

1. EUROPEAN SITE DATA

Great Island Channel candidate Special Area Of Conservation (site code 001058)	
Conservation objective	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.
Qualifying interests	Annex I listed habitats: mudflats, sandflats not covered by seawater at low tide, estuaries, spartina swards, Atlantic salt meadows.
References and further information	<i>Conservation Objectives for Great Island Channel SAC [001058] (NPWS), Natura 2000 Standard Data Form (NPWS), Site Synopsis Great Island Channel Site Code 001058 (NPWS) (see www.npws.ie for further details)</i>
Cork Harbour Special Protection Area (site code 004030)	
Conservation objective	To maintain or restore the favourable conservation condition of the bird species listed as special conservation interests for this SPA.
Qualifying interests	Annex I-listed bird species: bar-tailed godwit, common tern (breeding), golden plover, ruff, whooper swan. Other birds of special conservation interest include black-headed gull, black-tailed godwit, common gull, curlew, dunlin, great crested grebe, grey heron, grey plover, lapwing, lesser black-backed gull, little grebe, oystercatcher, pintail, red-breasted merganser, redshank, shelduck, shoveler, teal, and widgeon. This site is an internationally important wetland site supporting > 20,000 wintering waterfowl.
References and further information	<i>Conservation Objectives for Cork Harbour SPA [004030] (NPWS), Natura 2000 Standard Data Form (NPWS), Site Synopsis Cork Harbour SPA Site Code 004030 (NPWS) (see www.npws.ie for further details)</i>

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	P8.HDR.24.06 – 38 Gould Street
Development consent type	<i>Capital Works Management Framework – Part VIII Planning Process - Section 179A</i>
Development location	<i>38 Gould Street, The Lough, Cork City</i>
Description of development	<i>Refurbishment & Extension of Existing Dwelling and all associated site boundary, services & development works including partial demolition of existing dwelling.</i>
Distance from cSAC	<i>Great Island Channel SAC is the nearest to the site. The boundary is located approximately 10.1km to the east of the proposed development site - Refer to image in Appendix A. There is no overlap or direct connectivity from the proposed project to the SAC. Given the location of the proposed development relative to the SAC, it can be concluded that there is no potential for the proposed development to negatively impact the SAC in any way.</i>
Distance from SPA	<i>The closest Natura 2000 site is the Cork Harbour SPA, located approximately 3.4 kilometres south-east of the development site to the nearest edge. It is separated by the city centre, comprising predominantly of other housing developments, small industrial or commercial premises, schools, utilities and road infrastructure networks. It is objectively concluded that no significant effects from the development are likely to occur in relation to the identified SPA.</i>
Relevant strategies or policies	<i>Cork City Development Plan 2022-28. (The site is zoned ZO 01 Sustainable Residential Neighbourhoods within the Cork City Development Plan 2022-28) European Nature Directives (Habitats and Birds) EC (Birds and Natural Habitats) Regulations 2021 Planning & Development Regulations 2021 Cork City Heritage & Biodiversity Plan 2021-2026</i>
EIS submitted?	<i>N/A. EIAR Screening Report is submitted which screens out the requirement for an EIS.</i>

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

1. Is the proposed development directly connected to or necessary for the conservation management of the SPA and/or cSAC? (If yes, no further assessment required. If no, screening required.)	No
2. Is the proposed development located within or partly within the SPA?	No
3. Is the proposed development located within 100m of the SPA?	No
4. Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	No
5. Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	No
6. Could the proposed project increase the level of recreational or other use of marine or intertidal areas within the potential impact zone of the SPA?	No
7. Does the proposed development involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SPA?	No

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

8. Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	No
9. Does the existing wastewater treatment system have the capacity to treat any additional loading?	Yes
10. Would the proposed development result in direct surface water or other discharge to water bodies in or feeding into the SPA or cSAC? Would it result in additional storm flows into a combined sewer and subsequently into a combined sewer overflow (CSO), resulting in increased frequency, quantity and/or duration of overflow from the CSO to watercourses feeding into the European sites?	No
11. Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	No
12. Could the proposed development give rise to increased risk of oil or chemical spillage or leaks within the marine environment or watercourse within the potential impact zone for the SPA or cSAC?	No
13. Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	No

Comments or notes

The development is sufficiently detached from any designated Natura 2000 site, thereby ruling out any direct habitat loss. There are no direct or indirect hydrological links to the referenced SACs & therefore it is not foreseen that the development will cause disturbance to, or displace any species therein.

