SUB THRESHOLD EIA SCREENING REPORT
PROPOSED DEVELOPMENT: Farranlea Road

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	*The overall site area is 0.06 ha or 600 sqm approximately.* *The proposed development will comprise of:* *- The demolition of existing structures.* *- The construction of 5 no. 1-bed apartment units and 7 no 2-bed apartment units in 1 no. four storey block.* *- All associated ancillary development including lighting, drainage, boundary treatments, car and bicycle parking and bin storage.*
Cumulation with other Proposed Development	*As noted in Section 4.1.2 of EIA Screening Report (see Appendix A) - There are 2 no. significant student accommodation developments permitted/awaiting decision in the area under the Strategic Housing Development process (Reference ABP-310105-21- granted and ABP-314277-22 – waiting decision). However, given the nature of recent granted permissions for residential developments in the immediate vicinity of the site, which would have been subject to their own EIA Screening Assessments, it is not considered likely that the construction of the proposed development will result in significant cumulative impacts.*
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	*Refer to Section 3.4 of the EIA Screening Report (see Appendix A) - The two-storey dwelling is proposed to be demolished. This scale of demolition is very modest and no out of the ordinary residues, or emissions, are likely during the demolition and construction phase of the development and an environmental, demolition, construction and waste management plan will be prepared for the construction phase of the project. This will propose measures to mitigate any potential impacts of the proposed development.*
Use of Natural Resources	*Refer to Section 3.5 of EIA Screening Report (see Appendix A). The proposed development is on a brownfield site with a low value ecological habitat. It will be connected to public main water supply and foul sewer system. The development is for 12 no. residential units and ancillary uses and there will be no activities on site which would have a high demand for water resources. Natural resources may be used in the construction process (i.e. stone, gravel, water), but during the operational phase there will be no out of the ordinary use of natural resources.*
Production of Waste	*Refer to Section 4.1.4 of the EIA Screening Report (see Appendix A) – During the Construction Phase, the demolition phase and the construction process will result in production of waste, which will be disposed of and recycled where possible, in compliance with the Construction Environment Management Plan (CEMP). During the Operational Phase, Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor. No significant negative impacts are considered likely.*
Pollution and Nuisances	*Refer to Section 4.1.5 of the EIA Screening Report (see Appendix A), during Construction, the CEMP will detail measures to mitigate likely impacts in relation to noise, dust and vibration impacts. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area. With mitigation measures in place no significant negative impacts are likely as a result of the demolition and construction phase of the project.* *During the operational stage it is considered that the proposed development, given the small scale and its urban, would not have any negative impact in terms of pollution or nuisance.*
Risk of Major Accidents	*Refer to Section 4.1.6 of EIA Screening Report (see Appendix A), there are no foreseen impacts during the construction or operational phase with mitigation measure in place.*
Risk to Human Health	*Refer to Section 4.1.7 of the EIA Screening Report (see Appendix A) – During construction, to reduce the potential for health and safety risks, the project developer would require that all contractors prepare a site-specific health and safety plan before initiating construction activities. The plan would inform those on site of the measures to take in the event of an emergency and would be maintained for the duration of the construction phase. During operational the proposed development will be connected to public water and sewer infrastructure. No emissions other than from air conditioning and heating units are anticipated. Subject to compliance with environmental legislation, no significant emissions are anticipated.*

2.	LOCATION OF PROPOSED DEVELOPMENT
Existing Land Use	*Refer to Section 4.2 of EIA Screening Report (see Appendix A) – Existing brownfield site.*
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	*Refer to Section 4.2.9 of EIA Screening Report (see Appendix A) – During Construction - It is a brownfield site, and the surrounding area is primarily residential and retail / light industrial / commercial in character and not sensitive in terms of natural resources. There are no sensitive habitats or significant mature trees within or surrounding the site. A search of recent records in the National Biodiversity Datacentre Database (NBDC) did not indicate any rare or endangered habitats or species present in the 2km grid square WW66Y within which the site is located.* *No significant negative impacts are likely. There are no significant negative impacts during the operational phase.*

2.	LOCATION OF PROPOSED DEVELOPMENT
Absorption Capacity of the Natural Environment	*Refer to Section 4.2.10 of the EIA Screening Report (see Appendix A) - The site is not in proximity to any coastal zones, wetlands river or riparian areas. 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.* *The closest site designated for nature conservation is the Cork Lough pNHA located approximately 1.4 km to the east. Douglas Estuary pNHA is c. 5.3 km to the south-east.* *The site is within the built-up area of Cork City with taller buildings surrounding the site (e.g. County Hall with 17 storeys and the Crow's Nest Student Accommodation with 10 storeys). The area to the north and east supports significant residential 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.* *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. There are no protected structures or national monuments located on the subject site.* *No significant impacts are likely from the construction phase of the development.* *During the operational Phase, the proposed use is compatible with the built-up nature of the wider geographical area. The high-quality architectural design will contribute to the urban landscape.*

