

2.0 SUB THRESHOLD EIA SCREENING REPORT

No 2,3,4 The Gardens, Rope Walk, Blackrock, 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 overall site area is 0.104 ha or 1044 sqm approximately.</i></p> <p><i>The site is located at Rope Walk, Blackrock, Cork. Access to the proposed development will be via Rope Walk.</i></p> <p><i>The proposed development will comprise of:</i></p> <ul style="list-style-type: none"> • <i>Demolition of the existing semi-detached bungalow, including rear extension, and demolition of existing single-storey shed and front boundary wall, at No.2 The Gardens, Rope Walk, Blackrock, Cork.</i> • <i>Construction of a new housing development comprising three number, single-storey, three-bedroom accessible residential units.</i> • <i>Shared surface with parking area to include three wheelchair accessible parking spaces, and a pedestrian path providing access to proposed units at No.3 The Gardens and No.4 The Gardens, Rope Walk.</i> • <i>All associated site services, including public lighting, drainage, landscaping, re-located gated vehicular entrance and site boundary works, including new front boundary wall.</i> • <i>Connection of site services, including connections for foul drainage and surface water drainage systems.</i> • <i>The proposed development is in accordance with the objectives of the current Cork City Development Plan (2022-2028). The subject lands have been earmarked for the development of housing for people with disabilities in an area in close proximity to a bus stop, and to community facilities.</i> <p><i>Refer to figures in Appendix A.</i></p>
Cumulation with other Proposed Development	<p><i>A review of Cork City Council's Planning Enquiry Portal identified one recent planning application in the immediate vicinity of the site, ref 24/43316. The development is located next door at 1 The Gardens Rope Walk and is seeking permission for 1) demolition of existing shed and 2) construction of 2 no two storey semi-detached dwellings. There is potential for some overlap to occur during the construction of these projects.</i></p> <p><i>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.</i></p> <p><i>It is not considered likely that the construction of the proposed development, including the associated demolition works, will result in significant cumulative environmental impacts.</i></p>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<p><i>It is proposed to demolish an existing semi-detached bungalow (approx. 110 sqm), a shed (approx. 30 sqm) and front low boundary wall.</i></p> <p><i>Standard noise and dust control measures will be implemented during all demolition works. Given the scale of the demolition works, which is considered to be small, there will be no potential for these works to result in likely significant effects to the environment.</i></p>
Use of Natural Resources	<p><i>While construction materials will be required in carrying out the proposed works, it is not considered that there will be a significant use of natural resources as part of the proposed works. Services such as water and power (mobile generators) will be required during the construction phase, however, it is not expected that there will be a significant use of these resources due to the nature of the works proposed.</i></p> <p><i>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.</i></p>
Production of Waste	<p><i>There will be demolition waste arising from the demolition of an approx. 110 sqm existing semi-detached bungalow and an approx. 30 sqm shed on site as part of the proposed development, which is not considered likely to have significant effects on the environment.</i></p> <p><i>The waste material will be managed by the appointed contractor in accordance with the Construction Waste Management Plan.</i></p> <p><i>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 likely.</i></p>
Pollution and Nuisances	<p><i>The demolition and construction process have the potential to cause temporary nuisance related to noise, dust and vibration impacts. The management of these potential nuisances will be in line with best practice.</i></p> <p><i>The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.</i></p> <p><i>Emissions from construction plant and vehicles will arise during the construction phase, but these will be minimal. The contractor will further develop a Construction Environmental Management Plan for the proposed development which will describe the commitments to be implemented to ensure that significant negative effects on the environment do not occur.</i></p> <p><i>No significant negative impacts are likely as a result of the demolition or construction phase of the project.</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	<i>The site is currently a residential site in an urban location. The existing semi-detached bungalow is in poor structural condition, and not occupied. It is located in a residential neighbourhood.</i>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<i>The site is not located within any statutory designated area. An Appropriate Assessment (AA) Screening Report has been prepared in respect of designated Natura 2000 sites. This report has actively considered the potential for adverse impacts on qualifying interests, arising from the construction phase, and concluded that no significant impact is likely to occur.</i> <i>The site is in an Architectural Area of Conservation. The development reflects the existing front elevation in the proposed design.</i> <i>It is a brownfield site, and the surrounding area is primarily residential in character and not sensitive in terms of natural resources. There are no sensitive watercourses or habitats within or surrounding the site. No significant negative impacts are likely.</i>
Absorption Capacity of the Natural Environment	<i>There will be no impacts on land use outside of the proposed development area. The subject site is not served by an existing watercourse/hydrological link and is not in a flood risk area. There are no recorded monuments or heritage assets associated with the lands.</i> <i>The potential for negative effects on the natural environment in the immediate vicinity of the development area has been evaluated in the context of potential secondary effects on Natura 2000 sites, and the Report for Screening for Appropriate Assessment concluded that there is no potential for adverse effects.</i> <i>There is no potential therefore, for significant adverse effects on the geographical area in which the works are proposed with regards to the absorption capacity of the natural environment.</i>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<i>Given the scale of the proposed development it is considered that the density and housing mix are appropriate. In addition, there is an adequate level of services, infrastructure, public transport & amenities in the area.</i> <i>No significant negative impact is expected or likely to occur.</i>
Transfrontier nature of the Impact	<i>Not applicable.</i>
Magnitude and Complexity of the Impact	<i>The intensity and complexity of the demolition and construction phases are in keeping with modern construction projects.</i> <i>The operational phase of the development is moderate in scale and will be actively managed. No significant negative impacts are likely.</i>
Probability of the Impact	<i>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.</i> <i>The operational phase will inevitably change the local environment; however, the change will be consistent with emerging trends in the area. Measures are in place to avoid, reduce or mitigate any likely negative impacts. No significant negative impacts on traffic are predicted arising from the operation of the proposed development.</i>
Duration, Frequency and Reversibility of the Impact	<i>There may be temporary impacts on the environment during demolition and construction over a period of approximately 1 year. However, the construction works are temporary, standard in nature and well understood. Best practice standards and environmental guidelines will be adhered to in order to avoid potential impacts and likely significant effects are not anticipated.</i> <i>The development will be occupied all year round and impacts will be irreversible.</i>