No land-take of the SAC or SPA is required for the proposed project. No habitats for which Great Island Channel SAC / Cork Harbour SPA have been designated are located within the works areas. There are no water abstraction requirements for the proposed project and there shall be no emissions during the operational phase of the project.

There is no spatial overlap between the proposed development and any Natura 2000 site. The works will be restricted to the development site boundary located within a built-up area of Gould Street, The Lough, Cork City.

In relation to indirect habitat impacts via water quality effects, there is no hydrological connection between the proposed works and any Natura 2000 site through which such effects could occur.

It is objectively concluded that significant impacts to any of the qualifying habitats for which the Natura 2000 sites outlined above are designated, are not likely to occur and significant impacts to the Natura 2000 sites in light of the sites Conservation Objectives are not likely as a result of the proposal.

4. SCREENING CONCLUSION STATEMENT

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

Appropriate Assessment is not required

The proposed development is directly connected / necessary to the conservation management of a site.

Appropriate Assessment is not required

It can be excluded through screening that the proposed development will have significant effects on the sites.

Further information is required

Potential impacts have been identified through initial screening and/or there is insufficient information to enable the planning authority to screen out impacts, but on balance it is determined that the issues could be resolved through minor modifications to the proposed development or by appropriate conditions. The information required is specified below.

Appropriate Assessment is required

Significant issues have been identified and/or significant effects are certain, likely or uncertain, and the submission of a Natura Impact Statement (NIS) is required, or the proposed development must be rejected.

Further information required / Comments or Notes

The proposal is not expected to result in any significant ecological impacts to Natura 2000 sites given the location within a built-up area of an urban centre and the absence of direct impact pathways between the proposal site and any designated site.

It has been objectively concluded during the screening process, that no Natura 2000 sites, including any of those located within 15km of the proposed development, are likely to be significantly affected by the proposal, either individually or in combination with other plans/projects.

This Appropriate Assessment screening report therefore concludes that the proposed development would not be likely to have a significant effect on any Natura 2000 site.

Reasons for Conclusion

- The proposed development comprises works on an existing brownfield urban site, the excavation requirement is limited, and the works are not complex in nature.
- There is no spatial overlap between the proposed works and any Natura 2000 site. There is no direct hydrological connection between the proposed works and any Natura 2000 site.
- Significant water quality effects on Natura 2000 sites arising as a result of the proposal are not likely.
- No direct loss or alteration of habitats in Natura 2000 sites will occur.
- No significant disturbance or displacement of qualifying interest species is likely.
- No significant habitat or species fragmentation arising as a result of the proposal is likely.
- Significant cumulative/in-combination effects through interaction between the proposal and other plans, projects and activities are not likely.
- Therefore, it is objectively concluded that significant effects on these Natura 2000 sites in light of the sites Conservation Objectives are not likely.

Name:	
Position:	Director of Services, Housing Delivery & Regeneration Directorate
Date:	3rd July 2024

Appendix A





**Cork
City Council**
Comhairle Cathrach Chorcaí

Proposed Refurbishment & Extension of Existing Dwelling at

No. 38 Gould Street,
The Lough,
Cork City,
County Cork.
T12 AOHY

Appropriate Assessment Screening Report (AA)

20th May 2024

Contents

1	INTRODUCTION	3
1.1	General.....	3
1.2	Local Authority Development (Part 8 Planning Process).....	3
1.3	Site Description	3
1.4	Development Description	5
2	SITE CONTEXT.....	5
3	AA Screening.....	7
3.1	Screening for Appropriate Assessment	7
4	Appendix A – EPA Map Edited By Author	11

1 INTRODUCTION

1.1 GENERAL

This Appropriate Assessment Screening Report (AA) has been prepared by Ailtirí Architects at the request of our client Cork City Council and relates to the refurbishment and extension of an existing dwelling at 38 Gould Street, The Lough, Cork City.

