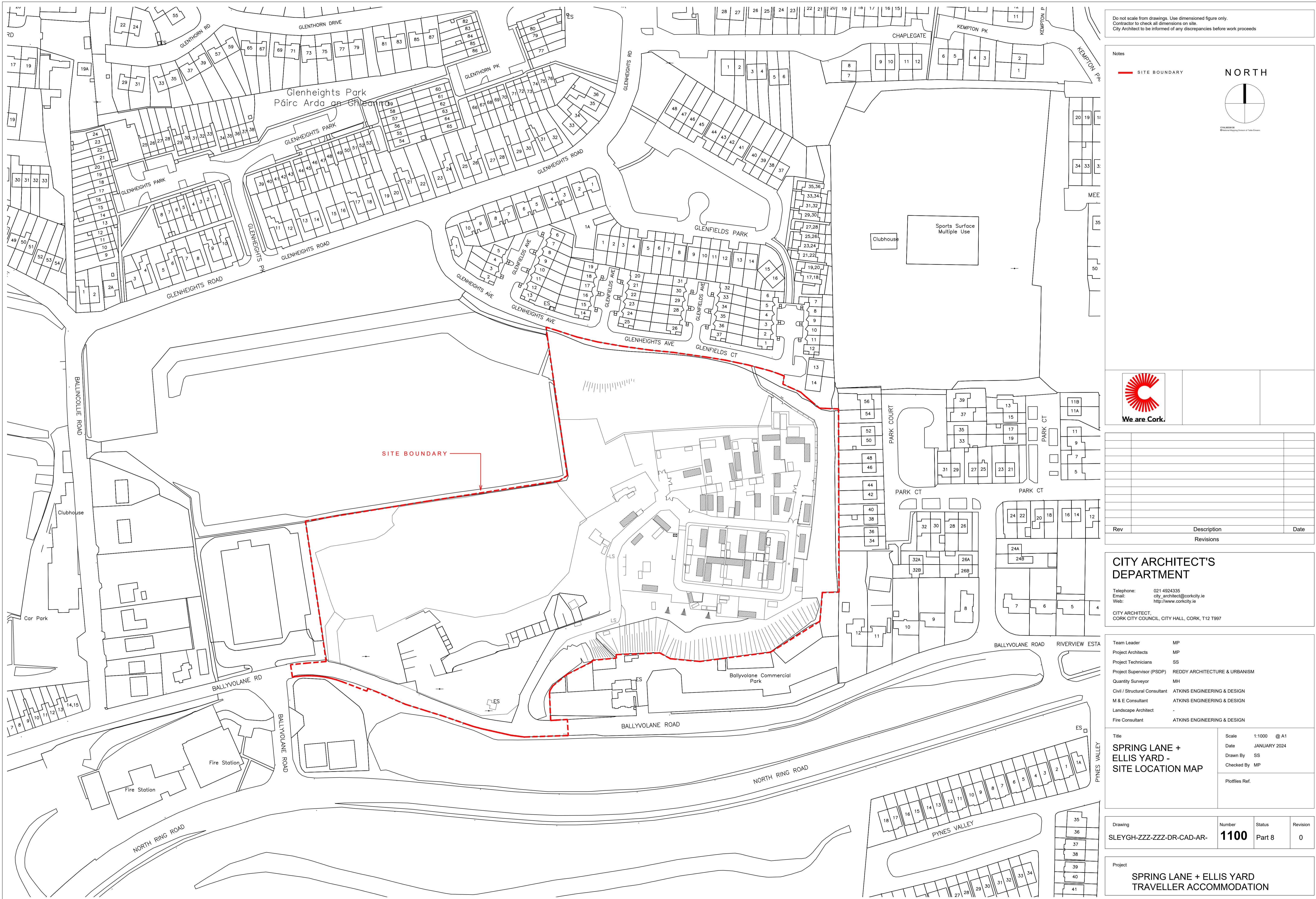
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