3.	CHARACTERISTICS OF POTENTIAL IMPACTS
Extent of the Impact	*Refer to Section 4.3 of EIA Screening Report (see Appendix A) - The construction impacts have potential to cause nuisance associated with noise, dust and traffic. The CEMP will put in place measures to avoid, reduce or mitigate impacts. With mitigation measures in place no significant negative impacts are likely.* *The operational phase will result in the development of permanent residential accommodation and ancillary services. The nature of the use is appropriate to the location and proximity to existing facilities.* *No significant negative impacts are likely.*
Trans-frontier nature of the Impact	*Refer to Section 4.3.13 of EIA Screening Report (see Appendix A) - The effects of the development are local in nature and there are no transboundary impacts associated with the proposed development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.* *There are no operational phase transboundary impacts.*
Magnitude and Complexity of the Impact	*Refer to Section 4.3.14 of EIA Screening Report (see Appendix A) - There are no aspects of the proposed development which might be considered to be of complexity or abnormal magnitude and any potential impacts are considered to be consistent with projects of similar scale such as the one proposed.* *The operational phase of the development is moderate in scale and will be actively managed.*
Probability of the Impact	*Refer to Section 4.3.15 of the EIA Screening Report (see Appendix A) - Some level of construction impacts is probable, but these will be short term and not significant. Any impacts will be mitigated by the CEMP.* *The operational phase will inevitably change the local environment; however, the change will be consistent with emerging trends in the area. Measures are in place to avoid, reduce, or mitigate any likely negative impacts.*
Duration, Frequency and Reversibility of the Impact	*Refer to Section 4.3.16 of EIA Screening Report (see Appendix A) - The construction impacts will commence within approximately 6 months of planning approval; they will be short term, over a period of c. 1 year and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.* *No significant negative impacts are likely.* *The development will be occupied all year round and impacts will be irreversible during the operational phase.*

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.

Refer to Appendix A for the 'EIA Screening Report' prepared by McCutcheon Halley Chartered Planning Consultants.

Name:	Aisling O'Rourke
Position:	Director of Services – Housing Delivery & Regeneration Directorate
Date:	04/06/2024

Appendix A

EIAR Screening

EIA Screening Report

For Development at Farranlea Road, Cork

on behalf of Cetti Limited

April 2024

McCutcheon Halley

CHARTERED PLANNING CONSULTANTS

Document Control Sheet

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Contents

1. Introduction

This Environmental Impact Assessment (EIA) Screening Report has been prepared by McCutcheon Halley Planning Consultants on behalf of the applicant Cetti Limited, who intends to develop lands for residential use under the Part 8 process at Farranlea Road, Cork.

Environmental Impact Assessment (EIA) requirements derive from EU Directives. Council Directive 2014/52/EU amended Directive 2011/92/EU and is transposed into Irish Law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Proposed development which falls within one of the categories of development specified in Schedule 5 of the Planning and Development Regulations 2001, as amended, which equals or exceeds, a limit, quantity or threshold prescribed for that class of development must be accompanied by an Environmental Impact Assessment Report (EIAR). Where a project is of a specified type but does not meet, or exceed, the applicable threshold then the likelihood of the project having significant effects (adverse and beneficial) on the environment needs to be considered.

The purpose of this Screening Report is to provide supporting information to assist the competent authority, in this instance, Cork City Council to determine whether an Environmental Impact Assessment of the proposed development is required as required under Section 120 of the Planning and Development Regulations 2001 (as amended).

1.1 Evidence of Technical Competence

Andrea Mc Auliffe BA (Hons), MPlan

Andrea holds a Bachelor of Arts Degree in Geography and Sociology from University College Cork and a Masters in Planning and Sustainable Development also from University College Cork. She is a member of the Irish Planning Institute.

Andrea has prepared EIA screening reports and AA screening reports for a range of development projects. Relevant project experience includes large housing developments, single 'one – off' developments, submissions to local area plans and county development plans. Andrea prepared this EIA Screening Report.

Tom Halley BA (Hons), MRUP

Tom Halley holds a Bachelor in Science and Geography from Trinity College Dublin, a Masters in Regional and Urban Planning from University College Dublin, a Certificate in Civil Engineering from Cork Institute of Technology, and a Bachelor of Architecture from Waterford Institute of Technology. He is a member of the Irish Planning Institute and has over twenty years' experience in the planning sector.

Tom has prepared AA screening reports, EIA Screening reports, undertaken and co-ordinated Environmental Impact Assessments. Relevant project

experience includes Cork Docklands along with various Large-Scale Infrastructure and Mixed-use Development. Tom reviewed this EIA Screening Report.

1.1 Methodology

The following guidance has been taken into account:

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning, Community and Local Government, 2018);
- Transposition of 2014 EIA Directive (2014/2015/EU) in Land Use Planning and EPA Licencing Systems (Department of Housing, Planning, Community and Local Government, 2017);
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA 2022);
- Environmental Impact Assessment of Projects Guidance on Screening (EU, 2017);
- Interpretation of definitions of project categories of Annex I and II of the EIA Directive (EU, 2015);
- Office of the Planning Regulator, OPR Practice Note PN02: Environmental Impact Assessment Screening (OPR, 2021).

The following EU Legislation has also been taken into account:

- Council Directive 96/82/EC
- EU Habitats Directive (Council Directive 92/43/EEC);
- EU Water Framework Directive (2000/60/EC);
- European Union (Waste Directive) Regulations 2020.

2. Legislative Context

Environmental Impact Assessment Report (EIAR) requirements derive from EU Directives. The requirements of Directive 2011/92/EU and preceding directives have been transposed into Irish Legalisation. EU Directive 2014/52/EU amends EIA law in several respects by amending Directive 2011/92/EU.