The following AA Screening Report has been compiled to demonstrate that the proposed works will have no adverse impact upon any Natura 2000 sites. This Appropriate Assessment Screening concludes that the proposed development would not be likely to have a significant effect on any Natura 2000 site.

1.2 LOCAL AUTHORITY DEVELOPMENT (PART 8 PLANNING PROCESS)

The basic concept underpinning Irish planning legislation is that permission is required in respect of any proposed development, with 'development' being defined in part under applicable legislation as: "*the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land*".

The proposed development at Gould Street, is of a class of development identified under Article 80(1)(a) of Part 8 of the Planning and Development Regulations 2001 (as amended) and as such prescribed to be subject to the permission procedure as outlined under Section 179 Local Authority Development of the Planning and Development Act 2000 (as amended). It is proposed to avail of an exemption under Section 179A.

1.3 SITE DESCRIPTION

The proposed refurbishment and extension works are situated on an infill, urban site on Gould Street, The Lough, Cork City. The proposed development involves an area totalling 0.0063 Ha and is illustrated below in **Figures 1, 2 & 3**.

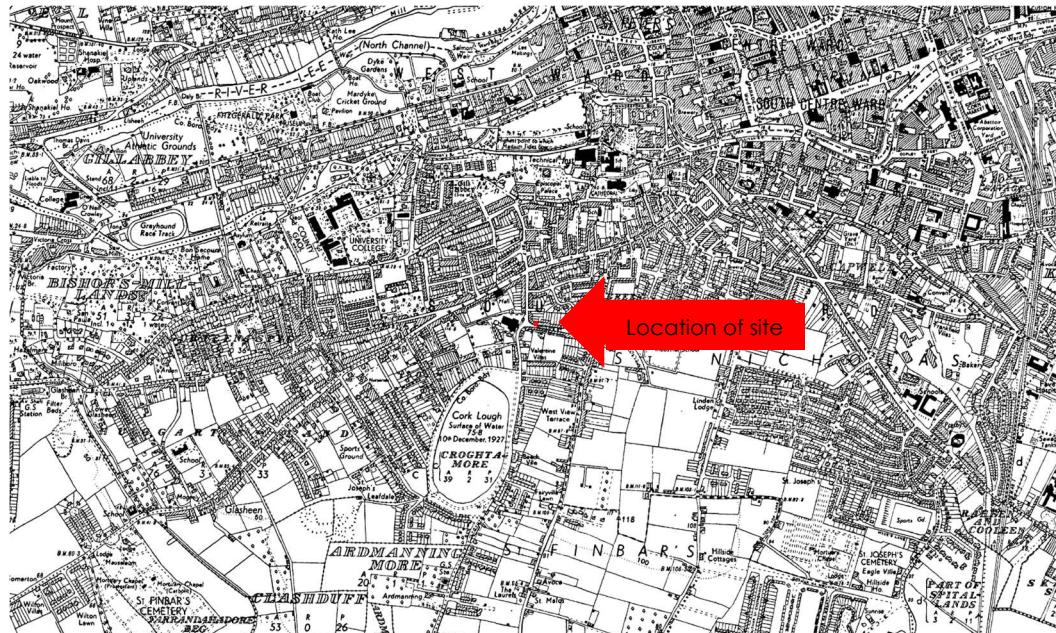


Fig. 1 above is the site in the context of the OSI 1:10560 Record Place Map (Not to scale)



