

SUB THRESHOLD EIS SCREENING REPORT – 7NO. HOUSES HOLLYWOOD DRIVE HOLLYHILL

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 2001-2012

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	The Hollywood Drive proposed development consisting of 7no. one and half storey houses in a cul-de-sac to west of existing housing Hollywood Estate, Hollyhill, Cork
Accumulation with other Proposed Development	N/A
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<i>The proposed works include the removal of existing boundary wall to the east and north of the site and removal of an area of hard standing where cars have been parked. Any demolition material that is not reused will be disposed of in line with best environmental practice.</i>
Use of Natural Resources	<i>The use of natural resources associated with this development is limited to the materials to be used for its construction.</i>
Production of Waste	<i>Waste production is limited to the construction phase and will consist of general excavated material, inert in nature which will be disposed of using local licensed landfill facilities.</i>
Pollution and Nuisances	<i>The proposed works are houses on an existing car parking area to the north of the existing GAA club and no additional traffic or nuisances will be generated and we envisage that there will be no net increase in either pollution or nuisance.</i>
Risk of Accidents	<i>It is not considered that there would be any significant risk of accidents, having regard to substances or technologies used.</i>

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	<i>Urban brownfield sites</i>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<i>There is some ground cover existing at the boundaries of the existing site which we would expect would be exceeded with the public and private open spaces on the complete project.</i>
Absorption Capacity of the Natural Environment	<i>This development proposes infilling a small brownfield site with 7no. houses in total with negligible long term impact on the natural environment.</i>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<i>The primary impact will occur during the construction phase.</i>
Trans-frontier nature of the Impact	N/A
Magnitude and Complexity of the Impact	<i>Minimal</i>
Probability of the Impact	<i>Low long term probability of impact</i>
Duration, Frequency and Reversibility of the Impact	<i>Limited to the Construction Phase</i>

SCREENING CONCLUSION STATEMENT	
<i>Having regard the contents of Article 120 of the Planning and Development (Amendment) (No.3) regulations 2011 and Schedule 7 of the Planning and Development Regulations 2001 as amended by article 8 of the Planning and Development Regulations 2008 (SI 235/2008), it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. Accordingly, it is considered that environmental impact assessment is not required.</i>	

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Date:	27th May 2020