The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 came into effect in September 2018, transposing Directive 2014/52/EU and giving further effect to Directive 2011/92/EU. This Screening Report is drafted based on the requirements of EU Directive 2014/52EU. The objective of the Directive is *"to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment (EIA), prior to development consent being given, of public and private developments that are likely to have significant effects on the environment"*[1].

EIA provisions in relation to planning consents are currently contained in the Planning and Development Act, 2000, as amended, (Part X) and in Part 10 of the Planning and Development Regulations 2001, as amended, ("the 2001 Regulations").

The decision as to whether a development is likely to have significant effects on the environment must be taken with reference to the criteria set out in Schedule 7 and Schedule 7A of 2001 Regulations.

2.1 Requirement for EIA

In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIAR shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIAR is required for developments which fall within the remit of Schedule 5.

The subject development does not fall within development classes set out in Part 1 of Schedule 5. The proposed project comprises 12 no. residential apartments on a site of approx. 0.06ha. The relevant class/scale of development is set out in Schedule 5 (Part 2) of The Regulations:

> *10.Infrastructure projects*
>
> *(b) (i) Construction of more than 500 dwelling units.*
>
> *(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares*

[1] Guidelines for Planning Authorities and An Bord Pleanala on carrying out Environmental Impact Assessment
https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_planning_authorities_and_an_bord_pleanala_on_carrying_out_eia_-_august_2018.pdf

> *in the case of other parts of a built-up area and 20 hectares elsewhere.*

The proposed project comprises a residential development of 12 no. residential units on a site of 0.06ha within an area identified as part of the "built-up" area of Cork City. The proposed project does not meet the thresholds as prescribed by Class 10(b) of the Regulations, and therefore the project does not require a mandatory EIAR as set out in Schedule 5.

2.2 Screening for Sub-threshold EIA

In cases where a project is mentioned in Part 2 but is classed as "sub-threshold development", it is necessary for a planning authority to undertake a case-by-case examination about whether the development is likely to be associated with significant effects on the environment. In other words, screening for whether EIA is needed, must be undertaken.

While it is clearly demonstrated above that the subject proposal does not trigger mandatory EIA, it is considered prudent to establish that the proposed project would not have significant effects on the environment and therefore does not require a sub-threshold EIA.

Section 120 of the Regulations sets out the obligation of the Local Authority to determine the requirements for an EIAR,

> Section 120 1 (a) *Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.*
>
> *(b) Where the local authority concludes, based on such preliminary examination, that—*
>
> *(c) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination,*

This report satisfies the requirements of Section 120 of the Regulations.

Schedule 7 of the Regulations, details the criteria for determining whether a development would, or would not be likely to have significant effects on the environment, and this was transposed directly from Annex III of the 2011 Directive. Schedule 7A sets out the information to be provided by the applicant for the purposes of screening sub-threshold development for EIA;.

1. A description of the project, including in particular:
    a. A description of the physical characteristics of the whole project and, where relevant, of demolition works;
    b. A description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the project.
3. A description of any likely significant effects, to the extent of the information available on such effects, or the project on the environment resulting from:
    a. The expected residues and emissions and the production of waste, where relevant;
    b. The use of natural resources, in particular soil, land, water and biodiversity.
4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.

The Directive also amends Annex III "Selection Criteria referred to in Article 4(3)". The details to be considered in the new Annex III are as follows:

1. Characteristics of proposed development
The characteristics of project, with particular regard to:
– the size and design of the whole project,
– cumulation with other existing and / or approved development,
– the use of natural resources, in particular land, soil, water and biodiversity;
– the production of waste,
– pollution and nuisances,

– the risk of major accidents and / or disasters which are relevant to the project concerned, including those caused by climate changes, in accordance with scientific knowledge
- the risk to human health (for example due to water contamination or air pollution).

2. Location of proposed development
The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to
- the existing and approved land use,
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- the absorption capacity of the natural environment, paying particular attention to the following areas:
(a) wetlands, riparian areas, river mouths;
(b) coastal zones and the marine environment;
(c) mountain and forest areas,
(d) nature reserves and parks,
(e) areas classified or protected under national legislation, including Natura 2000 areas designated by Member States pursuant to Directives 92/43/EEC and 2009/147/EC,
(f) areas in which there has already been a failure to meet the

environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure,
(g) densely populated areas,
(h) landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of potential impacts
The likely significant effects on the environment proposed development in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:
- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected),
- the nature of the impact;
- the transboundary nature of the impact,
- the intensity and complexity of the impact,
- the probability of the impact,
- the expected onset, duration, frequency and reversibility of the impact.
- the cumulation of the impact with the impact of other existing and / or approved projects;
- the possibility of effectively reducing the impact.

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

3. Information Required by Annex II(A) of 2014/52/EU

3.1 Physical Characteristic of the whole project

The proposed development comprises the following:

- The demolition of exisitng structures;
- The construction of 5 no. 1-bed apartment units and 7 no 2-bed apartment units in 1 no. four storey block;
- and all associated ancillary development including lighting, drainage, boundary treatments, car and bicycle parking and bin storage.