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

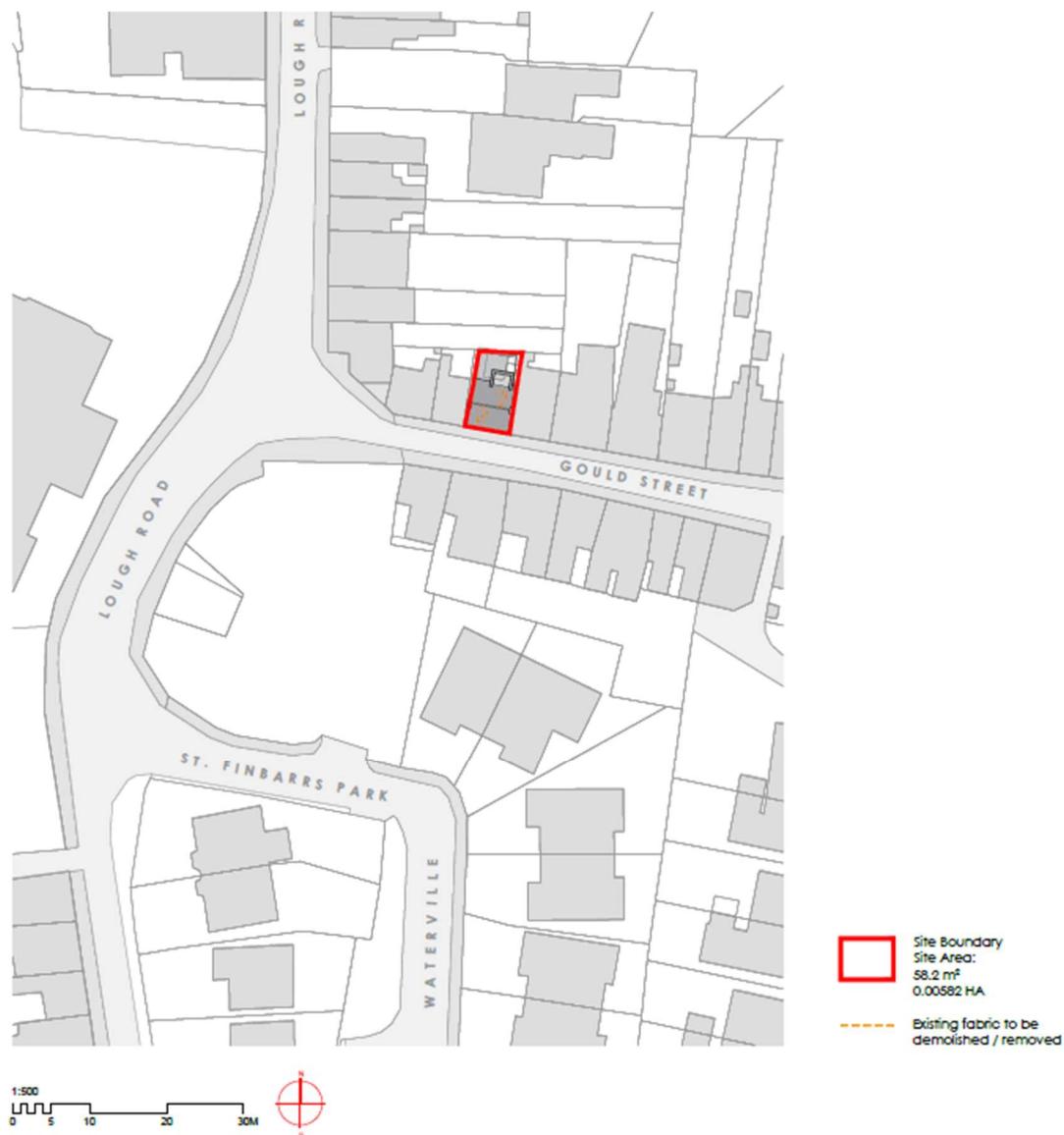


Fig. 3 above is the proposed site plan drawing for the works by author)

1.4 DEVELOPMENT DESCRIPTION

The project will comprise of the following works:

- Partial demolition, renovation and extension of an existing 1.5 storey dwelling to form a 2 storey dwelling with two storey extension to the rear.
- All associated site services connections, site drainage and site development works including works to public footpath adjacent.

2 SITE CONTEXT

The location of the site in the context of designated conservation sites, and proposed heritage areas is illustrated in Figure 4 below.