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 for people with disabilities, 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.

Please refer to Appendix A for report titled: Environmental Impact Assessment – Screening Report prepared by Ailtiri Architects dated February 2025.

Name:	
Position:	A/ Director of Services, Housing Directorate
Date:	3/3/25

*Housing for people with disabilities at No 2,3 and 4 The Gardens,
Rope Walk, Blackrock, Cork City, Co. Cork.*

Environmental Impact Assessment - Screening Report

11th February 2025



Contents

1.0	Introduction	3-5
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1.0 INTRODUCTION

Ailtiri Architects Ltd. have been commissioned to prepare a planning application for proposed accommodation for people with disabilities on a brownfield site at Rope Walk, Blackrock, Cork City. In support of that Part VIII application the following screening report has been compiled to demonstrate that the proposed works will have no real likelihood of significant effects on the environment. In support of this report is a map highlighting the site and its distance from other EIA sites within a 10km radius. This can be found in fig. 4 below.

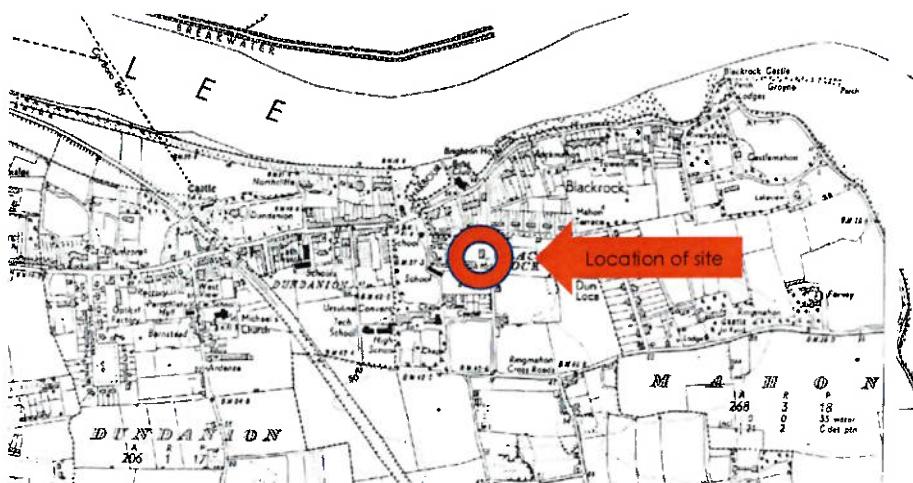


Fig. 1 above is the site in the context of the OSI 1:10560 Record Place Map (Not to scale)