Figure 1 Proposed Site Plan

3.2 Location of the Project, with regard to Environmental Sensitivities of Geographical Areas likely to be affected

The proposed site which is 0.06ha is located c. 70m from the junction of Farranlea Road and Victoria Cross and is situated in a mature residential area within the western (inner) suburbs of Cork City. The site is located close to several important employment and service locations including University

College Cork (UCC, c. 1km), Munster Technology University (MTU, c. 2km), Cork University Hospital (CUH, c. 900m) and Wilton Shopping Centre (c. 1km). The Lee Fields and Mardyke / Fitzgerald Park amenity areas are located within easy walking distance, and this coupled with the provision of essential services in the area make this an extremely amenable area in which to reside.

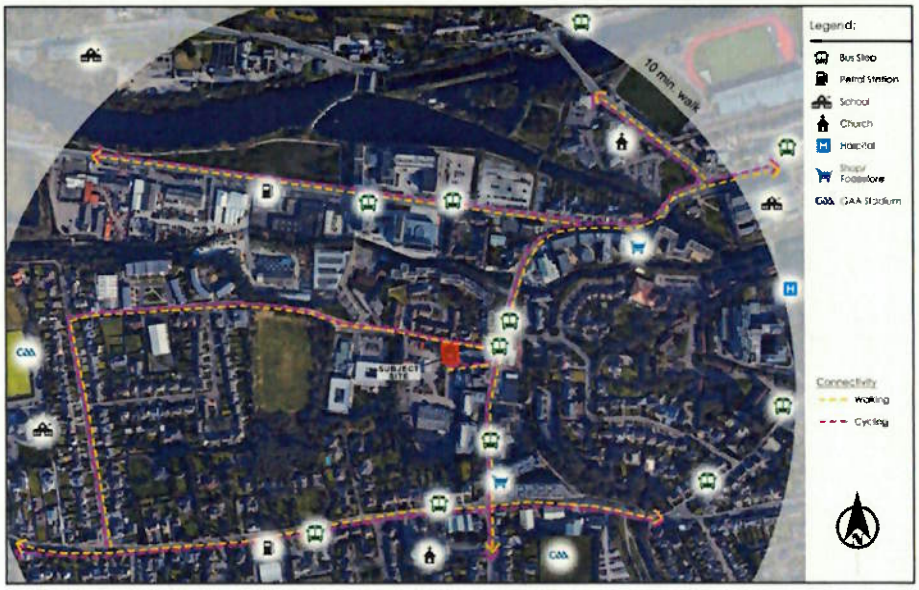

Figure 2 Site Context (site outlined in red) prepared by Deady Gahn Architects.

The proposed site, with an area of 0.06 ha consists of a vacant detached house on a site overgrown with vegetation. The site is located between a large yard to the west and a flat roof single storey building, comprising medical and veterinary services to the east. The area surrounding the site comprises a mix of residential accommodation along with a mix of medical, business and retail land uses. The site is bounded by Farranlea Road to the north, Cork County Council's work yard to the west, a medical service building to the east with a residential units located to the north.

The proposed development is on a brownfield site, of low ecological value in terms of habitat. An Appropriate Assessment Screening has been carried out by McCutcheon Halley Planning Consultants, which concludes that the proposed development will not have a significant impact on the qualifying interests and conservation objectives for Natura 2000 sites, and that the integrity of these sites will not be adversely affected.

The site is not located within an identified Flood Risk Zone.

The most environmental sensitive aspect of the geographical area is the amenity of existing residential units in the area.

3.3 Description of Aspects of the Environment Likely to be Significantly affected by the project

The most likely significant negative effects on the environment, without appropriate mitigation measures in place, are:

- Increased demand on community's (including schools), recreation and amenity services;
- Construction and operational traffic resulting in traffic congestion to local or strategic road networks;
- Population growth resulting in increased foul and storm water discharges to the public sewers and municipal sewage treatment plant waste infrastructure, incapable of meeting demand;
- Increased water usage from the development impacting on water supply resources;
- Potential impacts on the amenities of adjoining properties.

A range of measures have been or are being developed to avoid, reduce or mitigate likely significant negative effects on the environment, including:

- Design of landscape to incorporate recreation and amenity services;
- Development of a Construction Environmental and Waste Management Plan to mitigate construction related impacts.
- Development of appropriate screening to protect the amenities of adjoining properties.

The most significant positive effects on the environment will be the provision of residential units to meet the housing demands of a growing population.

3.4 Expected Residues and Emissions and the production of waste

Residues and emissions from the demolition and construction phase of the development will be related to demolition and construction waste and emissions from construction plant. The two-storey dwelling to be demolished is of a very modest scale and no out of the ordinary residues, or emissions, are likely during the demolition and construction phase of the development and an environmental, demolition, construction and waste management plan will be prepared for the construction phase of the project. This will propose measures to mitigate any potential impacts of the proposed development.

No residues are likely during the operational phase of the development. Emissions will be linked to air conditioning and heating systems and will fall within regulated standards for modern residential developments. Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor. The development will connect to existing services.

3.5 Use of natural resources, in particular soil, land, water and biodiversity

The proposed development is on a brownfield site with a low value ecological habitat. It will be connected to public main water supply and foul sewer system. The development is for 12 no. residential units and ancillary uses and there will be no activities on site which would have a high demand for water resources. Natural resources may be used in the construction process (i.e. stone, gravel, water), but during the operational phase there will be no out of the ordinary use of natural resources.