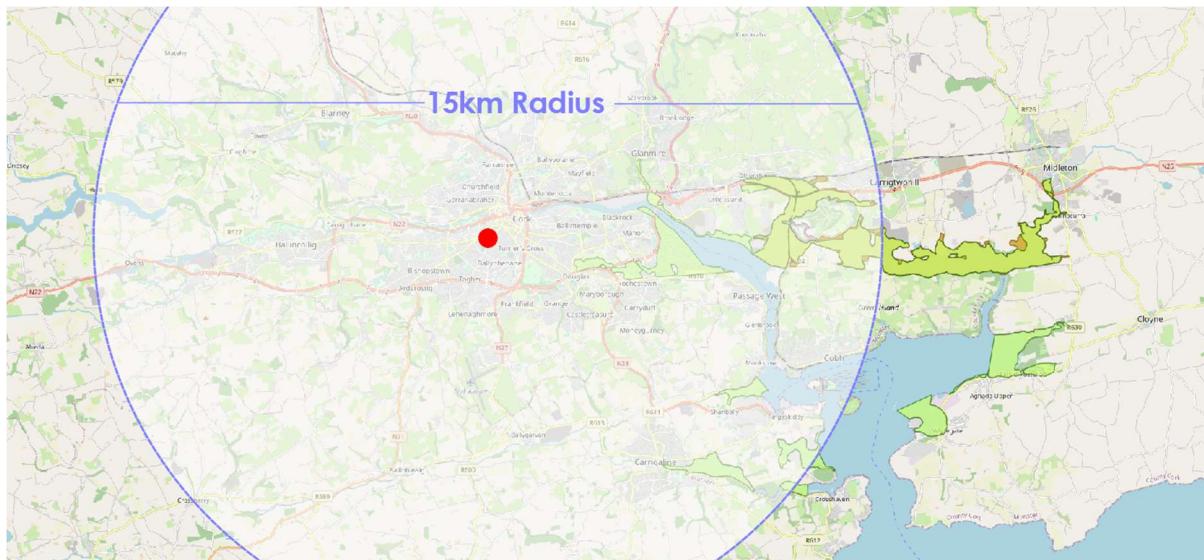


Fig. 4 above is a map showing the site in red with a 15km radius around and the SPA / SAC indicated