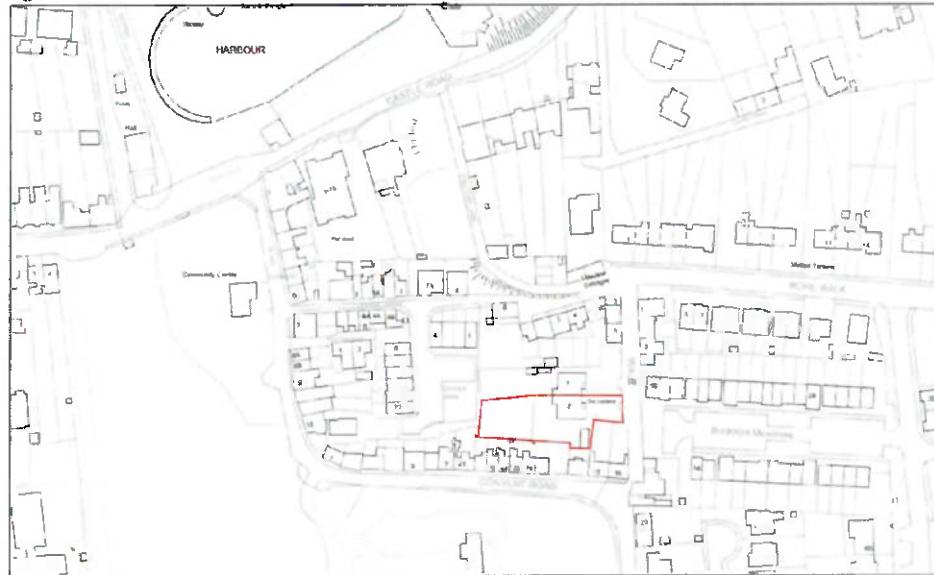


Fig. 2 above is the site in the context of the OSI 1:1000 Urban Place Map (Not to scale)

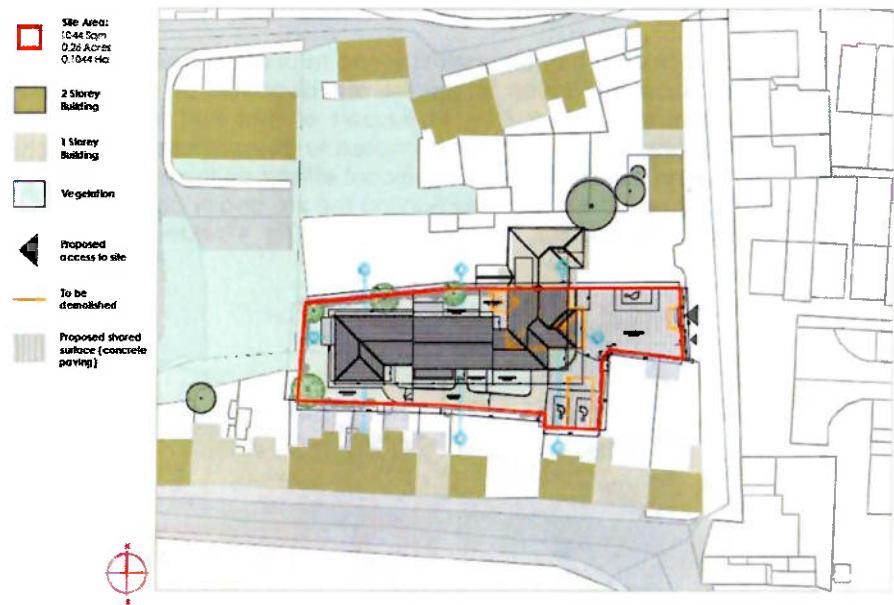


Fig. 3 above is the proposed site plan drawing for the works (by author)



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

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

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

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