3.6 Water Framework Directive

Information on water features, water quality and Water Framework Directive (WFD) status of watercourses in proximity to the site was determined from the EPA website and interactive mapviewers https://gis.epa.ie/EPAMaps, and www.catchments.ie. The study site is located within the Lee, Cork Harbour and Youghal Bay Catchment, Hydrometric Area 19 in the South-Western River Basin District.

There are no watercourses or drains located within the site. The closest river/waterbody to the subject site is the Curragheen and Glasheen Rivers. The Glasheen River forms part of the Glasheen [Cork city] Sub Catchment and is located c. 150m to the east of the proposed development. The Curragheen River is located c. 120 metres north of the project site and is identified as the Curragheen (Cork City)_010 (www.catchments.ie). The WFD River Waterbodies Status 2016-2021 for the Curragheen River is 'Unassigned' and is 'At Risk' of not achieving good environmental status.

4. Screening Statement with reference to Annex III EU Directive 2014/52/EU and Schedule 7 and 7A of the Regulations

4.1 Characteristics of the Development

4.1.1 The size and design of the whole project

The proposed site, with an area of 0.06 ha consists of a vacant detached house on a site overgrown with vegetation. The site is located between a large yard to the west and a flat roof single storey building, comprising medical and veterinary services to the east. The area surrounding the site comprises a mix of residential accommodation along with a mix of medical, business and retail land uses. The site is bounded by Farranlea Road to the north, Cork County Council's work yard to the west, a medical service building to the east with residential units located to the north.

The proposed development will comprise of the following:

- The demolition of existing structures;
- The construction of 5 no. 1-bed apartment units and 7 no 2-bed apartment units in 1 no. four storey block;
- and all associated ancillary development including lighting, drainage, boundary treatments, car and bicycle parking and bin storage.

Size and Design

The proposed site which is 0.06ha is located c. 70m from the junction of Farranlea Road and Victoria Cross and is situated in a mature residential area within the western (inner) suburbs of Cork City. The site is located close to several important employment and service locations including University College Cork (UCC, c. 1km), Munster Technology University (MTU, c. 2km), Cork University Hospital (CUH, c. 900m) and Wilton Shopping Centre (c. 1km). The Lee Fields and Mardyke / Fitzgerald Park amenity areas are located within easy walking distance, and this coupled with the provision of essential services in the area make this an extremely amenable area in which to reside.

Figure 3 Site Context (site outlined in red) prepared by Deady Gahan Architects

This application seeks to redevelop the site for the construction of 12 no. apartment units in 1 no. 4 storey block.

Access to the development will be provided via a road servicing the south (front) of the property.

Infrastructure and Services

An Engineering Report has been prepared by RKA Consulting Engineers to accompany this application. The proposed development will connect to existing networks as part of the proposed development.

Surface Water Network

It is proposed to connect the surface water to the existing public sewer in the Farranlea Road. A connection is subject to agreement with Cork City Council prior to connection to the public sewer.

Sewers carrying domestic surface water from this proposed development shall have a sewer minimum sewer size of 225mm and the gradients are to achieve self-cleansing velocities.

Please refer to RKA Site services Dwg No. 1002, which indicates the proposed point of connection with a 225mm branch connection to the sewer/existing manhole, on Farranlea Road.

Foul Sewer Network

It is proposed to connect the development to the existing sewer along Farranlea Road subject to Uisce Eireann approval and agreement. Dwg. No. 1002 outlines the proposed foul drainage for the development.

A Confirmation of Feasibility has been issued by Uisce Eireann and is included with the engineering material in this pack and notes that the connection is feasible without infrastructure upgrades.

Water Supply

It is proposed to connect the development to the existing watermain along Farranlea Road subject to Uisce Eireann approval and agreement. Dwg. No. 1003 outlines the proposed watermain connection for the development.

A Confirmation of Feasibility has been issued by Uisce Eireann and is included with the engineering material in this pack.

4.1.2 Cumulation with other existing and / or proposed development

Construction Phase

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. There are also 2 no. significant student accommodation developments permitted/awaiting decision in the area under the Strategic Housing Development process (Ref. ABP-310105-21 and ABP-314277-22.

Given the location of the site it is likely that there will be on-going residential, retail and light industrial/commercial development proposals in proximity to the site. Any proposed development will need to be carried out in line with the environmental policies and objectives of the Cork City Development Plan 2022 and will be subject to screening for both EIA and AA by the local authority.

A list of some of these developments are outlined in the below figure and table.