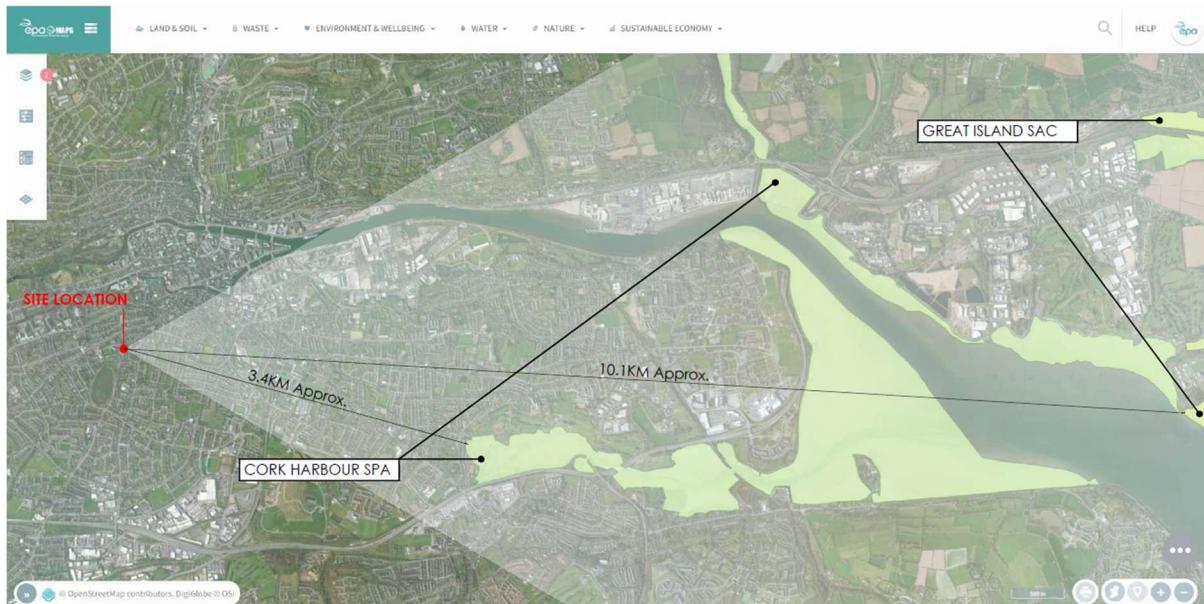


Fig. 5: Base map above is taken from EPA web portal edited by author. Indicates 15km zone around site overlapping the Cork Harbour SPA & Great Island SAC. Available: <https://gis.epa.ie/EPAMaps/>
Note: Larger image of the above is appended to this report.

For further information relating to the proposed works, please refer to the Architects Design Statement accompanying this application.

The following is a list of Natura 2000 sites within a 15km radius of the proposed works on Gould Street, the Lough, Cork City –

Special Protection Areas

Cork Harbour SPA

Site Code: 004030

Special Area of Conservation

Great Island Channel SAC

Site Code: 001058

Proposed Natural Heritage Areas (pNHA):

Cork Lough

Site Code: 001081

Dunkettle Shore

Site Code: 001082

Lee Valley

Site Code: 000094

Douglas River Estuary

Site Code: 001046

Natural Heritage Area

None are indicated in the map excerpt below

(available: <https://experience.arcgis.com/experience/>)

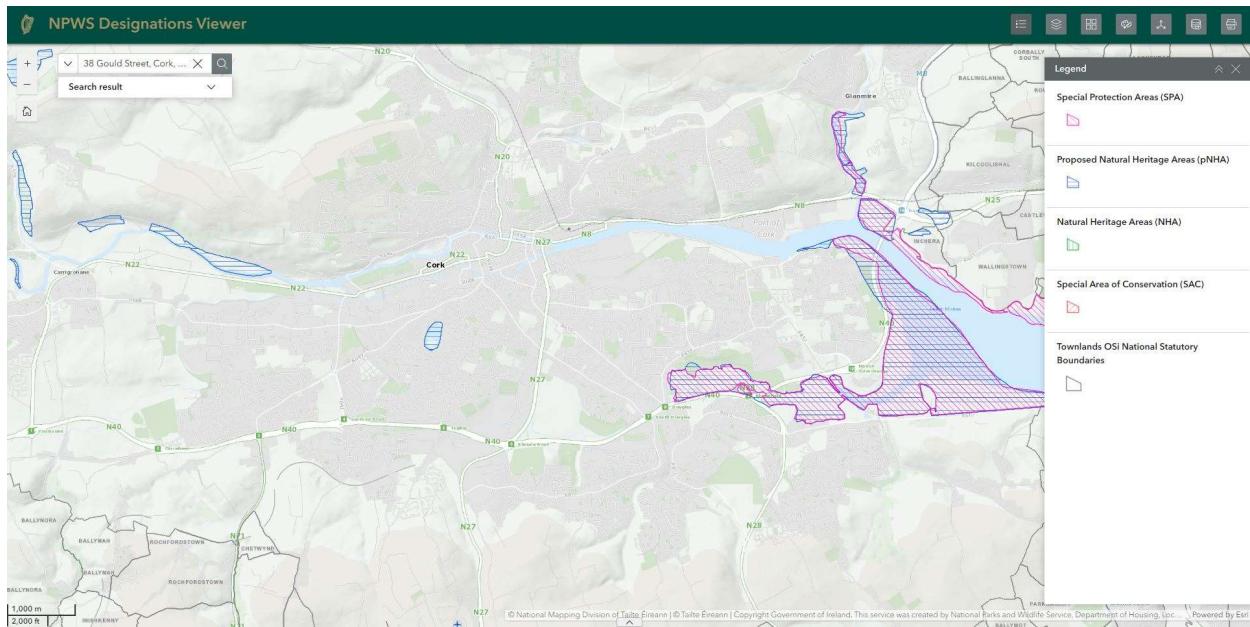


Fig. 6: Excerpt from the NPWS map viewer indicating the relevant SPA/SAC/NHA/pNHA as listed above