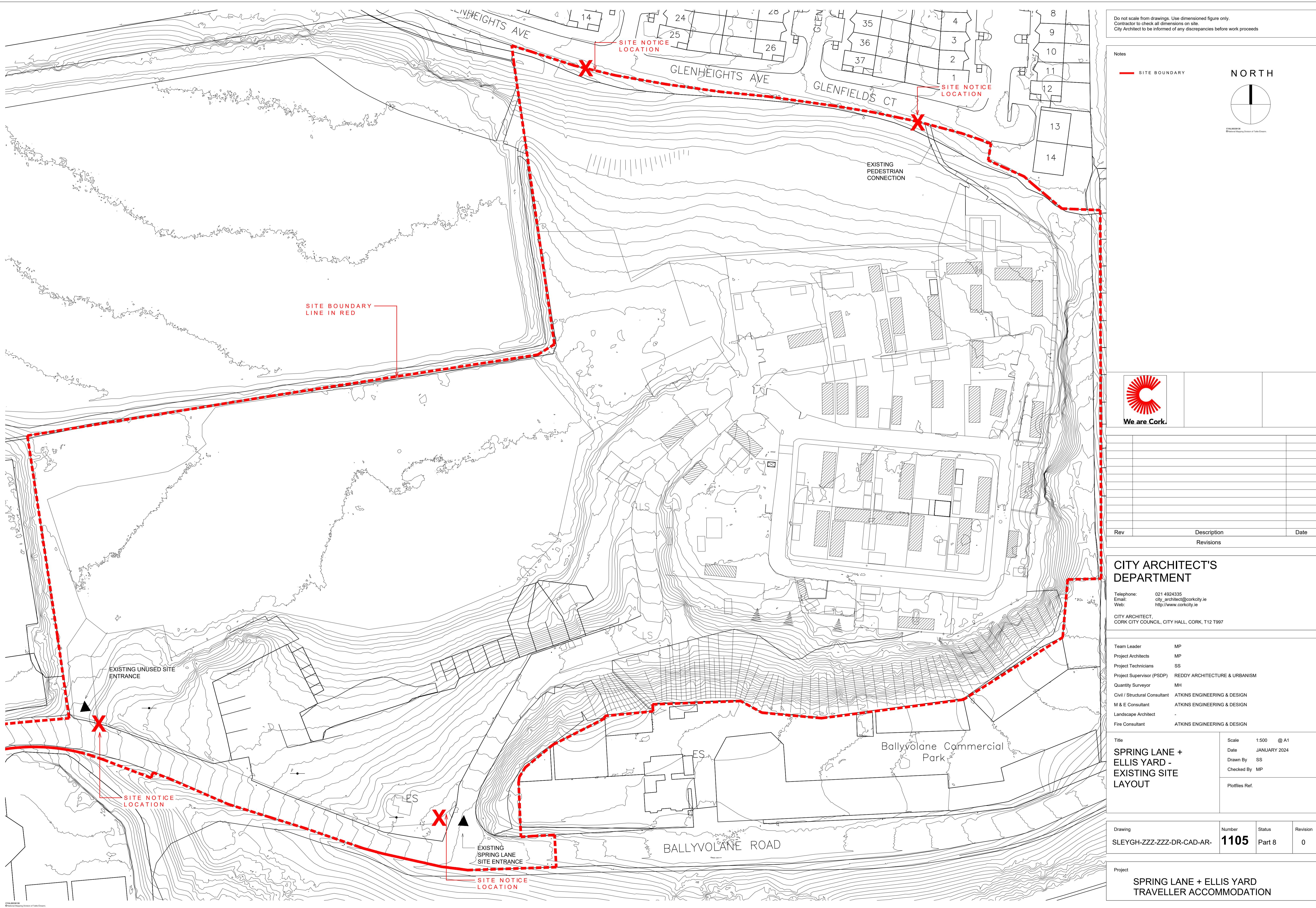
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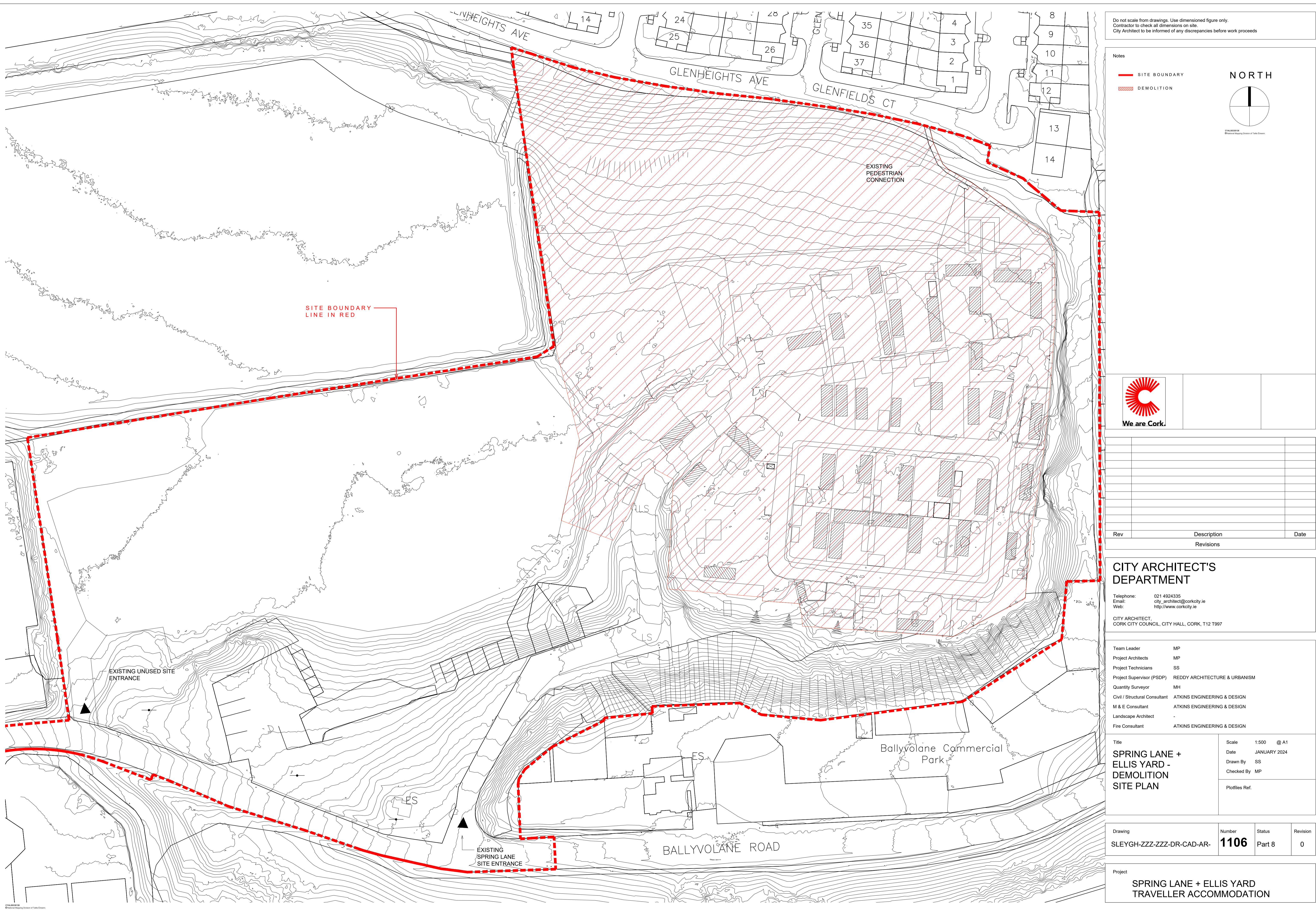
Appendices



Appendix A. Drawings











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