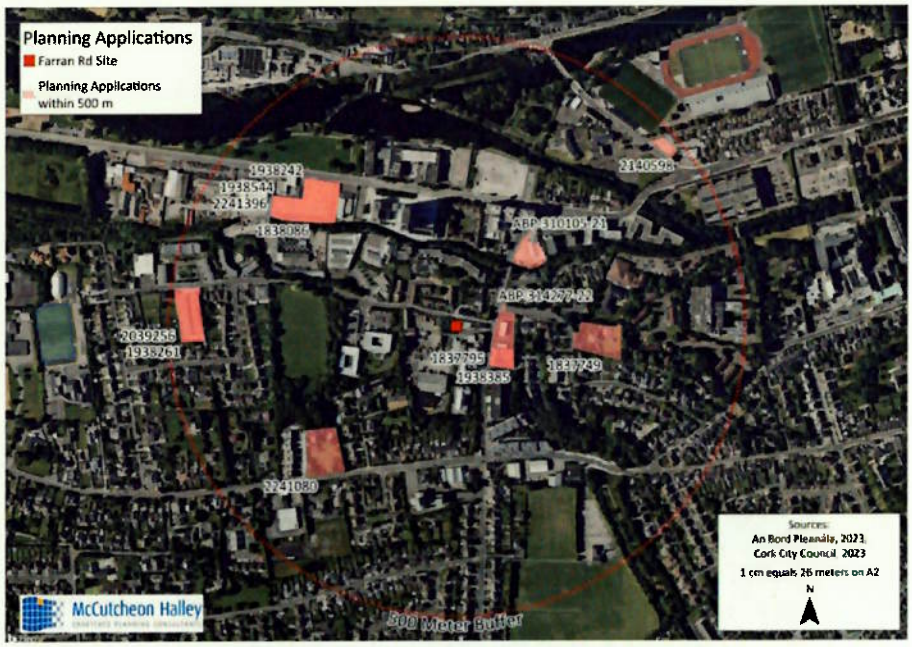

Figure 4 Location of site in context of nearby planning applications

Planning Ref:	Planning Authority An Bord Pleanála
Applicant: Bellmount Developments Limited	Decision Pending
Development: Planning permission for 206 no. bed space and associated site works.	
Location: Former Finbarr Galvin Motor Dealership, Victoria Cross Road and Orchard Road, Bishopstown, Cork	

Planning Ref:	Planning Authority An Bord Pleanála
Applicant: Bellmount Developments Limited	18/08/2021
Development: Planning permission for the demolition of existing structures and the construction of 243 no. student bed spaces and associated site works.	
Location: Kellehers Auto Centre, Wilton Road, Victoria Cross, Bishopstown, Cork	

Planning Ref:	Planning Authority Cork City Council
Applicant: STRIGOSA DAC	Granted on: 24/01/2023
Development: Planning permission modifications to the student accommodation development (previously permitted under Cork City Councils Ref's 15/36663, 17/37329, 18/38086, 19/38242 and 19/38544) at the site of the Former Coca Cola Bottling Plant, Carrigrohane Road, Cork	
Location: Former Coca Cola Bottling Plant, Carrigrohane Road, Cork	

Planning Ref:	Planning Authority Cork City Council
Applicant: DARLEY DEVELOPMENTS	Granted on: 02/08/2023

Development: Permission for the demolition of an existing dwelling house and ancillary structures and the construction of a residential development consisting of 16 no. residential units
Location: Merton Lodge, Model Farm Road, Co. Cork

Planning Ref:	Planning Authority Cork City Council
Applicant: JOSEPHINE CORBETT AND MARY CORBETT	Granted on: 02/08/2023
Development: Permission for a new 3-storey building at Carmelite Place, Western Road, Cork. The residential development comprises of a total of 14 apartment dwellings.	
Location: Carmelite Place, Western Road, Cork	

Given the nature of recent granted permissions for residential developments in the immediate vicinity of the site, which would have been subject to their own EIA Screening Assessments, it is not considered likely that the construction of the proposed development will result in significant cumulative impacts.

Operational Phase

The proposed development comprises a modest number (12 no.) of apartments and is located in a built-up area, near residential properties, retail developments and commercial properties.

The information included with this application confirms that in this instance the infrastructure is adequate, Uisce Eireann have confirmed the feasibility of the proposal with respect to water supply and foul discharge. There are therefore not anticipated to be any cumulative effects relating to water supply and foul drainage during the operational phase.

In terms of traffic, the proposal includes 2 no. visitor car parking spaces which is minimal. There are therefore not anticipated to be any cumulative effects relating to traffic during the operational phase.

The 2018 'Urban Development and Building Heights Guidelines for Planning Authorities' supports maximising the potential of urban infill sites (which may not have been built on before) and states that there is a presumption in favour of buildings of increased height in town/city cores and in other urban locations with good public transport accessibility subject to individual projects demonstrating that they can satisfy development management criteria. The proposed development is for a modest 4 storey building in an area where new developments are 10+ storeys in height.

The cumulative increased population will contribute toward the critical mass that is required to support the continued operation of services and facilities in the area and further the delivery of public transport objectives under Bus Connects and allow Cork City to achieve its population targets as identified in the Cork City Development Plan 2022.

The proposed development will change the local visual environment, and this is considered to be consistent with emerging development trends locally and within the wider city context.

It is therefore not considered likely that the operational phase of development will result in any significant cumulative environmental impacts.

4.1.3 The use of natural resources, in particular land, soil, water and biodiversity

Construction Phase

Energy, including electricity and fuels, will be required during the construction phase. Construction process will include use of various raw materials. No out of the ordinary use of natural resources is likely during the construction process.

No significant negative impacts are likely.

Operational Phase

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.

No significant negative impacts are likely.

4.1.4 The production of Waste

Construction Phase

The demolition phase and the construction process will result in production of waste, which will be disposed of and recycled where possible, in compliance with the CEMP.