3 AA SCREENING

3.1 SCREENING FOR APPROPRIATE ASSESSMENT

Screening for Appropriate Assessment (Stage 1) determines the need for a full Appropriate Assessment (Stage 2) and consists of the following steps:

- Establish whether the proposed development is necessary for the management of a Natura 2000 Site
- Description of the proposed development
- Identification of Natura 2000 Sites potentially affected.
- Identification and description of potential individual and cumulative impacts of the proposed development
- Assessment of the significance of the impacts on the integrity of Natura 2000 Sites
- Conclusion of screening stage.

The purpose of the screening assessment is to record in a transparent and reasoned manner the likely effects, on relevant Natura 2000 Sites, of the proposed refurbishment and extension works at 38 Gould Street, The Lough, Cork City. T12 A0HY

1. EUROPEAN SITE DATA

Great Island Channel candidate Special Area Of Conservation (site code 001058)	
Conservation objective	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.
Qualifying interests	Annex I listed habitats: mudflats, sandflats not covered by seawater at low tide, estuaries, spartina swards, Atlantic salt meadows.
References and further information	Conservation Objectives for Great Island Channel SAC [001058] (NPWS), Natura 2000 Standard Data Form (NPWS), Site Synopsis Great Island Channel Site Code 001058 (NPWS) (see www.npws.ie for further details)

Cork Harbour Special Protection Area (site code 004030)	
Conservation objective	To maintain or restore the favourable conservation condition of the bird species listed as special conservation interests for this SPA.
Qualifying interests	Annex I-listed bird species: bar-tailed godwit, common tern (breeding), golden plover, ruff, whooper swan. Other birds of special conservation interest include black-headed gull, black-tailed godwit, common gull, curlew, dunlin, great crested grebe, grey heron, grey plover, lapwing, lesser black-backed gull, little grebe, oystercatcher, pintail, red-breasted merganser, redshank, shelduck, shoveler, teal, and widgeon. This site is an internationally important wetland site supporting > 20,000 wintering waterfowl.
References and further information	Conservation Objectives for Cork Harbour SPA [004030] (NPWS), Natura 2000 Standard Data Form (NPWS), Site Synopsis Cork Harbour SPA Site Code 004030 (NPWS) (see www.npws.ie for further details)

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	38 Gould Street N28/2/387
Development consent type	Capital Works Management Framework – Part VIII Planning Process / Section 179A Exemption
Development location	38 Gould Street, The Lough, Cork City, Co. Cork / T12 A0HY
Description of development	Refurbishment & Extension of Existing Dwelling and all associated site boundary, services & development works including partial demolition of existing dwelling,
Distance from cSAC	<p>Great Island Channel SAC is the nearest to the site. The boundary is located approximately 10.1km to the east of the proposed development site. (Refer to image in Appendix)</p> <p>There is no overlap or direct connectivity from the proposed project to the SAC.</p> <p>Given the location of the proposed development relative to the SAC, it can be concluded that there is no potential for the proposed development to negatively impact the SAC in any way.</p>
Distance from SPA	<p>The closest Natura 2000 site is the Cork Harbour SPA, located approximately 3.4 kilometres south-east of the development site to the nearest edge. It is separated by the city centre, comprising predominantly of other housing developments, small industrial or commercial premises, schools, utilities and road infrastructure networks. It is objectively concluded that no significant effects from the development are likely to occur in relation to the identified SPA.</p>
Relevant strategies or policies	<p>Cork City Development Plan 2022-28. (The site is zoned ZO 01 Sustainable Residential Neighbourhoods within the Cork City Development Plan 2022-28)</p> <p>European Nature Directives (Habitats and Birds)</p> <p>EC (Birds and Natural Habitats) Regulations 2021</p> <p>Planning & Development Regulations 2021</p> <p>Cork City Heritage & Biodiversity Plan 2021-2026</p>
EIS submitted?	N/A. EIAR Screening Report is submitted which rules out the requirement for an EIS.

