

## SUB THRESHOLD EIA SCREENING REPORT

PROPOSED DEVELOPMENT: Kilnap, Old Mallow Road, Cork

Criteria for determining whether a development would or would not be likely to have significant effects on the environment as per the requirements of Article 120 of the Planning and Development Regulations 2001 as amended

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	<p><i>The site area is 3.6 ha. It will be constructed as a single phase over a period of c.18 months. The construction works themselves will be confined to the site and will be informed by the Preliminary Construction, Waste, and Traffic Management Plan to mitigate potential impacts.</i></p> <p><i>No significant negative impact likely.</i></p>
Cumulation with other Proposed Development	<p><i>This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using the Cork City Council planning enquiry system. The three recent applications were identified which are not considered to be significant in scale.</i></p> <p><i>No significant negative impact likely.</i></p>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<p><i>The proposed development does not include any demolition works.</i></p>
Use of Natural Resources	<p><i>Energy, including electricity and fuels, will be required during construction phase. Rock and soil resources to be excavated. Construction will use various raw materials typical of the construction of residential and employment developments. New trees and hedges will be planted as part of the landscaping plan for the new development. This new planting will result in a net gain in tree and hedge numbers across the site. Overall the development will impact on low value habitats. While the loss of habitat may lead to a localised and short-term disturbance impacts during construction, no significant impacts on fauna, including birds, are envisaged. There will be a net gain by planting of grass areas, flowerbeds, hedging and treelines.</i></p> <p><i>No out of the ordinary use of natural resources is likely during the construction process.</i></p> <p><i>No significant negative impact likely.</i></p>
Production of Waste	<p><i>Waste will be generated during the construction phase and these will be typical of development of this nature. The submitted Preliminary Construction, Waste, and Traffic Management Plan includes provisions for handling waste in full accordance with statutory legislation and associated guidance. No significant impacts are likely.</i></p>
Pollution and Nuisances	<p><i>Development of site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts, as well as any potential for water pollution, will be addressed as part of standard best practice controls.</i></p> <p><i>No significant impacts are likely.</i></p>
Risk of Major Accidents	<p><i>No significant risk of major accidents or disasters foreseen.</i></p>
Risk to Human Health	<p><i>No significant risks to human health have been identified.</i></p>

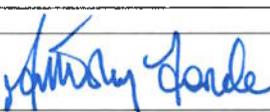
## 2. LOCATION OF PROPOSED DEVELOPMENT

Existing Land Use	<p><i>The site is greenfield in nature and is zoned for residential use: ZO 02 - 'New Residential Neighbourhoods'.</i></p>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<p><i>The site is not located within or in proximity to a designated area, with the closest being the Cork Harbour SPA. There are 2 no. Natura 2000 sites within 15km of the subject site.</i></p> <p><i>These consist of:</i></p> <p><i>The Great Island Channel SAC and Cork Harbour SPA.</i></p> <p><i>An Appropriate Assessment (AA) Screening Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase. It concludes that the proposed development either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives. No significant negative impact likely.</i></p>

2. LOCATION OF PROPOSED DEVELOPMENT	
Absorption Capacity of the Natural Environment	<p><i>The site is not located within or in the vicinity of a statutory designated area. An Appropriate Assessment (AA) Screening Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase. The findings of the report have determined that construction of the proposed development will not adversely impact on natural resources.</i></p> <p><i>There are no Record of Monuments and Places (RM P) in the vicinity of the subject site. Two NIAH Listed features are however located north west of the site which comprise of the Kilnap Bridge which runs over the Glannamought River (NIAH Reference: 20858004) and the Kilnap Viaduct which is still in use today by Irish Rail (NIAH Ref: 20858005). The site is greenfiled in nature and these features are located outside of the application site boundary, therefore the risk is considered low.</i></p> <p><i>Best practice standards, environmental guidelines measures will be adhered to during the construction phase in order to avoid potential impacts on natural resources and likely significant impacts are not anticipated.</i></p> <p><i>Management Plan which will be submitted at application site. On completion of works, noise and dust levels will return to background levels.</i></p> <p><i>No significant negative impact likely.</i></p>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<p><i>The site is located off an urban road. Construction will be managed in line with the Preliminary Construction, Waste, and Traffic Management Plan to mitigate any potential negative impacts on traffic flow.</i></p> <p><i>No significant impacts are likely.</i></p>
Transfrontier nature of the Impact	<p><i>Potential for the environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed via standard environmental protection measures.</i></p> <p><i>No significant impacts are likely.</i></p> <p><i>The proposed development is confined to lands within the Cork City Council administrative boundary.</i></p> <p><i>No significant impacts arising from construction of the development.</i></p>
Magnitude and Complexity of the Impact	<p><i>The intensity and complexity of the construction phase is in keeping with modern construction projects.</i></p> <p><i>No significant impacts are likely.</i></p>
Probability of the Impact	<p><i>Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques identified in the Preliminary Construction, Waste, and Traffic Management Plan.</i></p> <p><i>No significant negative impact likely.</i></p>
Duration, Frequency and Reversibility of the Impact	<p><i>The construction phase of the development is expected to commence within approximately 6 months of any grant of permission and extend for a duration of c.18 months.</i></p> <p><i>Any impacts will be short-term 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.</i></p> <p><i>There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods.</i></p> <p><i>No significant impacts are likely.</i></p>

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.	
An overall positive impact on population and human health is predicted due to the proposed development providing much needed housing, supported by community and employment uses. Whilst there are likely to be temporary impacts experienced by people during the construction phase (noise dust, disturbance etc), these will not be significant.	

Name:	
Position:	A/Director of Services, Housing Delivery & Regeneration Directorate
Date:	29/08/2024