Best practice procedures in general will minimise waste generated on-site. Measures including good site management will be taken to limit the quantity of waste generated during construction phase. Waste such as excavated material on-site will be recycled where possible. Residues and emissions from the construction phase of the development will be related to construction waste and emissions from each area where construction works are proposed. The demolition is for a very modest dwelling. No out of the ordinary residues, or emissions, are likely during the demolition or construction phase of the development and an environmental construction waste management plan will include details of any mitigation measures, if required. The applicant will seek to optimise reusing and recycling of generated waste during the construction phase. All waste will be segregated on site and stored separately prior to removal to an accredited facility. This will have a positive environmental effect as waste to landfill will be minimised.

No significant negative impacts are considered likely.

Operational Phase

Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor.

No significant negative impacts are considered likely.

4.1.5 Pollution and Nuisances

Construction Phase

The construction process has the potential to cause nuisance related to noise, dust and vibration impacts.

The CEMP will detail measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.

With mitigation measures in place no significant negative impacts are likely as a result of the demolition and construction phase of the project.

Operational Phase

During the operational stage it is considered that the proposed development, given the small scale and its urban, would not have any negative impact in terms of pollution or nuisance.

For both operational and construction phases, the retaining of existing boundaries to the north, west and east of the site and supplemental boundary treatments will help to further mitigate against the possibility of noise and air pollution.

An Operational Waste Management Plan will put in place measures to avoid and / or mitigate pollution from operational waste.

With mitigation measures in place no significant negative impacts during operation of the proposed development are likely.

4.1.6 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

Construction Phase

None foreseen, subject to strict compliance with building regulations and environmental controls.

No significant negative impacts are likely.

Operational Phase

None foreseen, subject to compliance with building and fire regulations.

With mitigation measures in place no significant negative impacts are likely.

4.1.7 The risks to human health (for example due to water contamination or air pollution)

Construction Phase

Construction sites pose potential risk to the health and safety of the public. However, access by the public would be considered trespassing on private property. Assuming observance of private property, no health and safety impacts to the public would be anticipated.

To reduce the potential for health and safety risks, the project developer would require that all contractors prepare a site-specific health and safety plan before initiating construction activities. The plan would inform those on site of the measures to take in the event of an emergency and would be maintained for the duration of the construction phase.

Operational Phase

The proposed development will be connected to public water and sewer infrastructure. No emissions other than from air conditioning and heating units are anticipated.

Subject to compliance with environmental legislation, no significant emissions are anticipated.

4.2 Location of the Proposed Development

4.2.8 The existing and approved land use

Construction Impacts

The proposed development will result in the construction of a residential development on a brownfield site currently occupied by a disused residential unit.

The site is zoned as part of the "Sustainable Residential Neighbourhoods" zoning in the Cork City Development Plan 2022. The principal objective for this zoning states the following:

> *"To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses."*

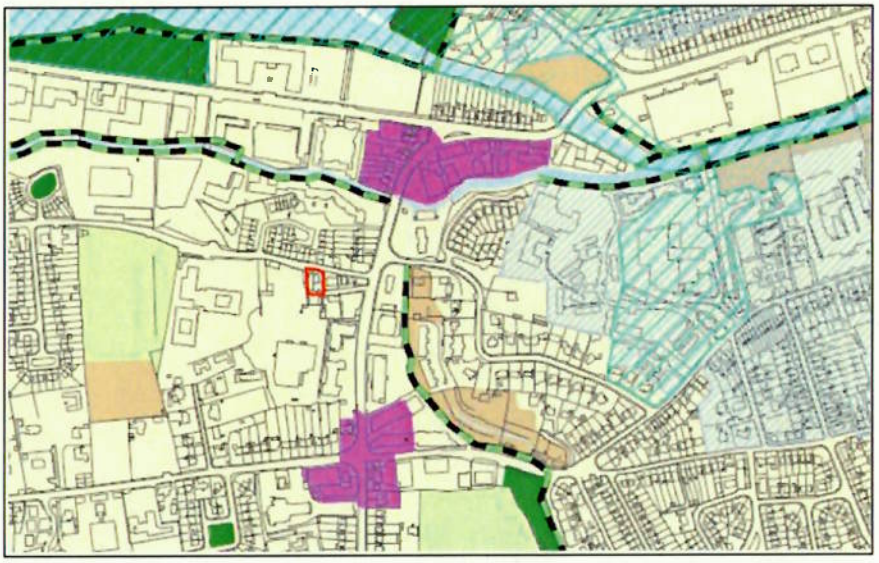

Figure 5 Location of site in context of zoning maps as per the Cork City Development Plan 2022

Primary uses in this zone include residential uses, crèches, schools, home-based economic activity, open space and places of public worship.

The proposed development is consistent with the zoning objective for the site.

Operational Impacts

The completed development will provide for residential units and ancillary uses in an urban environment. The proposed use is compatible with the existing land use.

No significant negative impacts are likely.

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

Construction Impacts

It is a brownfield site, and the surrounding area is primarily residential and retail / light industrial / commercial in character and not sensitive in terms of natural resources. There are no sensitive habitats or significant mature trees within or surrounding the site. A search of recent records in the National Biodiversity Datacentre Database (NBDC) did not indicate any rare or endangered habitats or species present in the 2km grid square WW66Y within which the site is located.

No significant negative impacts are likely.

Operational Impacts

The proposed operational phase will not have any out of the ordinary impact on natural resources.