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

1. Is the proposed development directly connected to or necessary for the conservation management of an SPA and/or SAC? (If yes, no further assessment required. If no, screening required.)	No
2. Is the proposed development located within or partly within an SPA / SAC?	No
3. Is the proposed development located within 100m of an SPA / SAC?	No
4. Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of an SPA / SAC?	No
5. Does the proposed development involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of an SPA/SAC?	No
6. Does the proposed development involve the removal of significant amounts of topsoil within 100m of an SPA / SAC?	No
7. Does the existing wastewater treatment system have the capacity to treat any additional loading?	Yes

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

8. Would the proposed development result in direct surface water or other discharge to water bodies in or feeding into an SPA or SAC? Would it result in additional storm flows into a combined sewer and subsequently into a combined sewer overflow (CSO), resulting in increased frequency, quantity and/or duration of overflow from the CSO to watercourses feeding into the European sites?	No
9. Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	No

Comments or notes

The development is sufficiently detached from any designated Natura 2000 site, thereby ruling out any direct habitat loss. There are no direct or indirect hydrological links to the referenced SACs & therefore it is not foreseen that the development will cause disturbance to, or displace any species therein.

No land-take of the SAC or SPA is required for the proposed project. No habitats for which Great Island Channel SAC / Cork Harbour SPA have been designated are located within the works areas. There are no water abstraction requirements for the proposed project and there shall be no emissions during the operational phase of the project.

There is no spatial overlap between the proposed development and any Natura 2000 site. The works will be restricted to the development site boundary located within a built-up area of Gould Street, The Lough, Cork City.

In relation to indirect habitat impacts via water quality effects, there is no hydrological connection between the proposed works and any Natura 2000 site through which such effects could occur.

It is objectively concluded that significant impacts to any of the qualifying habitats for which the Natura 2000 sites outlined above are designated, are not likely to occur and significant impacts to the Natura 2000 sites in light of the sites Conservation Objectives are not likely as a result of the proposal.

4. SCREENING CONCLUSION STATEMENT

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

Appropriate Assessment is not required.

The proposed development is directly connected / necessary to the conservation management of a site.

Appropriate Assessment is not required.

It can be excluded through screening that the proposed development will have significant effects on the sites.

Further information is required.

Potential impacts have been identified through initial screening and/or there is insufficient information to enable us to screen out impacts, but on balance it is determined that the issues could be resolved through minor modifications to the proposed development. The information required is specified below.

Appropriate Assessment is required.

Significant issues have been identified and/or significant effects are certain, likely or uncertain, and the submission of a Natura Impact Statement (NIS) is required, or the proposed development must be rejected.

Further information required / Comments or Notes

The proposal is not expected to result in any significant ecological impacts to Natura 2000 sites given the location within a built-up area of an urban centre and the absence of direct impact pathways between the proposal site and any designated site.

It has been objectively concluded during the screening process, that no Natura 2000 sites, including any of those located within 15km of the proposed development, are likely to be significantly affected by the proposal, either individually or in combination with other plans/projects.

Reasons for Conclusion

- The proposed development comprises works on an existing brownfield urban site, the excavation requirement is limited, and the works are not complex in nature.
- There is no spatial overlap between the proposed works and any Natura 2000 site. There is no direct hydrological connection between the proposed works and any Natura 2000 site.
- Significant water quality effects on Natura 2000 sites arising as a result of the proposal are not likely.
- No direct loss or alteration of habitats in Natura 2000 sites will occur.
- No significant disturbance or displacement of qualifying interest species is likely.
- No significant habitat or species fragmentation arising as a result of the proposal is likely.
- Significant cumulative/in-combination effects through interaction between the proposal and other plans, projects and activities are not likely.
- Therefore, it is objectively concluded that significant effects on these Natura 2000 sites in light of the sites Conservation Objectives are not likely.

This Appropriate Assessment screening report therefore concludes that the proposed development would not be likely to have a significant effect on any Natura 2000 site.

4 APPENDIX A – EPA MAP EDITED BY AUTHOR