No significant negative impacts are likely.

4.2.10 The absorption capacity of the natural environment, paying particular attention to the following areas;

a) Wetlands
b) Coastal Zones
c) Mountain and Forest Areas
d) Nature Reserves and Parks
e) Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and;
f) 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;
g) Densely populated areas;
h) Landscapes and sites of historical, cultural or archaeological significance.

Construction Impacts

A-E – The site is not in proximity to any coastal zones, wetlands river or riparian areas.

F - 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.

The closest site designated for nature conservation is the Cork Lough pNHA located approximately 1.4 km to the east. Douglas Estuary pNHA is c. 5.3 km to the south-east.

No significant impacts are considered likely on designated sites as a result of the proposed development.

G - The site is within the built-up area of Cork City. The area to the north and east supports significant residential 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.

H - 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. There are no protected structures or national monuments located on the subject site.

No significant impacts are likely from the construction phase of the development.

Operational Impacts

The proposed use is compatible with the built-up nature of the wider geographical area. The high-quality architectural design will contribute to the urban landscape.

No significant negative impacts are likely.

4.3 Types and Characteristics of Potential Impacts

The likely significant effects of projects on the environment must be considered in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

4.3.11 The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)

Construction Impacts

The site size is 0.06 ha. The site is located in a built-up area that is well served by public transport. A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow.

With mitigation measures in place no significant negative impacts are likely.

Operational Impacts

The site is located at Farranlea Road, Cork. The proposed development will provide 12 no. residential units. The proposed development is compatible with the residential nature of the area.

Considering that the site is zoned for such uses, there is no likely impact on the existing population of the area.

No significant negative impacts are likely.

4.3.12 The nature of the impact

Construction Impacts

The construction impacts have potential to cause nuisance associated with noise, dust and traffic. The CEMP will put in place measures to avoid, reduce or mitigate impacts.

With mitigation measures in place no significant negative impacts are likely.

Operational Impacts

The operational phase will result in the development of permanent residential accommodation and ancillary services. The nature of the use is appropriate to the location and proximity to existing facilities.

No significant negative impacts are likely.

4.3.13 The transboundary nature of the impact

Construction Impacts

The effects of the development are local in nature and there are no transboundary impacts associated with the proposed development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.

Operational Impacts

There are no operational phase transboundary impacts.

4.3.14 The intensity and complexity of the impact

Construction Impacts

During the construction phase, temporary and intermittent impacts are predicted due to potential noise and dust, however these impacts will be localised with mitigation measures in place to minimise effects. Any potential nuisances will be controlled through careful pre-project planning and effective site management.

There are no aspects of the proposed development which might be considered to be of complexity or abnormal magnitude and any potential impacts are considered to be consistent with projects of similar scale such as the one proposed.

No significant negative impacts are likely.

Operational Impacts

The operational phase of the development is moderate in scale and will be actively managed.

No significant negative impacts are likely.

4.3.15 The probability of the impact

Construction Impacts

Some level of construction impacts is probable, but these will be short term and not significant. Any impacts will be mitigated by the CEMP.

Operational Impacts

The operational phase will inevitably change the local environment; however, the change will be consistent with emerging trends in the area. Measures are in place to avoid, reduce, or mitigate any likely negative impacts.

4.3.16 The expected onset, duration, frequency and reversibility of the impact

Construction Impacts

The construction impacts will commence within approximately 6 months of planning approval; they will be short term, over a period of c. 1 year and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.

No significant negative impacts are likely.

Operational Impacts

The development will be occupied all year round and impacts will be irreversible.

4.3.17 The cumulation of the impact with the impact of other existing and / or approved projects

Construction Impacts

No other major construction projects are known which will have an impact with the proposed development.

No significant negative impacts are likely.

Operational Impacts

The development is near several other residential developments and is consistent with the pattern of development for the area.

4.3.18 The possibility of effectively reducing the impact

Construction Impacts

The CEMP will avoid, reduce or mitigate construction impacts related to noise, dust and traffic.

Operational Impacts

The design and landscaping of the proposed development has avoided, reduced or mitigated significant negative impacts in relation to protected views; daylight of adjacent properties and wind impacts on pedestrians, as detailed in associated reports to accompany the application.

5. Summary and Conclusion

Development of the site for residential purposes is appropriate in the context of the site's zoning objective and local and national planning policy.

The proposed project does not meet the thresholds as prescribed Part 1 of Schedule 5 of the Planning and Development Regulations, and therefore the project does not require a mandatory EIAR as set out in Schedule 5.

The scale of development is very modest and with proposed mitigation measures in place, it is not anticipated that the construction or operational phases of the proposed development, whether considered on its own or together with in-combination projects or plans, will give rise to likely significant environmental effects. Therefore, a sub-threshold environmental impact assessment is not required to accompany the submission.

Likely positive effects are forecast as the development will replace a vacant dwelling and provide permanent dwellings for persons within a residential area. The development proposed is consistent with the zoning objective for the site.

The change to the landscape as a result of the development is not significant as it is consistent with existing urban development and is low scale compared to some of the existing buildings in the area which are 10+ storeys in height.

The Appropriate Assessment Screening Report that is included with the planning submission demonstrates that the proposed development will not impact on identified European Designated Sites within the zone of influence of the proposed development either alone or in combination with other plans or projects.

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